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As 2010 draws to a close and the holiday season rapidly approaches, it seems appropriate both to reflect upon the events of the past year and to anticipate some major highlights and goals for next year. First and foremost, I want to thank the staff, volunteers, and members of Heritage for your extra efforts and steadiness during the past year. It is never easy for a nonprofit organization to be without an executive director for several months, and Heritage could not have successfully weathered this transition without the extra efforts put in by everyone, particularly the Heritage staff and volunteers. I would also like to thank all the individuals and organizations who contributed financially to sustain Heritage’s mission, and I wish to extend particular thanks to the National Trust for Historic Preservation in facilitating the matching grant for the Partners in the Field Program. I also want to thank the Bland Family Foundation for its generous contribution that will allow Heritage to renew quarterly publication of Heritage News in hardcopy format beginning with the first issue of 2011 and to conduct the first membership survey in well over a decade.

I also want to acknowledge the Board of Directors for their dedication to the organization and the high level of professionalism and support they bring to Heritage throughout the year working as volunteers. The Board recently held a very well attended retreat on Saturday, November 6 at Piers 1½, 3, and 5. After a wide-ranging and candid discussion of Heritage present and future—I believe that we all left the retreat with a renewed sense of focus and commitment to the organization and a heightened awareness of the need to provide the financial and other support necessary to fulfill Heritage’s mission and keep it at the forefront of preservation efforts in San Francisco. I also want to recognize Board members Arnie Lerner and Ben Ladomirak, who as members of the Haas-Lilienthal House Committee have devoted much time this past year developing plans to address the life-safety, accessibility, and other code-required improvements necessary for the house.

As we look forward, 2011 promises to be an exciting year for Heritage. It will be the 40th anniversary of the organization, and it will also be the 125th birthday of the Haas-Lilienthal House. In recognition of these major milestones, Heritage intends to initiate a major capital campaign in 2011, named the “40/125” Campaign to provide a stable funding base for operations, to fund fire, life-safety, accessibility, and other improvements to the Haas-Lilienthal House, and hopefully to enable it to become the first LEED-certified house museum in the country. As initial steps in this undertaking, Heritage will seek startup grant funding to hire a development director and to prepare a feasibility/planning study for the “40/125” Campaign.

Heritage also is very excited to celebrate the publication of Port City: The History and Transformation of the Port of San Francisco 1848-2010, authored by Michael Corbett, to be released in January 2011. In connection with the launch of Port City, Heritage will host several publication events and hold Soiree 2011 at a historic waterfront location. Heritage thanks all the donors who made the publication of Port City possible, and I also want to thank Board member Scott Haskins for his leadership on the Port City project.

Heritage also looks forward to the continued implementation of the Partners in the Field Program focusing on field work and outreach in underserved communities in San Francisco, including Chinatown, Japantown, the Tenderloin, Bayview, and other neighborhoods. Through this partnership with the National Trust, Heritage hopes to expand its presence and increase awareness of preservation values in all corners of the city. Again, thanks are in order to those donors who have participated so far in the Partners in the Field matching grant program by making donations of at least $10,000 over a three year period—and Heritage is still seeking four or five more donors.

The Board and staff of Heritage are excited about the coming year and look to extend Heritage’s reach, influence, and donor base. This is definitely the commitment that emerged from the recent Board retreat, and we hope that the membership and supporters of Heritage will also embrace this commitment and make 2011 a proud year for Heritage on its 40th anniversary and a herald of even better things to come.

Happy holidays and I hope to see many of you at the Holiday Open House on Sunday, December 5th.

Charles Olson
President of the Board of Directors
Constance Farrell Joins Staff;  
New Communications Improvements

Heritage is excited to announce the hiring of Constance Farrell in August as its communications officer. Previously with the Los Angeles Conservancy, Constance has a background in website management, email marketing, newsletter development, and public relations. She is working at Heritage while pursuing a master’s degree in public administration from the University of San Francisco.

In her first four months, Constance has made significant improvements to the website, including the addition of online ticketing for events and secure membership registration and dues through PayPal. Heritage also launched its first email marketing campaign, which includes Heritage E-News and Heritage Events emails sent monthly. These professionally-formatted emails are created and sent through Constant Contact and allow Heritage to reach a larger audience on a regular basis. Anyone can sign up for Heritage emails on our website at sfheritage.org. (If you formerly received our emails, but have not received them in the last few months, please be sure to add cfarrell@sfheritage.org to your safe-sender list.)

