Neighborhood Commercial Storefronts Survey

Neighborhood commercial businesses are integral to the social and physical fabric of San Francisco. Though many of these buildings are modest in scale, the architecture and businesses housed within them reflect each neighborhood’s unique development, growth, and history.

STORY ON PAGE 6
The arrival of summer marks continued progress, change, and transformation at San Francisco Heritage and the Haas-Lilienthal House.

As this issue goes to print, the Campaign for San Francisco Heritage/Haas-Lilienthal House has raised $3.76 million, 87 percent of the $4.3 million goal. Heritage is squarely focused on raising the remaining $540,000 needed to reach the goal. Thanks to the support of so many, we are now in a position to undertake multiple campaign-funded projects: Teevan will complete exterior repair and repainting of the Haas-Lilienthal House in July; Lerner & Associates is finalizing drawings for accessibility and life-safety improvements; Holmes Culley has completed the preliminary seismic evaluation; and Oliver & Company has been selected as our general contractor.

This summer will also conclude an 18-month interpretive-planning process for the Haas-Lilienthal House, which is an essential step to realizing the campaign’s interpretive and education goals. Max van Balgooy of Engaging Places, LLC, will preview the plan at Heritage’s Annual Membership Meeting at the Haas-Lilienthal House on Saturday, June 25th from 9:30 a.m. to 11:30 a.m.

As always, Soirée, Heritage’s annual gala, this year at the San Francisco Armory was both great fun and all-consuming. I would like to express my profound appreciation to all who supported the event, whether as underwriters, attendees, donors, or volunteers. Introduced by a video depicting Teevan’s exterior restoration of the House, the fund-a-need appeal raised over $57,000 for the Campaign for San Francisco Heritage/Haas-Lilienthal House. Special thanks to the evening’s presenting sponsor, Peter Acworth and Armory Studios, LLC, emcee John Rothmann, Carolyn Squeri, and all Heritage staff and volunteers for their hard work, dedication, creativity, and attention to detail in its planning and execution.

Finally, the change of season marks a bittersweet time of transition for Heritage staff. As we heartily welcome Terri Le as Heritage’s new Communications and Programs Manager Heritage bids farewell to Deputy Director Desiree Smith. Over the past five years, Desiree has spearheaded Heritage’s innovative outreach efforts to underrepresented communities within the preservation movement. Among her accomplishments Desiree conceived the Discover SF! Youth Summer Program for the middle-school students at Galing Bata, the Filipino Education Center in SoMa, co-authored Heritage’s award-winning policy paper Sustaining San Francisco’s Living History, and co-founded the national nonprofit Latinos in Heritage Conservation. We thank Desiree for her immeasurable contributions to historic preservation in San Francisco and wish her continued success in her new role on the Citywide Survey Team at the San Francisco Planning Department.
Welcome, Terri Le

Heritage is pleased to announce that Terri Le has joined our staff as the new full-time Communications and Programs Manager. Terri brings a unique set of skills to the position, with a BA in Art History and History from the University of Maryland, College Park, and a dual MA/MBA in Museum Studies from John F. Kennedy University in Berkeley.

Originally from Maryland, Terri developed a passion for history and museums while visiting Smithsonian Institutions as a child with her father. Upon receiving her Bachelor’s degree, she served as an intern with the U.S. National Archives and as Museum Assistant for The Phillips Collection in Washington, D.C. She moved to the Bay Area in 2013 to pursue a dual master’s degree and has since worked at the Habitot Children’s Museum, the Oakland Aviation Museum, and the Charles M. Schulz Museum, where she gained experience in communications, development, and programming.

In her new position with Heritage, Terri oversees the organization’s social-media platforms, Heritage News, Discover SF! Summer Youth Program, and the annual Lecture Series. She looks forward to bringing her passion and know-how in museum studies to engage and affect the communities that Heritage serves.

Heritage Awards Grant to Designate El Rey Theatre

The Art Deco Society of California has been awarded a $5,000 grant from the Alice Ross Carey Preservation Fund to designate the former El Rey Theatre as a City Landmark. Funding will support the research and writing of a Landmark nomination for the 1931 theater on Ocean Avenue, designed by famed architect, Timothy Pflueger. The nomination will be prepared by VerPlanck Historic Preservation Consulting.

For the past 38 years, the former movie palace was used by a local Pentecostal church, A Place to Meet Jesus (Voice of the Pentacost), until the church defaulted on its mortgage and the property was sold at auction last December. A pair of Marin investment groups purchased the building for $1.06 million. Since then, neighbors and preservationists have grown concerned over the future of this neighborhood icon.

