Toby and Jerry Levine are selling the Frank Edwards House, an important San Francisco landmark (#189), after 40 years of loving stewardship. Heritage holds a preservation easement on this property, and the organization shares the Levines’ sincere interest in finding a suitable buyer.

A preservation easement is a legal contract that conveys to the recipient, generally a nonprofit agency like Heritage or the National Trust, the right to approve any changes to specified features of a property (usually the façade). An easement donation may qualify for a one-time federal income tax deduction in the amount of the appraised value of the property rights alienated by the conveyance.

Frank G. Edwards engaged architect Joseph Gosling—little known today—to design his family home for the large parcel of land he had purchased on Guerrero. Pioneer carpenter-builder Florence Crowley completed construction of the free-standing ten-room flat-front Italianate residence in 1883.

The house sits back from the street and above the street grade on a site that once enjoyed a nearly 170-foot frontage on Guerrero, comprising the present double lot, as well as the two lots to the north and the two to the south. Of several structures that originally shared the property with the house, only a segment of the retaining wall that once spanned the full width of the property remains.

Born in England in 1822, and apprenticed as a decorator there, Edwards came to the United States in 1845. He plied his trade in various cities until the Gold Rush drew him to California, in 1854. He worked his way to San Francisco as second mate on a clipper ship. After two largely fruitless years in the goldfields, Edwards returned to the city and worked as a paperhanger.

He went into business for himself in 1859, offering carpets, wallpapers, fabrics and other furnishings—mostly English imports. By 1868, he was designing and manufacturing his own wallpapers, the first printed on the Pacific Coast.

Civically involved, Edwards was a member of one of the city’s celebrated volunteer fire companies and thereafter served for many years as a fire commissioner. He was an early board member of the San Francisco SPCA, a charter member of the Mechanics Institute and a participant in the Vigilance Committee of 1856.

House historians may be better acquainted with Frank Edwards as the founder of Edwards Publishing Company, about 1893, three years after his furnishings enterprise failed. The company produced Edwards’ Abstract from Records, a daily publication listing real estate sales, mortgages, building contracts and other legal transactions in San Francisco.

Built while Edwards’ furnishings business still prospered, the Guerrero Street house showcased his wares. The Levines have preserved fragments of a parlor rug woven in Scotland and laid down for the Edwards family that was still in place when they purchased the house. The easement protects other original appointments.

Typical of most easements, the one Heritage holds on the Edwards House covers the building’s exterior as visible from Guerrero Street. Less typically—in fact it is currently the only one of our portfolio of more than...
Comments from the President

On the board of directors we spend a lot of time defining and clarifying the mission of Heritage, then strategizing about how best to realize our long-term goals for the organization. Our vision is large and our budget is small, and so the topic quickly turns to development and fund-raising. But what is it that we are really trying to do? Help Heritage promote the preservation of San Francisco’s architectural heritage. And there are plenty of ways to help Heritage without spending a dime.

Explain historic preservation to a friend. I think it’s safe to say that most people in San Francisco share a common interest in maintaining the quality of our built environment. But a surprising number of people don’t know that there exists a movement called “historic preservation” that confronts the myriad threats faced by many of our most distinctive landmarks and streetscapes.

By extension, tell your neighbors and your neighborhood associations about Heritage and its role in advocating historic preservation throughout the city. Once they grasp the idea of historic preservation, they will surely appreciate that a long-standing organization is ready to support them in their own preservation efforts. Heritage has a wide variety of programs in place, from educational ballroom lectures and walking tours to its very own archive of primary and secondary historical materials for people wanting to learn more about a specific structure or architect. Who knows, maybe they’ll even join Heritage as a member.

For those individuals or groups who want to take their own preservation efforts a step further, Heritage can even chart a course to financial benefit. Virtually since its inception, Heritage has accepted easements on historically significant structures. In return for placing restrictions on what modifications can be made to structures, the grantor of the easement receives Federal and State tax benefits by treating the value of the easement as a charitable contribution. It’s a win-win proposition.

Heritage’s newest financial incentive to promote the long-term preservation of significant structures is its Planned Giving Program. The twist about this program is that the gift can be anything, historic building or not. If someone wants to promote historic preservation actively and visibly by supporting Heritage’s missions and programs, our staff can work with her to draw up the necessary documents to bequeath a gift to Heritage. The financial incentive lies in the estate planning implications.

But there we go again, ramping up from a simple discussion about “historic preservation” and sustaining our community for the long-term to a full-blown exercise in estate planning. At Heritage the board and staff diligently reach out to the community and spread the message about saving the legacy of our built environment. We need your help on a daily basis to open the dialogue about historic preservation and make personal connections with people and organizations that don’t yet know that there is a simpatico organization out there called Heritage.

Alice Coneybeer
President
A recent proposal for development of 250-280 residential units on the north side of Pine Street between Van Ness and Franklin has raised preservation issues. Construction of two towers would require demolition of five one- and two-story buildings that are contributory to a potential auto-themed historic district in the Van Ness corridor between Civic Center and Jackson Street.