Constance now manages Heritage News, which is returning to quarterly print publication in 2011. If you are interested in submitting a story idea, have newsletter recommendations, or if you are interested in advertising, contact Constance at cfarrell@sfheritage.org or 415-441-3000 x22.

In Memoriam: James T. Ream, FAIA  
(1929 - 2010)

James Ream, FAIA, an award-winning architect and former president of the Heritage Board of Directors, passed away in August in his San Francisco home under the care of Kaiser Hospice.

Ream served on the Heritage Board of Directors from 1979 to 1991, and was very active in San Francisco civic design issues and urban planning and policy throughout his career. He also served on the Landmarks Preservation Advisory Board, on the board of SPUR, and as president of the Presidio Heights Association of Neighbors. Ream contributed to master plans for the 1970 expansion of San Francisco International Airport and the Moscone Center, where he introduced a concept that led to the creation of Yerba Buena Gardens. He was awarded his fellowship for the quality of design by the AIA in 1979.

A native of Summit, New Jersey, Ream held an architecture degree from Cornell University, a graduate degree in industrial design from the Pratt Institute, and a postgraduate degree in structural engineering from the University of Rome, Italy. Heritage was fortunate to benefit from Ream’s strong leadership and vision for preservation and planning in San Francisco. Our condolences go out to his family and friends.
The battle over the North Beach Library has continued on two paths in recent months. While the comment period on the Draft Environmental Impact Report (DEIR) ended in October, the landmark nomination moved on to the Board of Supervisors in November. After a recommendation for Article 10 landmark status from the Historic Preservation Commission (HPC), the Board of Supervisors ultimately voted 10-1 against designation. At the same hearing, the Board voted to approve landmark designation of the Marina Branch Library, another Appleton & Wolffard design.

Heritage has consistently emphasized that landmarking the North Beach branch precludes neither its adaptation to meet current needs, nor a new library from getting built. In September, we co-authored a joint opinion in the San Francisco Chronicle with the National Trust, advocating for rational consideration of the library’s potential eligibility for landmark status on the merits, without factoring in the proposed new library project.

Despite the Board’s vote to deny landmark status, the library is still considered a historic resource for the purpose of ongoing environmental review under the California Environmental Quality Act.

In regard to the DEIR, Heritage issued a comment letter identifying flaws in the environmental review process. The DEIR consistently prioritizes recreational and other program goals for the project over preservation values. This bias is reflected in the DEIR’s narrow list of project objectives; its failure to establish the purported infeasibility of the Preservation & Southerly Expansion Alternative; and its premature rejection of other potentially feasible alternatives to demolition. Heritage has advocated for exploration of additional reuse schemes, such as building a northern addition that would relocate the bocce ball courts and a below-ground addition that would expand the existing partial basement and take advantage of the sloped site to maximize natural light. Once comments and responses have been published, the final EIR is expected to go before the Planning Commission early next year.

With the passage of Proposition J in November 2008, San Franciscans expressed their desire to elevate the role of historic preservation in the city’s planning processes. Approved by 57 percent of voters, the measure calls for a comprehensive overhaul of the city’s preservation program guided by best practices from other large cities across the country. Among other key changes, Proposition J replaced the city’s former nine-member Landmarks Preservation Advisory Board with a seven-member Historic Preservation Commission (HPC), conferring additional authority on the HPC to make recommendations directly to the Board of Supervisors on the designation of landmark buildings and historic districts.

Since Proposition J was approved, however, the task of fully implementing the voters’ intent has proven elusive and often contentious, with initial legislative proposals to update the city’s framework of preservation protections in Articles 10 and 11 of the City Planning Code erupting in controversy. This past summer, the Planning Department introduced a package of “clean-up” revisions to bring Articles 10 and 11 mostly into conformance with Proposition J. As the new HPC grappled with these changes, it soon became clear that the proposed “clean-up” fixes could not be enacted without implicating much broader substantive issues and
creating internal inconsistencies within the City codes. What was originally envisioned as a quick round of minor tweaks soon became a regular agenda item on the HPC’s calendar as the commission delved deeper and deeper into the inner workings of the city’s preservation review process.