Designation will help ensure that future rehabilitation work adheres to historic preservation standards. It will also enable the owners to qualify for property-tax abatement through the Mills Act Program. The project also seeks to involve community input in the nomination process.

The mission of the Art Deco Society of California is to increase public awareness of the Art Deco era through preservation and promotion of its architecture, art, design, music, and popular culture. Established by Heritage in 2014, the Alice Ross Carey Preservation Fund was developed to help document, preserve, and celebrate the diverse historic places and cultural assets that define San Francisco. For more information, visit sfheritage.org/alice-ross-carey-preservation-fund.
Documenting San Francisco’s New-Deal Legacy

Heritage is excited to announce the launch of “San Francisco’s New Deal Legacy Project,” an effort to document local cultural resources associated with the New Deal era. Funded by the San Francisco Historic Preservation Fund, the project will be carried out over the next year by Donna Graves and VerPlanck Historic Preservation Consulting in partnership with Heritage.

President Franklin D. Roosevelt’s various public works programs, collectively called “the New Deal,” employed thousands of San Franciscans from all walks of life during its short period of activity in the 1930s. The federal agencies created through the New Deal literally changed the face of San Francisco by funding buildings and additions, park improvements, roads, and other infrastructure projects, as well as public artworks. Built at a time when faith in the government to improve lives through public works was at its peak, New Deal-era resources significantly enhanced the city’s infrastructure. The fact that so much of it is still in use is a testament to the important legacy of New Deal programs in San Francisco.

The need for an historic-context statement focused on New Deal-era resources is particularly evident as many buildings are aging and in need of restoration or rehabilitation. Projects funded by San Francisco’s Parks and Schools Upgrade Bond currently are and will continue to have an impact on New Deal resources, including Glen Park Recreation Center and James Lick Middle School. Public art projects such as the Coit Tower murals are integral to the city’s identity. Other New Deal-era murals, such as those at the San Francisco Art Institute, George Washington High School, and the Mothers Building at the San Francisco Zoo, are in need of conservation and will benefit from a fuller understanding of the artworks and their historical significance.

The project will result in a comprehensive planning document to guide future evaluation and treatment of the city’s cultural resources associated with the New Deal. Supplemented by funding secured by Supervisor Eric Mar, the Historic Preservation Fund Committee grant will also result in City Landmark nominations by George Washington High School (1936) and Theodore Roosevelt Middle School (1930), both located in the Richmond District and designed by Miller & Pflueger, and the Sunshine School (1937) at Bryant and 25th Streets. Designed by Albert Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O’Brien, the “Sunshine School for Crippled Children” was originally built to serve children with physical disabilities and currently houses the SFUSD Cal-SAFE program, the Hilltop School, and various community agencies.

Completed in 1937, the Sunshine Building now houses Hilltop High School and other community agencies.

**George Washington High School: Sargent Johnson Bas Relief**

“Athletics”
Heritage Receives 2016 Paul E. Buchanan Award

Heritage’s Legacy Business Initiative is a co-recipient of the 2016 Paul E. Buchanan Award from the Vernacular Architecture Forum (VAF). The Buchanan Award recognizes contributions to the study and preservation of vernacular architecture and the cultural landscape that do not take the form of books or published work. As defined by the VAF, “vernacular resources” include “traditional domestic and agricultural buildings, industrial and commercial structures, twentieth-century suburban houses, settlement patterns, and cultural landscapes.” The award was presented at the annual VAF Conference in Durham, North Carolina, on June 4.

Frustrated by recurring threats to beloved places like the Tonga Room (1945), Tosca Café (1920), and Gold Dust Lounge (1967), Heritage conceived the Legacy Bars & Restaurants project in 2013 to celebrate the city’s enduring cultural institutions while galvanizing public support to help sustain them. The program consisted of an interactive online guide, logo and window-decal program, printed pocket guide, mini-documentary video, and special events.

From the very outset, Heritage had hoped that the universal appeal of Legacy Businesses would broaden traditional ideas of what is worth saving, going beyond architectural landmarks to include places that embody intangible cultural values. In 2014-2015, Heritage collaborated with Supervisor David Campos to draft legislation to create the first official Legacy Business Registry in the country, which was unanimously passed by the Board of Supervisors in March 2015. In November 2015, San Francisco voters passed Proposition J to establish the San Francisco Legacy Business Historic Preservation Fund, which will provide grants to registered businesses, as well as owners of properties that house them, to help secure their long-term tenancy and survival. In October 2015, Heritage and Heyday Books released High Spirits: The Legacy Bars of San Francisco, including in-depth profiles of 26 legacy bars throughout San Francisco.