Heritage’s survey rated each “C”, reflecting their contextual significance. Four are unreinforced masonry buildings designated Priority 2 for preservation in the City’s UMB survey. One was constructed in 1912, in reinforced concrete, the others 1917. Architects Heiman & Schwartz designed three of the structures.

Though they have suffered some from lack of care, and storefront alterations have occurred, overall they retain considerable integrity, with character-defining features intact. Once wide-spread throughout the district, especially—like these—on the cross streets one block on either side of Van Ness, this type of building housed automotive support businesses, tire stores, mechanics, body shops, retailers of parts and accessories. They have gradually begun to give way to more intensive development to the point that further losses may threaten the architectural and historical viability of the district.

Heritage does not oppose development at greater density on this site but rather encourages the project sponsor to retain the existing structures for use as entry features and retail spaces planned for the new project. Setting back new construction from the street would preserve a sense of the scale and volume of the historic buildings, and their roof areas could serve as open space for residents.

We also urge locating the towers toward Van Ness, rather than—as Planning Department staff have advocated—Franklin, where their height would be incompatible with the low-rise residential character of the area.

Planning staff disagreed with the project sponsor’s assessment that demolition of the five buildings would not constitute a significant impact. As a result, the project environmental impact report will have to discuss the loss of the buildings as a significant impact.

**Tenderloin Headed for Register**

Work is underway to update the National Register nomination of the Tenderloin Apartment/Hotel District for resubmission to the California Historic Resources Commission later this year. The nearly 500 buildings within the proposed district were part of the larger San Francisco Apartment/Hotel District nomination prepared by Anne Bloomfield in 1983.

At that time, growing development pressure—particularly for tourist-related uses—caused concern within the North-of-Market community that historic designation might fuel speculation and gentrification that would destroy one of the last remaining pockets of affordable housing in the inner city. Resistance from the Tenderloin resulted in spinning off the northern portion of the district (an irregular area within the boundaries Taylor-Polk-Geary-Bush, with a panhandle extending along Bush to Stockton) and listing it as the Lower Nob Hill Apartment Hotel District, in 1991.

Meanwhile, the community turned to seeking zoning changes to protect the Tenderloin, and in 1985, the City responded by adopting a North of Market Residential Special Use District. Its stated purpose is to conserve and upgrade existing low- and moderate-income housing and to preserve buildings of historic and architectural merit. It encourages compatible new infill housing, setting height and bulk limits to preserve the area’s scale, and does not permit tourist hotels, inns, motels or hostels.

Since then, thanks in large part to efforts of non-profit housing developers and providers, conditions in the Tenderloin stabilized and the neighborhood experienced new vitality. Rehab projects providing badly needed decent affordable housing have preserved and upgraded many of the residential hotels and apartments that are contributory to the proposed district, while compatibly designed infill structures have increased housing for families. A façade improvement program preserves historic neon signs and encourages storefront restorations.

In 1996, Heritage, following a review of the Tenderloin with Anne Bloomfield, reported to the State Office of Historic Preservation, “The district is nearly unchanged from the time of the original nomination in 1983.” Seventy-three percent of the properties appeared eligible, versus 81 percent in 1983.

Listing the district on the National
Register at this time, giving access to federal rehabilitation tax credits, may encourage additional investment. The requirement to follow The Secretary of the Interior's Standards to qualify for the credits, coupled with existing zoning controls, should ensure both architectural preservation and preservation of affordable housing in the Tenderloin.

Preparing the new nomination under contract with Tenderloin Housing Clinic, funded by a grant from the Mayor's Preservation Fund Committee, is Michael Corbett, who conducted the Heritage survey that is the source of much of his current research—and Ms. Bloomfield’s before him.

**Pier 70 Planning**

The Port Commission has initiated a public process to develop a master plan for Pier 70, a 65-acre site in the Central Waterfront that is the oldest continuously operating shipyard on the West Coast. Once home to the historic Union Iron Works and later the Bethlehem Steel Shipyard, Pier 70 retains a strong historic character. The California Office of Historic Preservation has determined approximately 30 structures and features eligible to be contributors in a National Register Historic District.

The Port of San Francisco, owner of Pier 70, is firmly committed to preservation of as many of these historic resources as possible, while ensuring long-term viability of the ship repair activities that now occupy about 16 acres at the site. To achieve this dual objective, the master plan will seek to provide economic opportunities that will encourage rehabilitation and reuse projects compatible with the existing uses.

As a further inducement to private development, the plan will include a strategy for financing badly needed infrastructure improvements. Consistent with the Port’s policy for all its waterfront property, it will also aim to increase waterfront public access and open space significantly.