Since early August, Heritage has been a regular presence at all HPC meetings, providing testimony and written comments on the proposed changes, offering examples of best practices from other cities, and seeking to build consensus among stakeholders within the preservation, business, and development communities and Planning Department staff. In contrast to past efforts to implement Proposition J, recent discussions have been largely collaborative, inclusive, and civil. The key sections being considered in this round of changes include the process for nomination and designation of landmarks and historic districts, the definition of “minor” work to be delegated to staff for approval (rather than being reviewed by the HPC), notice requirements for hearings, and procedures for processing permits on properties that have nominations pending for designation.

Heritage has also proposed specific language for demolition review criteria under Article 11 that is now being considered by the HPC for adoption. In between HPC meetings, we have been meeting with Planning Department staff and other stakeholders to gain a fuller understanding of any unresolved major points of contention.

On October 6, the HPC adopted a resolution finalizing its proposed revisions to Article 10, with HPC review of Article 11 expected to be complete by the early December. The HPC and the Planning Commission will then consider the entire package of proposed changes at a joint meeting, before making a recommendation to the Board of Supervisors. We will keep you apprised of our progress as these critical changes unfold.

As an addition to a designated landmark located in a potential historic district, Heritage believes that the proposed new construction must be evaluated for compatibility based on the Secretary of the Interior’s Standards. Although the EIR included a mitigation measure pledging future compliance with the Standards, to be effective we feel that the proposed new design should be reviewed by the Historic Preservation Commission. The impacts of a project cannot be mitigated by simply saying in the EIR that the project will follow the Secretary’s Standards without an evaluation of the proposed design against those standards.

With regard to the Tonga Room, Heritage has argued that preservation alternatives are feasible in that they retain and relocate all character-defining features of the historic resource, while still achieving the vast majority of project objectives. Finally, with regard to the small rooftop garden designed by Lawrence Halprin, the Final EIR did not include any additional information on the garden’s place within the Halprin portfolio, despite Heritage’s specific request. Absent this research, we feel that the EIR fails to justify its conclusion that the garden is not representative of Halprin’s work; or conversely, why its unique departure from his Modernist portfolio does not warrant significance as a rare example. Indeed, a public comment on the EIR submitted by an associate of Halprin suggests that the Fairmont design was influenced by Halprin’s close ties to Thomas Church, strengthening the argument for its potential significance.

The Planning Commission did not certify the document, as the vote was tied 3-3. The dissenting commissioners asked for more information on the project, specifically regarding traffic and construction impacts and questions about whether the existing hotel tower could be remodeled to accommodate the planned condominium units. The Major Environmental Analysis department of the Planning Department is in the process of revising the EIR to address the commissioners’ concerns. The Final EIR will be back at the Planning Commission for another vote on January 27.
On November 22, the Board of Supervisors’ Land Use Committee unanimously recommended that the City convey a 50-year preservation easement on the Bayview Opera House to Heritage. The full Board of Supervisors is expected to approve the donation at its next meeting in early December. Under the easement agreement, Heritage will be responsible for reviewing proposed changes to the structure to ensure they comply with preservation standards. The donation will enable the City to meet requirements under the federal Save America’s Treasures (SAT) program, which earmarked $197,000 for restoration of the Opera House in 2005.

Over the past several months, Heritage has been working closely with the San Francisco Arts Commission, the City Attorney’s office, and Bayview Opera House, Inc. to iron out the details of the agreement, which includes a comprehensive list of interior and exterior features to be protected. The process has forged a unique partnership between Heritage, the City, and the nonprofit Bayview Opera House, Inc. to protect one of San Francisco’s earliest landmarks. The easement donation also provides a tremendous opportunity for Heritage to expand its presence in Bayview Hunters Point, the city’s most ethnically diverse community.

Built in 1888 by South San Francisco Masonic Lodge No. 212 as a performance hall adjoining their lodge, the 300-seat South San Francisco Opera House (later to become known as the Bayview Opera House) was the first cultural building in the neighborhood and served for decades as the social hub of the Bayview Hunters Point district. Although no operas were held there, the auditorium frequently staged dramas, comedies, minstrelsy, and vaudeville in its first two decades, and has regularly hosted dances, fairs, political rallies, and charity benefits throughout its history. Since being purchased by the City in 1971, the Opera House has become a vibrant showcase for community art, music, and theater.