The VAF selection committee cited the multi-faceted approach Heritage has taken to celebrate and preserve beloved urban places, encompassing research, policy work, and public programming. San Francisco’s model for sustaining intangible cultural heritage assets has already inspired similar efforts in other cities and the committee believes the “project has the potential to contribute significantly to the preservation of smaller-scale cultural institutions across North America.” It is with great honor that Heritage accepts this commendation, as it reinforces our commitment to expanding the preservation field toward new frontiers.

Capital Campaign Update

Your gift will help us reach our $4.3 million goal!
For information or to contribute to the Campaign for San Francisco Heritage/Haas-Lilienthal House, visit sfheritage.org/campaign.

Total Raised — $3,761,420 = 87%
Survey Celebrates City’s Sundry Storefronts and Neighborhood Icons

Legacy businesses and neighborhood commercial businesses are integral to the social and physical fabric of San Francisco. They shape neighborhood character, identity, and place. Though many of these buildings are modest in scale, the architecture and businesses housed within them reflect each neighborhood’s unique development, growth, and history. Although some older storefronts retain their original use, the vast majority have been repeatedly adapted over time to meet the changing needs and preferences of local residents. Alas, these modest structures are also increasingly at risk of demolition or “façadism” as popular sites for high-density new construction.

With funding through a California Office of Historic Preservation (OHP) Certified Local Government (CLG) grant, the San Francisco Planning Department embarked on an ambitious effort to document the development of the city’s diverse neighborhood commercial corridors. The Neighborhood Commercial Buildings Historic Resource Survey: 1865-1965 (Survey) focuses primarily on neighborhood commercial buildings constructed prior to 1965, which may be subject to the city’s mandatory seismic retrofit program for soft-story buildings enacted in 2013. (The soft-story ordinance...
applies to wood-frame buildings of three or more stories or two stories over a basement or underfloor area that have any portion extending above grade, and containing five or more residential dwelling units constructed before 1978, and where the building has not yet been seismically strengthened.) The second phase of the survey, begun in 2015, completed the work and included public-outreach events, such as walking tours, “ask-a-planner” sessions at local cafes, and community meetings.

Department staff surveyed approximately 5,500 buildings in 85 areas located within neighborhood commercial-zoning districts, finding approximately 1,200 of those to be “historic resources.” The survey will speed the review of work required under the Soft-Story Retrofit Ordinance, providing property owners and commercial tenants with a better understanding of their building’s historic status and what, if any, features should be protected during seismic or accessibility upgrades.

The survey methodology is based on the concurrent Neighborhood Commercial Buildings Historic Context Statement: 1865-1965, which is slated for final adoption by the Historic Preservation Commission this summer. The context statement chronicles the history of the evolution of storefronts and commercial districts in San Francisco from the mid-19th century to the recent past. It also includes a narrative history of commercial development patterns, time periods of development, merchandising trends, and popular architectural styles at each point in time, as well as typical architectural styles of each period and key features that illustrate the style.

The context statement is organized around three primary periods of development: Early San Francisco Neighborhood Commercial Development, 1865–1905; Neighborhood Commercial Expansion, 1906–1929; and Modernizing Neighborhood Storefronts, 1930–1965. Commercial or institutional genres significantly different from mainstream commercial storefronts have been omitted (such as drive-in businesses, gas stations, motels, and shopping centers), as well as commercial buildings already covered in existing thematic historic-context statements.

Throughout the summer and fall of 2016, Heritage is proud to be partnering with the Planning Department on a social-media campaign spotlighting a diverse array of historic storefronts and legacy businesses from across the city. The campaign will feature thematic Twitter and Instagram posts including “Storefront Shoutouts,” “Neighborhood Icons,” and “Legacy Business Fridays.”

The Historic Preservation Commission will review and consider adoption of the draft historic context statement and survey findings this summer. Visit http://sf-planning.org/neighborhood-commercial-buildings-historic-resource-survey for more information on the survey or to participate in a future community event.
## 2016 Lecture Series

Each year, Heritage’s Lecture Series explores the breadth of San Francisco’s cultural inheritance in historic settings throughout the city. Lectures are held on Thursday evenings at 6:00 p.m. Series passes are available at the price of $40 for Heritage members, and $60 for the general public. Individual lecture tickets are $10 for members and students and $15 for the public. For additional details and to buy tickets, visit sfheritage.org or contact Terri Le at 415-441-3000 x22. Special thanks to our 2016 Lecture Series sponsors: Bently Reserve, Cody Anderson Wasney, The Empire Group, Sierra Maestra Properties, and TEF Design.

