NEH Application Cover Sheet (CHA-261830)
Infrastructure and Capacity Building Challenge Grants

PROJECT DIRECTOR

Mr. Ralph Lewin
Executive Director
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San Francisco, CA 94104-5003
USA

E-mail: rlewin@milibrary.org
Phone: 415-393-0117
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Field of expertise: International Relations

INSTITUTION

Mechanics' Institute
San Francisco, CA 94104-5003

APPLICATION INFORMATION

Title: *Securing the Future*

Grant period: From 2018-09-01 to 2023-08-31
Project field(s): History, General; Literature, General; Interdisciplinary Studies, General

Description of project: The Mechanics' Institute, a Bay Area nonprofit offering a library and events, requests a $500,000 grant to restore the brick façades and steel framing of our building. Founded in 1854, MI is one of the oldest cultural institutions in the west. Our mission is to provide a center for cultural and educational advancement. We offer a robust library collection, of which approximately 65% is rooted in the humanities, and nearly 175 public events each year. Our 1910 nine-story building is steel-framed and reinforced with brick and sandstone. An engineering firm's investigation of the building exterior found that steel framing had moisture infiltration and corrosion. Rusted steel has displaced the masonry, causing cracks, increasing the opportunity for more water to reach the steel. The building exterior must be repaired and a grant award from the NEH is critical to the repair and restoration effort.

BUDGET

Fiscal Year #1	50,000.00	**Total from NEH**	500,000.00
Fiscal Year #2	175,000.00	**Non-Federal**	1,500,000.00
Fiscal Year #3	175,000.00	**Total**	2,000,000.00
Fiscal Year #4	100,000.00	**Matching Ratio**	**3 to 1**

GRANT ADMINISTRATOR

Ms. Jessica Neaves
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San Francisco, CA 94104-5003
USA

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Phone: 415-393-0115
Fax: 415-421-1770

APPLICATION FOR FEDERAL DOMESTIC ASSISTANCE - Short Organizational

*** 1. NAME OF FEDERAL AGENCY:**

National Endowment for the Humanities

2. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

45.130

CFDA TITLE:

Promotion of the Humanities Challenge Grants

*** 3. DATE RECEIVED:** 03/13/2018 **SYSTEM USE ONLY**

*** 4. FUNDING OPPORTUNITY NUMBER:**

20180315-CHA

* TITLE:

Infrastructure and Capacity Building Challenge Grants

5. APPLICANT INFORMATION

* a. Legal Name:

Mechanics' Institute

b. Address:

* Street1: 57 Post Street	Street2:
* City: San Francisco	County/Parish: San Francisco
* State: CA: California	Province:
* Country: USA: UNITED STATES	* Zip/Postal Code: 94104-5003

c. Web Address:

http:// milibrary.org

* d. Type of Applicant: Select Applicant Type Code(s):

M: Nonprofit with 501C3 IRS Status (Other than Instit

Type of Applicant:

Type of Applicant:

* Other (specify):

* e. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (4)

* f. Organizational DUNS:

(b) (4)

* g. Congressional District of Applicant:

CA-012

6. PROJECT INFORMATION

* a. Project Title:

Securing the Future

* b. Project Description:

The Mechanics' Institute, a Bay Area nonprofit offering a library and events, requests a $500,000 grant to restore the brick façades and steel framing of our building. Founded in 1854, MI is one of the oldest cultural institutions in the west. Our mission is to provide a center for cultural and educational advancement. We offer a robust library collection, of which approximately 65% is rooted in the humanities, and nearly 175 public events each year. Our 1910 nine-story building is steel-framed and reinforced with brick and sandstone. An engineering firm's investigation of the building exterior found that steel framing had moisture infiltration and corrosion. Rusted steel has displaced the masonry, causing cracks, increasing the opportunity for more water to reach the steel. The building exterior must be repaired and a grant award from the NEH is critical to the repair and restoration effort.