The building is a rare non-residential design by Henry Guilfuss, one of San Francisco’s most prolific architects in the late 19th century. His distinctive blend of Italianate, Gothic, Eastlake, and Stick elements would come to define Victorian architecture in the city. The Opera House became one of San Francisco’s first landmarks (#8) in 1968. This past September, with a grant from the San Francisco Historic Preservation Fund Committee, the City nominated the building for listing in the National Register of Historic Places.

Recent restoration work has led to some unexpected discoveries. In March, the original 1888 Douglas fir floor planks were found—mostly intact—hidden beneath the auditorium’s unsightly linoleum veneer. Long believed to have been replaced by plywood, the original hardwood floor has been revealed and restored to its golden hue, turning a once-drab interior into an exquisite performance and gallery space. Part of the SAT grant money was also used to restore the antique-stenciled proscenium arch, setting the stage for the Opera House’s reprisal as a major performance venue outside downtown. Future priorities include completing a seismic retrofit of the historic balcony and implementing a comprehensive landscape plan for the property.

When the donation is complete, the Bayview Opera House will become Heritage’s 61st easement property since 1974. Private owners of a historic building can ensure its future preservation by placing a restriction on the property that prevents demolition or inappropriate alterations in perpetuity. Heritage accepts an obligation to review proposed changes, and the owner, in return, can take a significant charitable deduction. Heritage has one of the largest preservation easement programs in the West, and is one of very few organizations in San Francisco with a program to receive, administer, and enforce preservation easements. For more information, visit sfheritage.org/easements.
Celebrate the Season at our Holiday Open House!

Join us for a festive afternoon of food, cider, and seasonal decor at the Haas-Lilienthal House. This holiday tradition provides us with an opportunity to thank our members for their support throughout the year and to celebrate the holiday season in good company.

The open house will feature holiday music and a visit from Santa Claus at 2 p.m. The restored Haas-Lilienthal family train will also be on display.

As always, Heritage members and their guests receive free admission. Tickets for nonmembers are $10 for adults and $5 for kids 12 and under. The Haas-Lilienthal House is located at 2007 Franklin Street.

Thank you to John and Charlotte Schmiedel and everyone else who help make the Holiday Open House possible! We hope you’ll deck the halls with Heritage on Sunday, December 5 from 12 noon - 3 p.m.

Membership Special

If you aren’t already a dues-paying Heritage member, join for only $45 by December 5 and receive free admission to the Holiday Open House for you and your guests. Membership usually starts at $60, but we are offering a limited-time 25 percent discount.

Your support is essential to advancing Heritage’s critical mission of safeguarding the city’s rich array of historic resources. In addition to providing a substantial portion of Heritage’s annual revenue, our members give us the strength in numbers we need to influence decisions on preservation issues and public policy.

We hope you’ll take advantage of this offer and join us to ring in the holidays at the Haas-Lilienthal House.

2010 Concert Series Comes to a Close

Thank you to everyone who joined Heritage for our inaugural concert series at the Haas-Lilienthal House. We were extremely fortunate to have ten amazing musicians perform in four monthly concerts from August through November: Zoltan DiBartolo, Lua Hadar, Allison Lovejoy, Jeff Marrs, Emil Miland, Marcus Shelby, Adam Shulman, Phil Vieux, Indre Viskontas, and Karsten Windt.

Heritage would like to thank Allison Lovejoy for all her work as artistic director and for coordinating the musicians. We are also grateful for the vision and leadership of Board President Charles Olson, who helped conceive and sponsor the series. Finally, thanks to David Rozelle for serving as the series photographer.

We hope the more than 80 guests who joined us enjoyed themselves, the beautiful Haas-Lilienthal House, and the unique experience of celebrating history and the work of San Francisco’s finest musicians in such an intimate setting. Visit sfheritage.org to view a short video of the November 16 concert featuring the Marcus Shelby Trio.
A Conversation With Stephanie Meeks

On Tuesday, October 12, Heritage was honored to host a roundtable discussion and welcome reception for Stephanie Meeks, the new president of the National Trust for Historic Preservation. Meeks joined the National Trust in July 2010 after serving as the interim president of the Nature Conservancy, where she worked for eighteen years. She replaces Richard Moe, who served as the Trust’s president for seventeen years.