### AUGUST 18

- **20th Century Restaurant Culture in San Francisco: A Feast of Diversity**

### SEPTEMBER 22

- **Unraveling Little Saigon’s History and Influence in the Tenderloin**

### OCTOBER 27

- **Bliss & Faville: Architecture and the Profession in Early 20th Century San Francisco**

### NOVEMBER 10

- **Frank Lloyd Wright and San Francisco**

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**Erica J. Peters**, author of *San Francisco: A Food Biography* and local food historian, will present a history of the city’s raucous restaurants, floorboard-squeaking saloons, and food culture in the 20th Century.

**Tho Do**, former Community Organizer at the Vietnamese Youth Development Center, will chronicle Vietnamese migration, culture, and activism in the Tenderloin from the 1980s to the present.

**Architectural historian, Michael Corbett**, will survey the work of Bliss & Faville, designers of the Metropolitan Club, and profile the architectural profession in San Francisco in the early 20th Century.

**Paul V. Turner**, professor emeritus at Stanford University, highlights Frank Lloyd Wright’s complex and evolving relationship with the city, and surveys the full body of Wright’s work in the Bay Area.

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**The History and Conservation of WPA Murals at the San Francisco Maritime Museum**

**JULY 28**

National Park Service Ranger **David Pelfrey** will introduce the art and artists of New Deal-era federal arts projects in San Francisco, using the Bathhouse Building and other projects as case studies.
2016 Annual Membership Meeting
The Haas-Lilienthal House - Saturday, June 25th

Premier historic-site consultant Max A. van Balgooy of Engaging Places, LLC, will discuss the new interpretive plan being developed for the Haas-Lilienthal House, City Landmark No. 69, and the only Victorian house-museum in San Francisco regularly open to the public. The interpretive plan pulls together the organization’s mission, history of the site, and audience interests to identify the most effective ways to engage the public: tours, exhibits, events, publications, websites, social-media, new technologies.

Heritage’s President and CEO, Mike Buhler, will discuss the restoration and upgrades currently underway at the House, along with exciting rehabilitation plans being finalized to reinvigorate the National Trust for Historic Preservation’s only “National Treasure” in San Francisco.

On Saturday, June 25th, please gather at the Haas-Lilienthal House, 2007 Franklin Street, from 9:30 to 11:30 a.m., for the meeting and presentation.

We are pleased to be able to offer this unique opportunity and look forward to welcoming you. Free admission for Heritage members; $10 for non-members. RSVP to Carolyn Squeri: csqueri@sfheritage.org or 415-441-3000 x14.

Volunteer Profile: Jay Bolcik
Soirée 2016 Volunteer Highlight

Jay Bolcik was a first-time volunteer at Soirée 2016. He and his husband Michael Borden (who also volunteered) live in an 1885 Victorian near Duboce Park. Having an appreciation for the mission of Heritage, Jay offered to help when the call went out. Recently retired after 20 years at BART as Manager of Schedules and Service Planning and with previous nonprofit work experience in New York City, he was able to step in and assist in putting the last pieces of the event together. Between ordering supplies and labeling programs, he was willing to pick up any project of the moment. You may have seen Jay and Michael when you arrived at the Armory where they assisted our cadre of other volunteers in welcoming Soirée guests.
On Saturday, April 30th, Heritage celebrated the San Francisco Armory, City Landmark No. 108, located in the heart of the Mission District. Transformed into an elegant venue through the magic of lights, the Drill Court was a sight to behold with its 170-foot-long open-web steel trusses.

Soirée attendees generously supported this year’s live and silent auctions, as well as a special fund-a-need for the Campaign for San Francisco Heritage/Haas-Lilienthal House. An anonymous $100,000 matching grant doubled every fund-a-need gift. Guests enjoyed delicious food by McCalls, casino gaming, and dancing to the music of the Mood Swing Orchestra. The highlight of the evening for many were the behind-the-scenes tours of the Armory.

Heritage wishes to express its deep gratitude to Soirée 2016 underwriters and donors for their generous support and to the dedicated volunteers and Heritage staff who helped make Soirée possible:

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(L-R) Norman Larson, Dr. Anthea Hartig, Tom Gille, and Heritage Board Chair Nancy Gille
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Jay Bolick and Michael Borden • Jon and Wanda Chang • Lee Dorado
M. Gay Ducharme, M.D. • Shannon Ferguson • Aisha Fike • Rajni Gagnon
Nicolette Heaphy • Laura Isaef • Jason Kelly • Heather Kraft • Pam Larson
Terri Le • Lindsay and Kevin Muzikar • Manny Nungaray • Jane Orr •
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Top: (L-R) Heritage President and CEO, Mike Buhler with
Marissa and John Moran;
Middle: (L-R) Lisa Rosenbaum and Peter Acworth
Bottom: (L-R) Greg Ryken with Charles Olson and Yoko Watanabe
Thursday, November 10, 6 PM
Frank Lloyd Wright and San Francisco
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