A multi-disciplinary team assembled by the Port to conduct the planning process includes Carey & Co., Inc.; Economic and Planning Systems, Inc.; ROMA Design; Treadwell and Rollo Engineering; SGH Engineers and M. Lee Corporation.

The team will receive input from the Central Waterfront Advisory Group, including Heritage, SPUR, Pier 70 tenants, and representatives from Mission Bay, the Potrero Hill and Dogpatch neighborhoods. Preparation of the nomination of Pier 70 to the National Register will be part of the master plan. The target date for issuance of a draft plan is the fall of this year.

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**Grant to Restore Alcatraz Gardens**

Save America’s Treasures (SAT) has awarded a $250,000 matching grant for the Historic Alcatraz Gardens Project. Receiving the award are the Golden Gate National Parks Conservancy in partnership with the Garden Conservancy, which will raise the matching funds and carry out much of the work required for the preservation and restoration of gardens on the historic island in San Francisco Bay.

The island’s unique cultural landscape was the creation of generations of soldiers, prisoners, employees and families posted on Alcatraz during its years as a fortress and military prison, and as a maximum-security federal prison, spanning the years 1853 through 1963. The grant, with matching funds, will help further the work volunteer crews have already begun, removing undergrowth and rehabilitating planted areas. It will also support restoration of structural elements and development of infrastructure necessary to sustain the gardens.

The Historic Alcatraz Gardens Project will seek additional funding to fulfill its ultimate goal of interpreting the history, horticulture and significance of the gardens for the island’s many visitors—currently numbering 1.3 million annually—and to provide ongoing maintenance.

President’s Committee on the Arts and Humanities and the National Park Service administer Save America’s Treasures. The Garden Conservancy is a national nonprofit organization.

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**Soirée Photo Gallery**

*Photos: Laurie Gordon*

Top to bottom: Rebecca Lilienthal Schnier poses with GGIE sculpture by her father, Jacques Schnier. Linda Ayres-Frederick and Arnie Lerner. Kaleene Kenning and Board President Alice Coneybeer. Margie O’Driscoll, Niels Swinkels and Heritage Executive Director Charles Edwin Chase. Linda Jo Fitz, Marie Zeller, Bruce Bonacker and Larry & BJ Holmberg.
Soirée 2007: Treasure Island

It was a bright, fresh evening that greeted close to 600 party-goers to Heritage’s Soirée 2007 on Treasure Island, in the middle of San Francisco Bay. The gala celebration began with a cocktail reception in a large see-through tent that admitted spectacular views of the city’s skyline, set up within the embracing arms of the Administration Building that served the 1939-40 Golden Gate International Exposition. A three-course dinner by McCall Associates followed, inside the Deco-era Administration building itself. Thereafter, the party returned to the tent for dancing to the music of The Richard Olsen Orchestra, a late night dessert buffet and casino gaming, whose top winner, at the end of the evening, had won a dinner for ten at the Haas-Lilienthal House, catered and served by the Heritage Board of Directors. The popular silent auction offered a variety of wining and dining experiences, vacation packages, tickets to theater and sporting events, books, jewelry, and tango lessons!

Our thanks to the following for their generous support of Soirée 2007

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

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For their generous gifts of … premium wine: Rutz Cellars, a Russian River Winery … delicious favors: See’e Candies

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The following volunteers generously assisted at the event: Jen Adelman • Betts Disney • Jerry Gentile • Natasha Glushkoff • Steve Kahlich • Kaleene Kenning • Heather Kraft • Nick Moore • Mary Ann Planck • Albert Roldan • Carol Vergano
Manifest Density: Building Up, Out, Within or Below

By Jay Turnbull

—Jay Turnbull’s term as president of San Francisco Architectural Heritage ended last year. At the 2006 annual meeting, he addressed the subject of increased density in historic contexts, and cited a few examples. We asked Jay to reprise and expand his thoughts.

San Francisco is a vastly appealing city. From its Spanish Colonial beginnings to the boom-bust-boom worlds of real estate and dot-coms, diverse social phenomena have left buildings behind. These man-made resources are just as valuable to us as natural ones. By respecting them, we can retain the character of San Francisco even as the city changes and grows.

Returning to cities

By the middle of the 19th Century, a sense of limitless possibility led Americans to push west. Whether our destiny was manifest or our optimism justified may be open to question, but expand we did.

For decades, the density and location of towns and cities was based on the transportation systems that spawned them. As long as trains, streetcars, ships, or ferries governed movement, we clustered near the station. But after World War II, the transforming power of the automobile and highways built by the U.S. government led Americans to pioneer new lands: the suburbs.

That was then. In this century, Americans are repopulating the city centers in an affirmation of manifest density.

Gone for these new city residents is the desire for mere quantity. Instead, quality of life is important to Baby Boomers, Generations X and Y, and others who want to live in, or return to, city centers. And quality is what the city can offer: activities, culture, ideas and diversity, all of which depend upon concentration and density.