Meeks’ visit to the Bay Area was part of a series of similar gatherings held across the country as she acquaints herself with the issues, organizations, and activists that help define the historic preservation movement.

A diverse cross section of groups from throughout the Bay Area and Northern California gathered in the ballroom of the Haas-Lilienthal House for a wide-ranging discussion on the state and future of preservation in San Francisco and beyond, followed by a reception upstairs.

We would like to thank the National Trust, President Meeks, and the Trust’s Western Office in particular for all their work to make these events a success!

Planning a Holiday Party? Host it at the Haas-Lilienthal House

If you are searching for a unique place to throw a corporate or private holiday party, look no further than the Haas-Lilienthal House. The 1886 house museum is an intimate venue that is fully equipped for private events and offers a historic setting that few other spaces can rival.

The house can accommodate sit-down dinners for up to 100 people, and standing receptions for up to 150. The holidays are the perfect time to rent the house with its seasonal decor.

If you are interested in booking an event at the Haas-Lilienthal House, review this information and contact Barbara Roldan at broldan@sfheritage.org or 415-441-3000 x14.
A new residential neighborhood is taking shape in the historic Public Health Service District (PHSD) at the Presidio of San Francisco. Located on the Presidio’s southern edge, the PHSD was established in 1912 to provide healthcare to the military and their families. The adaptive reuse of this neighborhood will address the city’s current housing scarcity and it may also be one of the first neighborhoods to receive LEED certification in the city under the U.S. Green Building Council’s (USGBC) rating program for sustainable design. It could also be among the very first to receive such certification using existing buildings.

In recent years, the USGBC has developed a series of specialized certifications for particular building types, such as custom homes, commercial buildings, and schools. LEED for Neighborhood Development (ND) recognizes the broader, smart growth considerations—such as walkability, proximity to transit, and density—that contribute to the sustainability of individual buildings.

Established in the early half of the 20th century, during a time when such sustainable neighborhood qualities were the norm, the PHSD has proven to be a worthy candidate for the ND program. The neighborhood is composed of a massive, seven-story building—a U.S. Marine Hospital building constructed in 1932—surrounded by a variety of supporting structures, including seven surgeons’ houses built between 1915 and 1932 along Wyman Avenue.

The Presidio Trust and Forest City have renovated the hospital and the houses for rental as private residences. Page & Turnbull served as preservation architect for the hospital building, and as primary architect for the Wyman Avenue residences. Two other buildings—a 1930s office building and newly constructed townhouses, also developed by Forest City—round out the neighborhood.

The rehabilitation of the Wyman Avenue residences presented some unique design challenges. While the homes were occupied for most of their existence, the hospital’s closure in 1981 eventually led to their abandonment and decay. When Page & Turnbull first assessed the residences in 2003, they were in severe disrepair from nearly two decades of disuse. Windows were smashed, doors had been kicked in, and graffiti, vandalism, and dry rot were systemic. Nonetheless, the Presidio Trust and our team were able to envision an approach to their rehabilitation.

Our design process began in 2006 with an extensive survey of the houses and their historic context to determine the scope of the rehabilitation work, which turned out to be significant. Each house was seismically strengthened, and electrical, mechanical, and plumbing systems were completely replaced with high-efficiency systems. Walls, ceilings, and floors were carefully rehabilitated with compatible material as determined by our research. Finally, modern bathrooms and kitchens were installed and rotted decks were replaced.

In each of these undertakings, sustainable methods and materials were used whenever possible. However, our first and
The foremost goal was to retain existing fabric of the historic houses and their surroundings, which are exemplary of the Presidio’s architectural heritage. To this end, the houses’ distinctive clay tile roofs were carefully removed, cleaned, and re-installed. After thorough rehabilitation, all existing windows were reused, as were doors and hardware. Using a paint-layer analysis, the original exterior color palette was recovered. Inside and out, the details that make living in a historic house enriching were treated with sensitivity and respect.