c. Proposed Project: * Start Date: 09/01/2018 * End Date: 08/31/2023

APPLICATION FOR FEDERAL DOMESTIC ASSISTANCE - Short Organizational

7. PROJECT DIRECTOR

Prefix:	* First Name:	Middle Name:
Mr.	Ralph	

* Last Name:	Suffix:
Lewin	

* Title:	* Email:
Executive Director	rlewin@milibrary.org

* Telephone Number:	Fax Number:
415-393-0117	415-421-1770

* Street1:	Street2:
57 Post Street	

* City:	County/Parish:
San Francisco	San Francisco

* State:	Province:
CA: California	

* Country:	* Zip/Postal Code:
USA: UNITED STATES	94104-5003

8. PRIMARY CONTACT/GRANTS ADMINISTRATOR

☐ Same as Project Director (skip to item 9):

Prefix:	* First Name:	Middle Name:
Ms.	Jessica	

* Last Name:	Suffix:
Neaves	

* Title:	* Email:
Development Director	jneaves@milibrary.org

* Telephone Number:	Fax Number:
415-393-0115	415-421-1770

* Street1:	Street2:
57 Post Street	

* City:	County/Parish:
San Francisco	San Francisco

* State:	Province:
CA: California	

* Country:	* Zip/Postal Code:
USA: UNITED STATES	94104-5003

APPLICATION FOR FEDERAL DOMESTIC ASSISTANCE - Short Organizational

9. * By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties (U.S. Code, Title 218, Section 1001)

** I Agree ☒

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

AUTHORIZED REPRESENTATIVE

Prefix:	* First Name:	Middle Name:
Ms.	Jessica	

* Last Name:	Suffix:
Neaves	

* Title:	* Email:
Development Director	jneaves@milibrary.org

* Telephone Number:	Fax Number:
415-393-0115	415-421-1770

* Signature of Authorized Representative:	* Date Signed:
Deborah Hunt	03/13/2018

OMB Number: 3136-0134
Expiration Date: 6/30/2018

Supplementary Cover Sheet for NEH Grant Programs

1. Project Director Major Field of Study: Politics: International Relations

2. Institution Information Type: 2787: Libraries

3. Project Funding

Programs other than Challenge Grants ($)

Outright Funds	
Federal Match	
Total from NEH	
Cost Sharing	
Total Project Costs	

Challenge Grants Applicants Only ($)

Fiscal Year #1	50,000.00
Fiscal Year #2	175,000.00
Fiscal Year #3	175,000.00
Fiscal Year #4	100,000.00
Total from NEH	500,000.00
Non-Federal Match	1,500,000.00
Total	2,000,000.00
Matching Ratio	3.00 to 1

4. Application Information

Will this proposal be submitted to another NEH division, government agency, or private entity for funding? ☐ Yes ☒ No

If yes, please explain where and when:

Type of Application ☒ New ☐ Supplement

If supplement, list current grant number(s).

Project Field Code: History: General; Literature: General; Interdisciplinary: General

OMB Number: 4040-0010
Expiration Date: 10/31/2019

Project/Performance Site Location(s)

Project/Performance Site Primary Location ☐ I am submitting an application as an individual, and not on behalf of a company, state, local or tribal government, academia, or other type of organization.

Organization Name: Mechanics' Institute

DUNS Number: (b) (4)

* Street1: 57 Post St.

Street2: San Francisco

* City: CA

County: San Francisco

* State: CA: California

Province:

* Country: USA: UNITED STATES

* ZIP / Postal Code: 94104-5003

* Project/ Performance Site Congressional District: CA-012

Project/Performance Site Location 1 ☐ I am submitting an application as an individual, and not on behalf of a company, state, local or tribal government, academia, or other type of organization.

Organization Name:

DUNS Number:

* Street1:

Street2:

* City:

County:

* State:

Province:

* Country: USA: UNITED STATES

* ZIP / Postal Code:

* Project/ Performance Site Congressional District:

Additional Location(s) Add Attachment | Delete Attachment | View Attachment

Mechanics' Institute
National Endowment for the Humanities
Infrastructure and Capacity Building Challenge Grant
March 2018

Table of Contents

Abstract.....page 1

Narrative.....page 2

Budget .....page 12

Institutional fact summary.....page 13

Financial summary .....page 14

Lists of trustees and staff.....page 15

Project director's resume .....page 18

Letters of commitment.....page 20

Materials submitted to the State Historic Preservation Office .....page 43
- *Written description of the project.....page 45*
- *Map of the project's Area of Potential Effects.....page 48*
- *Descriptions of all properties in the APE listed in the National Register, and descriptions of all other properties that might be eligible for listing.....page 52*
- *Description of the NEH-funded project's effects on historic properties.....page 53*
- *Explanation of criteria for an adverse effect were applicable or inapplicable.....page 53*