Building up

The Association of Bay Area Governments forecasts our population at 925,000 by 2030. In this second-most dense of American cities, a new level of density is becoming the reality. Residents of tomorrow’s San Francisco will be relatively well off and older: the group aged 60 and above will grow faster than any other. The population mix will include more part-time residents who invest in second homes and in fractional ownership of high-end apartments.

Intervening in historic structures

Not surprisingly, growth has begun to impact the city’s historic buildings. Developers are adapting increasing numbers of them, many for new uses, for generations of new users. Modern-day interventions are being spatially organized in various ways: inside, above, beside, and even beneath the structures being adapted.

Success varies. The up-side of adding density lies in intensifying the use of historic buildings, often in the face of few, if any other, viable options to keep them in service. The down-side lies in altering the character-defining features of such a building to create a new entity.

For the St. Regis Hotel and Residences at 125 Third Street, designers Skidmore, Owings & Merrill placed residential units from floors 22 to 40, above a hotel on floors below. The Museum of the African Diaspora occupies levels near the street. The former Williams Building, dating from 1907, is integrated into the program needs of hotel and museum (photo above).

Standing at Third and Mission, the Williams Building was designed by architect Clinton Day. Heritage praised it in the 1970s’ Splendid Survivors survey and...
helped save it from demolition by the Redevelopment Agency, along with its neighbors the Mercantile Building and Jessie Street Substation. It has lost its interior, but its basic structure has been strengthened and stabilized. In terms of contribution to the streetscape, the building still effectively holds the corner and answers the similar form of the Mercantile Building, diagonally opposite.

The Ritz-Carlton Club and Residences, set to open by year's end, are being inserted into and behind the historic Chronicle Building at Market and Kearny streets. Designed by architects Burnham and Root in 1889, it was the first iron and steel framed building in the West. The current project, designed by architect Charles F. Bloszies, offers an innovative scheme for fractional ownership of condominium units. But his scheme is not the most ambitious in the history of this site. Willis Polk added height to the original Chronicle Building before and just after the earthquake and fire of 1906, and in 1914 proposed raising its height to 54 stories! With such a history, it seemed only logical to explore a contemporary vertical addition as a way of paying for the building's exterior restoration and structural stabilization. (Illustration bottom previous page).

In New York City, the 46-story Hearst Tower at 300 West 57th Street (photo at right) is the outcome of long-considered expansion, though the scheme is one that even the far-thinking William Randolph Hearst could not have imagined. Designed by Foster and Partners, the diagonal-grid tower adds density, jobs and visual interest to its Columbus Circle neighborhood. It is also New York's first Gold LEED certified building, an industry benchmark of high-performance green buildings.

Reputedly, Hearst envisioned a headquarters building for his media empire as early as 1895. His six-story, L-shaped International Magazine Building opened in 1928. Designed by Joseph Urban and George Post & Sons, it was structurally reinforced to accommodate offices above it. Who knew that an 856,000 sq. ft. tower would be the ultimate solution?

Building big and small

The Hearst project illustrates an aspect of what the New York Times called “big urbanism,” citing it among the defining ideas of 2006. For more than 40 years, David Haskell wrote, “The most successful urban design strategies undertaken by large American cities have been essentially conservative. Jane Jacobs’s crusade against architectural master plans, combined with a growing historic preservation movement and the fall of heroic high modernism, led to a generation of planners, architects and activists intent on restoring, rather than drastically reshaping, the urban fabric.” That has changed. “This year witnessed the return of what you might call big urbanism, with large-scale redevelopment projects sprouting nationwide,” he wrote.

Preservationists cannot ignore “big urbanism.” Nor can we insist on maintaining the status quo. Rather, we must use all our wits to influence change—the inevitable change that is part of modern urban life. Historic preservation and growth are not, and cannot be, mutually exclusive. However, I would strenuously defend the desirability of small projects with fine and intimate scale.

One small project under way at 178 Townsend Street brings home the point (illustration at left). Constructed in 1888 as a power plant for the California Electric Light Co., it is currently used as a car park. Martin Building Company intends to adapt it for reuse as about 60 residential units. A new addition is proposed to “float” above the existing red brick structure. We can expect a composition that adroitly exploits the contrast between heavy masonry and glass and steel.

As Tip O’Neill said about politics, all preservation is local. But, as with politics, the ripple effect broadens the initial impact. A relatively small intervention can influence immediate surroundings and help to define the larger neighborhood. Historic structures
bring their own story and weight into contemporary life.

**Enriching cities and lives**

Residents of densely compacted cities and visitors alike expect their institutional, business, and cultural needs to be met.

In Washington, D.C., huge crowds had overcome the U.S. Capitol’s capacity for visitors. The solution, a new underground facility, is technically complex and has required a delicate hand. The three-story U.S. Capitol Visitor Center, designed by RTKL Associates, is set to open next summer. Located underneath a National Historic Landmark, it will improve the visitor experience without compromising the Capitol’s architectural integrity. Particular effort is being taken to disturb as little as possible of the East Capitol Grounds, landscaped in 1874 by Frederick Law Olmsted. This intervention required a 193,000 sq. ft. excavation, and the resulting structure is three-quarters the size of the Capitol itself.