Given the nascent nature of the LEED-ND program, pursuing certification for the PHSD neighborhood has presented some unusual constraints. Typically, LEED requirements are known at the outset of the design process, which allows the design team to respond to specific criteria. Because the USGBC has yet to release complete LEED-ND guidelines and since the PHSD neighborhood is finished, the challenge has been to fit the project into the ND criteria. Nevertheless, the Presidio Trust’s dedication to sustainability—through the remediation of brownfields, restoration of natural landscape, and protection of endangered species, for example—has set the stage for attaining the necessary points. Further, the neighborhood’s location in a dense city with public transportation greatly eases the project’s translation to LEED-ND criteria.

The Wyman Avenue homes, along with others in the PHSD neighborhood, became available for rent in September 2010. The LEED-ND certification process is ongoing, with official designation expected by the end of 2011. While LEED-ND certification will add to the Presidio Trust’s stature as a leader in environmental stewardship and enhance the value of these historic assets, the Trust is not the only beneficiary. As a model for sustainable redevelopment within a national park, the successful preservation and reuse of the PHSD neighborhood is good news for all.

**PROJECT TEAM**

Ruth Todd, AIA, AICP, LEED AP was principal-in-charge of the Wyman Avenue rehabilitation project. Jeremy Kahm, AIA served as project architect.

**Client:**
The Presidio Trust

**Design Team:**
Page & Turnbull
Structural Design Engineers
CB Engineers
Oberkammer Engineers
Stephen Wheeler Landscape Architects
Rick Unvarsky Consulting Services

**General Contractor:**
Centric Construction
THE GREENEST BUILDING IS ONE ALREADY BUILT

THE CATEGORIES OF LEED-ND
AND THE PRESIDIO’S PUBLIC HEALTH SERVICE DISTRICT

By Leiasa Beckham, LEED AP

In 2009, the U.S. Green Building Council launched LEED for Neighborhood Design (LEED-ND) to apply sustainable building strategies to entire neighborhoods. LEED-ND’s rating system is performance-based and measures neighborhood sustainability in five categories: smart location and linkage; neighborhood pattern and design; green infrastructure and design; innovation and design process; and regional priority.

Historically, a hospital had been on this site since 1875 and the Public Health Service Hospital District (PHSD) evolved as a separate entity from the Presidio Army Base. The former hospital and its supporting buildings turned their back to the base and faced the Richmond District. The site’s orientation was due, in part, to the district’s administration under the U.S. Marine Hospital Service and the U.S. Public Health Service.

Considering the PHSD was originally conceived as a self-sustaining health district, LEED-ND’s sustainable neighborhood strategies matched the goals of the Presidio Trust in its redevelopment of the historic district. From the outset, the Presidio Trust was committed to implementing LEED-ND’s strategies to redevelop the entire district in a sustainable way.

Below are the categories of LEED-ND most applicable to the PHSD rehabilitation projects, including Wyman Avenue.

SMART LOCATION AND LINKAGE
This category required the site to address species and ecological issues, respect wetlands, existing water bodies, agricultural, land conservation and avoid floodplains. In this category the PHSD addressed brownfield issues, stabilized slopes, activated open space, incorporated Presidio trail systems, created alternative transportation measures (i.e. bicycle storage and shared car programs), and reduced storm water runoff.

NEIGHBORHOOD PATTERN AND DESIGN
This category was a natural fit for the PHSD project because the original site design placed buildings close to one another to allow for easy access to each facility. The district’s proximity to the Richmond District created many opportunities in this category, such as walkable streets, compact development, and transportation and neighborhood schools.

GREEN INFRASTRUCTURE AND BUILDINGS STRATEGIES
The site’s degree of deterioration created an opportunity to implement LEED-ND’s Green Infrastructure and Buildings Strategies, which requires at least one LEED certified building; PHSD has three. This category also requires neighborhood buildings and landscaping to be efficient in terms of water, energy and waste usage. LEED credits can be earned for historic preservation and adaptive reuse. (Historic preservation is not a requirement for LEED-ND, but does contribute to certification.)

INNOVATION AND DESIGN PROCESS
This category allows for creativity and site-specific innovation. The Presidio Trust is seeking credits for integrated pest management, park composting, green cleaning and education.
Alice Haas-Lilienthal was the last family member to live in the Haas-Lilienthal House. When she died in 1971, the family was faced with the question of what to do with the house. We know they ultimately decided in 1973 to donate it to a fledgling preservation organization with the ponderous name, The Foundation for San Francisco’s Architectural Heritage.