Likewise working on a large scale, Shalam Baranes Associates designed glazed infill additions to the existing light courts of the 1934 U.S. Post Office and Courthouse in Pittsburgh. This 13-story building occupies an entire block in the city’s federal district. Designed by architects Trowbridge & Livingston as the city was coming into national prominence, it has been extensively renovated and updated.

Large federal buildings located in mid-sized cities like Pittsburgh or San Francisco make a significant impact on the urban landscape. A new role for the soon-to-be-rehabilitated Old Mint, opened in 1875 at Fifth and Mission Streets, is being planned by architects Patri Merker for use by the San Francisco Museum and Historical Society. A key design challenge lay in activating the center of the building, built as an open courtyard. The solution is to address the courtyard as “found” space. Enclosed with glass, its proposed new circulation would focus movement into and through exhibits (illustration above). The courtyard originally existed to give light and air to rooms that faced it. Is it acceptable, under most preservation standards, to intensify its use? I believe so, particularly if the changes can help make the entire building come alive.

**Evolving over time**

In the past couple of decades, preservation has evolved to bring technically sophisticated, environmentally responsive, well-detailed new uses to landmark buildings of character.

In the Presidio of San Francisco, Page & Turnbull will blend restoration with contemporary new design to create the Walt Disney Family Museum. A barracks building on the northwest corner of the Main Parade Ground, dating to 1897, will be adapted as a museum (illustration below). A contemporary design will be inserted into the building’s courtyard, its west façade taking in a panoramic view of the Golden Gate Bridge. An adjacent structure, built as a gymnasium, will house state-of-the-art, climate controlled archives and research.

The client appreciates the singularity of locating the museum in a historic site—the nation’s first urban national park. Diane Disney Miller writes, “We feel that in committing our foundation’s resources to the restoration of one of the 1890s-vintage barracks buildings, and placing the story of my father’s life within its venerable walls, that we are doing something that he would approve of, because he loved his country and its history.”

Only 50 years ago, during a time of urban “renewal,” our response to old buildings was to tear them down, scrape sites clean, and rebuild in the name of progress. Today, we find a way to intensify the meaning of older buildings and knit them back into the urban fabric. This is progress of a different kind, and it may create jarring contrasts. But it springs from hard-won wisdom and new maturity.

—Jay Turnbull, FAIA, is a founding principal at Page & Turnbull, a firm of architects, historians, and planners.
**ANGELS & VICTORIANS**

Heritage wishes to express its gratitude to the Victorian Alliance, whose members voted at their February meeting to make a donation of $5,000 to the Haas-Lilienthal House Roof Fund. In accepting this generous contribution, Executive Director Charles Chase noted that it boosted the fund to 80 percent of its goal.

A thank you is also in order for the Angels who responded to our request for donations for special projects in the fall 2006 issue of Heritage News. Mary Ryan generously donated the full sum needed for the replacement/restoration of lampshades in the Haas-Lilienthal House. We have just returned two of the lampshades to display, having undergone the work necessary to bring them up to museum standards. The three others in need of care will be off to the shop, as well.

Our other Angel is Loulie Jo Brown, who made a generous donation toward the total cost for professional conservation of five antique needlework samplers that once belonged to Bertha Haas—with husband William, the original householder at 2007 Franklin Street. Granddaughter Frances Lilienthal Stein donated the items, the oldest of which dates to the 18th century. They require quite a bit of restoration work and suitable framing in order to maintain their value and to be displayed properly.

Anyone interested in contributing toward the estimated $4500-$5500 cost of the sampler project, or toward other needs, including restoration and cleaning of the dining room brass mantel clock and candelabras, or replacement of carpet on the stairs and second floor hallway, should contact house manager, Heather Kraft, at 415-441-3000, ext. 17; or e-mail her at hrkraft@sfheritage.org.

**BOARD TRANSITIONS**

At the Heritage annual meeting, June 2, 2007, four board members are up for re-election to three-year terms.

Alice Coneybeer, a homemaker, joined the board in 2001 and is currently at the mid-point in her two-year tenure as president. She formerly served as an environmental protection specialist and regional historic preservation officer with the U.S. Coast Guard, coordinating compliance with Federal, State and local environmental laws. Ms. Coneybeer is actively involved with other organizations, including the Hamlin School, Town School and Presidio Historical Association.

Zane O. Gresham, who joined the board in 2004, is an attorney and a senior partner with Morrison & Foerster LLP, in San Francisco. He coordinates the firm’s Latin American practice and is co-director of its global airports and aviation practice. Other organizations he is involved with include the Pan American Society of California, Airways Council International, Urban Land Institute, Lambda Alpha, the National Youth Science Foundation and the Fromm Institute of the University of San Francisco. Mr. Gresham is a past president of the East Bay Regional Parks Foundation.

Charles R. Olson joined the board in 2004. An attorney and a founding principal of the San Francisco firm of Sanger & Olson, he holds degrees from Harvard and from Hastings College of the Law. His practice covers all aspects of real estate law, but he has specialized in compliance with the California Environmental Quality Act, including its application to historic or potentially historic resources. Significant projects include long-range land use and strategic planning for UC San Francisco and UC Berkeley. Mr. Olson also has substantial experience representing nonprofit corporations in formation and governance issues. Other organizations he has been involved with include Lambda Alpha, SPUR, and the Berkeley Ballet Theater.

Dennis Richards, a board member since 2001, serves as treasurer of Heritage. Currently he is the director of credit for Salesforce.com, a San Francisco company and the world’s leader in on-demand software. His community commitments are substantial and include the Upper Market Alliance (co-chair and founder), the Upper Market and Castro Community Benefits District and the Friends of 1800, the city’s only gay and lesbian preservation organization. He serves on the boards of the latter two organizations. Mr. Richards is also president of the Duboce Triangle Neighborhood Association, which has persistently advocated for preservation through a Market Octavia Plan survey. In his spare time he is garden coordinator for the Noe/Beaver Community Garden.

We take this opportunity also to acknowledge the enormous contribution of five long-serving board members who will retire, effective with the June members’ meeting. Among them they represent more than 60 years service on the board. Included are the last of the board members grandfathered in when Heritage implemented term limits, and we may not see such an accumulation of experience again. Three of them are past presidents and four of them have served on the critical Issues Committee.

The board and staff of Heritage extend their deepest gratitude to Bruce Bonacker, AIA; Dominic Chu; Mark Pierce, AIA; J. Gordon Turnbull, FAIA; and Howard Wong. Though they are leaving the board, we know they will remain good friends and supporters of our work, willing to share their wisdom with us when it is needed.

**Alcatraz Gardens continued from page 4**

founded in 1989 to preserve exceptional American gardens for the public’s education and enjoyment. Golden Gate National Parks Conservancy is the nonprofit support partner for the Golden Gate National Parks.
### Heritage Tours

**HAAS-LIENHTHAL HOUSE TOURS**
Wedsdays 12 noon to 3:00 pm  
Saturdays 12 noon to 3:00 pm  
Sundays 11:00 am to 4:00 pm.

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

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

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

**TOUR/EVENT INFORMATION**  
Call 415-441-3004 or go to:  
www.sfheritage.org/events+tours.html

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

### Bay Area Tours

**ALLIED ARTS GUILD**  
Menlo Park, 650-322-2405

**CAMRON-STANFORD HOUSE**  
Oakland, 510-836-1976

**CITY GUIDES WALKS**  
San Francisco, 415-441-7512

**COHEN-BRAY HOUSE**  
Oakland, 510-532-0704

**CYPRESS LAWN CEMETERY**  
Colma, 650-580-8560, or 8811

**DUNSMUIR HISTORIC ESTATE**  
Oakland (Apr-Sep), 510-615-5555

**FALKIRK CULTURAL CENTER**  
San Rafael, 415-441-7512

**FILOLI HOUSE & GARDEN**  
Woodside (Feb-Oct), 650-364-8300

**HANNA HOUSE**  
Stanford, 650-725-8352

**LATHROP HOUSE**  
Redwood City, 650-365-5564

**LUTHER BURBANK HOME & GARDENS**  
Santa Rosa, 707-524-5445

**McConaghy House**  
Hayward, 510-276-5010

**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**  
Oakland, 510-441-2187

**SAN FRANCISCO CITY HALL**  
415-554-5780

**STRYBING ARBORETUM**  
Golden Gate Park, San Francisco  
415-661-1316, ext. 312

### June

**THROUGH JUNE 29, 2007**  
Exhibition: *Continental Drift: California Painting, 1918-1939*  
Soc. of California Pioneers, 415-957-1849  
www.californiapioneers.org

**THROUGH JULY 13**  
Exhibition: *School's Out: A Century of San Francisco High School Yearbooks*  
Main Library, 6th Floor

**THROUGH AUGUST 26**  
Exhibition: *California College of the Arts at 100: Innovation by Design*  
SFMOMA, 415-357-4000  
www.sfmoma.org

**THROUGH SEPTEMBER 21**  
Exhibition: *Past Tents: The Way We Camped. California Historical Society*  
www.californiahistoricalsoc.org  
415-357-1848

**JUNE 2, 10:00 AM - NOON**  
Heritage Members’ Meeting (See back page)

**JUNE 2, 11:00 AM**  
Walking tour: Downtown San Francisco  
Art Deco Society. 415-982-DECO  
www.artdecosociety.org

**JUNE 2 – OCTOBER 7**  
Exhibition: *The Edge: Where California Culture, Critters and Environment Collide*  
Oakland Museum of California  
510-238-2200; www.museumca.org