We recently discovered a letter among Frances Lilienthal Stein’s papers that sheds light on at least one of the options considered by the family during the two-year interval. In 1972, renowned architect Edward Durell Stone (1902—1978) wrote Frances Stein offering to purchase the house, so that Stone could combine his offices in San Diego and Palo Alto into one California office. The letter states that many architectural firms around the country have “purchased city houses of note and have used them as their offices, maintaining them in the grandeur that was once theirs.”

Edward Durell Stone was a major mid-20th century Modernist architect. His primary office was located in New York. Among many notable projects, he designed Radio City Music Hall (1932), the Museum of Modern Art (1939), the John F. Kennedy Center for the Performing Arts (1971), and Stanford Medical Center (1959). His design for the U.S. Embassy in New Delhi (1959) comprised a glass box wrapped in a sunscreen surrounded by a reflecting pool. He was hereafter associated with the perforated block or metal sunscreen. It also started a sunscreen fad, which ranged in application from Florida where it made sense, to New England where it was mostly decorative.

One can only wonder whether Stone would have wrapped the Haas-Lilienthal House in a sunscreen. You laugh? Consider this: In 1956, he built 130 E. 64th Street as his residence in a row of 19th century townhouses on New York’s Upper East Side. He covered the entire four-story façade with a screen of perforated concrete. This raised a ruckus with neighbors and critics alike.

The house now sits in a landmarks district created in 1976. In the 1980s the façade fell into disrepair and Stone’s widow removed the screen. She was slapped with a landmarks violation penalty. Maria Stone appealed to the landmarks commission in 1992 for release from the penalty, but testimony from preservationists concerned with saving Modernist architecture prevailed and reconstruction of the original design was ordered.

Stone’s letter to Frances Stein proposed for the Haas-Lilienthal House that “in most cases the reception areas of the house are maintained, the bedrooms become drafting or private rooms for individuals, the ballroom a conference room and the servants quarters storage areas. In all cases, the public is always welcome.” If the house had become professional offices, it would have shared the fate of its sister house, the Bransten House on Franklin Street, which has been converted into law offices. The Bransten House is literally its sister house, because it was a wedding gift from William Haas to his elder daughter, Florine. Younger daughter Alice Haas married Sam Lilienthal and raised a family in her father’s house.

Can you imagine what alterations Stone would have made to the Haas-Lilienthal House? A sunscreen perhaps? If he had, we wonder what area residents would have thought and if the addition would have become a part of its historic makeup like the sunscreen on Stone’s home in New York. Even though the purchase never transpired, it is still intriguing to imagine the possibilities if it had. This interesting story adds another layer of history to the house Heritage calls home.
A Note From Dorothy Boylan, Heritage’s New Volunteer Coordinator

I took my first tour of the Haas-Lilienthal House two years ago and was immediately intrigued by the stately beauty of the house. I soon enrolled in the docent training program and am now thrilled to find myself taking over as Heritage’s volunteer coordinator. As an armchair architectural tourist, I never fail to marvel at how well many of the great old San Francisco homes have been preserved, allowing the buildings to speak to us across the decades.

I hold a master’s degree in humanities from Arizona State University and a certificate in library information technology from City College of San Francisco. As a school librarian in Castro Valley, I recruited and trained parent volunteers and learned to appreciate their selfless determination to keep an organization running smoothly.

I grew up in the Central Valley and am a fourth generation Californian. My husband and I recently moved to San Francisco after living in the East Bay for 25 years, where we raised our two daughters. Upon my arrival to the city, I immediately started exploring, and began to appreciate the city’s Victorian homes’ ability to serve as reminders of a time when people took delight in a seemingly endless variety of ornamentation. From plant forms and heraldry emblems to pediments and turrets, these buildings offer a wealth of tantalizing detail to the attentive passerby.

While observing quoins and cornices is delightful, learning the history of a home’s inhabitants is equally compelling. As the only Victorian house museum in the city, the Haas-Lilienthal House serves the essential function of telling its story to natives and newcomers. The story could not be told, however, without our docents’ ability to encourage us to look closely at our surroundings, reminding us of the rugged individualists who helped shape our city. I look forward to serving these inspiring volunteers.