**JUNE 3, 11:00 AM**  
Walking tour: Marina District  
Art Deco Society. 415-982-DECO  
www.artdecosociety.org

**JUNE 8, 9, 10**  
Walking tour: *24th & Potrero*. CHS  
www.californiahistoricalsoc.org  
415-357-1848. Reservations required

**JUNE 9, 10:00 AM**  
Tour: *Buddhist Churches of America*  
Jodo Shinshu Center. BAHA,  
510-848-1081  
www.berkeleyheritage.com

**JUNE 12, 8:00 PM**  
Lecture: *The Clark Brothers as Collectors of John Singer Sargent and Winslow Homer*. ADAO  
de Young Museum. 415-249-9234  
www.adafca.org

**JUNE 16, 1:30 PM**  
Walking tour: *Cypress Lawn’s Notable Artists and Architects*.  

**JUNE 26, 8:00 PM**  
Program: *Summer of Love – 40th Anniversary*. SFHA. 415-750-9986  
www.sanfranciscohistory.org

**JUNE 30, 2:00 PM**  
Walking tour: *High on the Haight*  
SF Museum & Historical Society  
www.sfhistory.org. 415-537-1111

### July

**JULY 10, 8:00 PM**  
Lecture: *Understanding the Midas Touch: Gilding Through the Centuries*  
ADAO, de Young Museum  
415-249-9234; www.adafca.org

**JULY 24, 8:00 PM**  
Lecture: *The Mission District*  
SFHA. 415-750-9986  
www.sanfranciscohistory.org

### August

**AUGUST 14, 8:00 PM**  
Lecture: *Quilts in a Material World: Selections from the Winterthur Collection*. ADAO, de Young Museum  
415-249-9234; www.adafca.org
Edwards House

continued from page 1

50 easements to do so—it also applies to specified interior features.

All on the first floor, these are the original marble fireplaces and overmantel mirrors in the dining room (now the study) and in the parlor; and the staircase railing and newel in the front hall. Also specified are original wallpaper and ceiling ornamentation, relief medallion, and gold leaf molding—all in the parlor; original mahogany bookcases in the library (now the dining room) and pantry cabinet in the present kitchen.

The Edwards House entered the National Register in October 1982. Heritage accepted the easement in December.

That same year the Levines also freely committed to a five-year repair/preservation/restoration plan for the house (not required of an easement donor), and the file in our office amply illustrates the scrupulous care they have taken over the years to adhere to the legal requirements of the easement. They have sought permission from Heritage for changes ranging from selection of paint colors to replacement of windows and the installation of rooftop solar panels.

Toby and Jerry Levine have set a high standard indeed for the preservation of their home and for honoring the casement they granted to Heritage twenty-five years ago. We regret that our long and beneficent relationship with them is coming to an end, but we look forward to forming an equally productive relationship with their successors at the Edwards House.

Interested buyers should contact listing agent Pete Brannigan of Droubi Real Estate, 451-920-8200, or his associate, Megan Green, 415-920-8216.

—A primary source for this article is the National Register nomination prepared by Mrs. Bland Platt and John E. Beach from research provided by Mr. & Mrs. Levine.

2006 Financial Statement

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2006

<table>
<thead>
<tr>
<th></th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Permanently Restricted</th>
<th>2006 Totals</th>
<th>2005 Totals</th>
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<tbody>
<tr>
<td>REVENUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Membership Dues</td>
<td>57,080</td>
<td></td>
<td></td>
<td>57,080</td>
<td>48,080</td>
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<tr>
<td>Contributions</td>
<td>82,155</td>
<td>64,990</td>
<td></td>
<td>147,145</td>
<td>211,196</td>
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<tr>
<td>Grants</td>
<td>31,100</td>
<td></td>
<td></td>
<td>31,100</td>
<td>54,400</td>
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<tr>
<td>Educational Programs</td>
<td>58,519</td>
<td></td>
<td></td>
<td>58,519</td>
<td>61,588</td>
</tr>
<tr>
<td>Haas-Lilienthal House</td>
<td>71,775</td>
<td></td>
<td></td>
<td>71,775</td>
<td>79,175</td>
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<tr>
<td>Fundraising Event - Net</td>
<td>157,545</td>
<td></td>
<td></td>
<td>157,545</td>
<td>80,458</td>
</tr>
<tr>
<td>Investment Income</td>
<td>12,520</td>
<td>7,713</td>
<td></td>
<td>20,233</td>
<td>25,388</td>
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<tr>
<td>Realized gain/(loss) on securities</td>
<td>74,091</td>
<td></td>
<td></td>
<td>74,091</td>
<td>19,463</td>
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<tr>
<td>Other Income</td>
<td>1,187</td>
<td></td>
<td></td>
<td>1,187</td>
<td>5,902</td>
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<tr>
<td>Net Assets Released from Restrictions</td>
<td>9,996</td>
<td></td>
<td></td>
<td>(9,996)</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL REVENUE</td>
<td>461,678</td>
<td>62,706</td>
<td>74,091</td>
<td>598,475</td>
<td>565,451</td>
</tr>
</tbody>
</table>

EXPENSES

|                      |              |                        |                        |            |            |
| Education, Preservation and Advocacy | 29,934       |                        |                        | 29,934     | 207,592    |
| Haas-Lilienthal House | 71,885       |                        |                        | 71,885     | 107,595    |
| Administrative and Membership Services | 456,592     |                        |                        | 456,592    | 148,184    |
| Fundraising          | 15,521       |                        |                        | 15,521     | 62,270     |
| TOTAL EXPENSES       | 555,431      |                        |                        | 555,432    | 525,641    |

Change in Net Assets

|                      |              |                        |                        |            |            |
| Net Assets December 31, 2005 (Note 1) | 269,757      | 107,557                | 587,463                | 964,757    | 924,947    |
| Net Assets December 31, 2006 | 178,005      | 170,243                | 663,554                | 1,009,800  | 944,757    |

STATEMENT OF FINANCIAL POSITION AS OF DECEMBER 31, 2006

|                      | 2006        | 2005        |            |            |            |
| ASSETS               |             |             |            |            |            |
| Cash                 | 84          | 65,906      |             |            |            |
| Grants Receivable    | 95,139      | 57,500      |             |            |            |
| Other Accounts Receivable | 10,108    | 22,713      |             |            |            |
| Securities - General Fund | 203,640    | 243,864     |             |            |            |
| Securities - Endowment | 486,485    | 579,755     |             |            |            |
| Bookstore Inventory  | 5,132       | 7,721       |             |            |            |
| Prepaid Expenses     | 10,806      | 12,769      |             |            |            |
| Haas-Lilienthal House (Note 2) | 220,000    | 220,000     |             |            |            |
| Furniture and Equipment - Net | 25,726    | 16,157      |             |            |            |
| TOTAL ASSETS         | 1,055,520   | 1,006,352   |             |            |            |

LIABILITIES AND NET ASSETS

|                      | 2006        | 2005        |            |            |            |
| Accounts Payable     | 17,283      | 14,489      |             |            |            |
| Accrued Payroll      | 17,283      | 17,283      |             |            |            |
| Deposits             | 6,000       | 9,824       |             |            |            |
| Deferred Revenue     | 4,850       | 0           |             |            |            |
| TOTAL LIABILITIES    | 45,719      | 41,595      |             |            |            |

NET ASSETS

|                      | Unrestricted | Temporarily Restricted | Permanently Restricted | 2006 Totals | 2005 Totals |
| Board Designated     | 178,003      | 269,757               |                        |             |             |
| Temporarily Restricted | 107,557     |                        |                        |             |             |
| Permanently Restricted | 587,463     |                        |                        |             |             |
| TOTAL NET ASSETS     | 1,009,800    | 964,757               |                        |             |             |

TOTAL LIABILITIES AND NET ASSETS

|                      | 1,055,520    | 1,006,352    |            |            |            |

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

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

/s/Dennis Richards, Treasurer
April 19, 2007

Notice to Our E-Mail Community

Around the first week of April, because of a technical problem, here, all of the addresses on the Heritage Advocates list vanished. We have recovered, and are using an earlier version of the list that is somewhat out of date. Some recent address changes do not appear in that list, while addresses of those who requested deletion may still be active. If you are receiving messages from us and do not wish to, please request deletion, again. If you gave us a change of address between February 1 and April 30, please give it to us, again. If you are not now receiving e-mails from us, your address may have been lost. Please contact us with your current e-mail address. Send all changes to dandreini@sff heritage.org.

Our apologies to all for any inconvenience this may cause.
JOIN
SAN FRANCISCO
ARCHITECTURAL
HERITAGE!

PLEASE ENTER MY MEMBERSHIP IN THE FOLLOWING CATEGORY:

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

Name

Address

City, State, Zip

Phone

E-mail

Make checks payable to:
San Francisco
Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
or, charge by phone:
415-441-3000

Contributions are tax-deductible.

Heritage Annual Meeting

San Francisco Architectural Heritage will hold its annual members meeting Saturday, June 2, 2007 9:30 a.m. - 12 noon

St. Mark’s Lutheran Church
St. Mark’s Square (O’Farrell at Franklin)
Includes business meeting, election of board members, and tour of this historic 1895 church and its recently completed seismic retrofit and rehabilitation.
Look for meeting notice in the mail.

The historic Haas-Lilienthal House, a property of San Francisco Architectural Heritage, is a great venue for your wedding or your next corporate or personal event. The house can accommodate up to 150 guests. For information, call 415-441-3000, ext. 14.