We are grateful to the National Trust for Historic Preservation for awarding Heritage a $120,000 Partners in the Field (PIF) challenge grant earlier this year. The grant has greatly increased our ability to provide technical assistance in traditionally underserved parts of the city. Since August, Heritage’s Preservation Project Manager Alex Bevk has been meeting with residents in Japantown and Western SOMA. In the months ahead, we look forward to further extending Heritage’s presence in Chinatown, the Tenderloin, Japantown, and Dogpatch, among other neighborhoods.

Under the terms of the grant, all contributions of $10,000 or more—whether a one-time donation or pledged over the next two years—are matched dollar for dollar by the National Trust. This is a rare opportunity for Heritage donors to double their contribution!

Our profound thanks go to members of the Lilienthal Society who have already made financial contributions and pledges in support of the PIF program. In addition to the lead gifts by Linda Jo Fitz and Charles Olson and Yoko Watanabe, Heritage received two three-year pledges in August from longtime supporters Norm Larson and Charlotte and John Schmiedel. Jacqueline and Robert Young also made a generous one-time gift. To date, we have raised $74,000 towards the $120,000 matching requirement, which must be fully raised by 2012. For more information on how to make a pledge, please contact Mike Buhler at mbuhler@sfheritage.org or 415-441-3000 x15.

Visitor Numbers

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<th>For the months of July—November 2010, Heritage volunteers have accommodated:</th>
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<tr>
<td>• 2240 house tour visitors</td>
<td>• 316 special tour visitors</td>
</tr>
<tr>
<td>• 74 walking tour participants</td>
<td>• 69 on children’s tours</td>
</tr>
</tbody>
</table>

Thanks to the docents for all their hard work!
### December 2010

**December 2, 6 PM**  
Lecture: The Language of Towns & Cities: A Visual Dictionary with Dhiru Thadani  
The Institute of Classical Architecture & Classical America  
415.445.6700  
[classicist-nocal.org](http://classicist-nocal.org)

**December 7, 5:30 PM**  
Exhibition: GESTURE: Hand Drawings by Architects  
AIA-SF  
415.362.7397  
[aiasf.org](http://aiasf.org)

**December 10, 1 PM**  
Holiday Silver Tea  
San Francisco Museum and Historical Society  
415.537.1105  
[sfhistory.org](http://sfhistory.org)

**December 11, 11 AM**  
Tour: Oakland Downtown  
Art Deco Society of Northern California  
415.982.DECO (3326)  
[artdecosociety.org](http://artdecosociety.org)

**December 18, 11 AM**  
Tour: Alameda  
Art Deco Society of Northern California  
415.982.DECO (3326)  
[artdecosociety.org](http://artdecosociety.org)

**December 21 - January 9**  
Performance: Forever Tango  
Marines Memorial Theatre  
415.771.6900  
[marinesmemorialtheatre.com](http://marinesmemorialtheatre.com)

### January 2011

**January 18**  
Exhibit: Van Gogh, Gauguin, Cézanne and Beyond: Post-Impressionist Masterpieces from the Musée d'Orsay  
Fine Arts Museum of San Francisco  
415.750.3600  
[deyoung.famsf.org](http://deyoung.famsf.org)

**January 25, 7:45 PM**  
Lecture: Underground Waterways of San Francisco with Joel Pomerantz  
San Francisco History Association  
415.750.9986  
[sanfranciscohistory.org](http://sanfranciscohistory.org)

**January 29, 8 pm**  
Reading: Stegner Shorts on Stage  
Stanford Lively Arts  
650.725.ARTS  
[livelyarts.stanford.edu](http://livelyarts.stanford.edu)

### February 2011

**February 4 & 5**  
Discussion and Concert: Toledo: The Multicultural Challenges of Medieval Spain  
Humanities West  
415.391.9700  
[humanitieswest.org](http://humanitieswest.org)

**February 20, 1 PM**  
Tour: Private Nob Hill: An Exclusive Tour of Fine Residences  
The Institute of Classical Architecture & Classical America  
415.445.6700  
[classicist-nocal.org](http://classicist-nocal.org)
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