Planning and design documentation.....page 55
- *Façade investigation report.....page 55*
- *Construction phases graphic.....page 128*

Optional appendices .....page 134
- *Annual report .....page 134*
- *Quarterly newsletter.....page 142*
- *Litquake flyer.....page 150*
- *Proust Group flyer.....page 151*
- *Gish Jen and Maxine Hong Kingston flyer.....page 152*
- *Misfits, Merchants, and Mayhem flyer.....page 153*

Budget narrative.....page 154

Mechanics' Institute Infrastructure and Capacity Building Challenge Grant Abstract

The Mechanics' Institute respectfully requests a $500,000 Infrastructure and Capacity Building Challenge Grant to repair and restore the brick façades and steel framing of our building. Located in the heart of downtown San Francisco, the Mechanics' Institute is a nonprofit that serves individuals and families throughout the Bay Area, offering a magnificent library and a full calendar of engaging humanities events.

Founded in 1854, the Mechanics' Institute is one of the oldest cultural institutions on the West Coast of the United States. We continue to operate under our original mission: to provide a center for intellectual and cultural advancement. Our vision is to create opportunities for people to enhance their lives through knowledge, creativity, and interaction with one another.

The *San Francisco Chronicle* recently called the Mechanics' Institute a "vibrant cultural oasis", reflecting our new energy as a hub of humanities exploration in the Bay Area. Our library houses 150,000 items, including a robust collection of humanities-based books and special collections related to Western Americana and California history. In addition, the Institute offers digital collections that include subscriptions to research databases and is in the process of digitizing our institutional archives to make them available online.

Our public programs — designed as humanistic dialogues — have been drawing standing-room-only crowds. Recent programs have included Pulitzer Prize-winning historian T.J. Stiles discussing the emergence of modern America following the Civil War; a conversation between Stanford University historian Fred Turner and technology industry leaders about the intersection of technology and democracy; and an ongoing scholar-led seminar devoted to the exploration of Proust's *In Search of Lost Time*.

Looking to the future, we are pleased that a fast growing segment of our membership is people under forty years old. We currently have nearly 5,000 members, a 15-year high. We are also happy to report that over the past three full fiscal years (FY15 to FY17) our overall contributions have increased by 78%. Support from major donors has increased by 62% and foundations by 80%. This upward trend in donations lends confidence to our fundraising efforts for the building.

Now more than 100 years old, the Mechanics' Institute building was constructed to accommodate a general interest library, space for meetings and discussions, and rentable office and retail space to augment membership dues and contributions. The nine-story building is steel-framed, reinforced with brick and sandstone on a granite base, with a classical façade.

Thanks to an ongoing maintenance plan, the building has been aging gracefully. However, the 108-year-old structure requires important structural repairs. In February 2015, the Mechanics' Institute hired Simpson Gumpertz & Heger, a major engineering firm in this area of expertise, to investigate the exterior condition of our building from top to bottom. They found that some of the steel framing and secondary steel had moisture infiltration and was corroded due to the deterioration of the building exterior. Corroding steel had displaced the brick masonry, causing cracks, which in turn increased the opportunity for bulk water to reach the steel. The exterior of the Mechanics' Institute building must now be repaired and a grant award from the National Endowment for the Humanities would be critical to this effort.

Mechanics' Institute

Infrastructure and Capacity Building Challenge Grant

Project Narrative

March 2018

I. Humanities Content

From its founding in 1854, the Mechanics' Institute has provided a place for people to pursue the study of the humanities through research, discussions, and lectures. Over 160 years later, the Mechanics' Institute remains true to these pursuits. The *San Francisco Chronicle* recently wrote that "the Institute stands as a beacon of what a cultural institution can be for all citizens." Critical to the success of the Mechanics' is the fact that we own our building in downtown San Francisco. An NEH Infrastructure and Capacity Building Challenge Grant to repair and restore the brick façades and steel framing of our building is important to the future of this institution and its ability to serve as a center for the humanities.

The Mechanics' Institute building is located at 57 Post Street, around the corner from one of San Francisco's main arteries — Market Street. Half a block away is the Montgomery Street Station, a critical transportation node, making it an easy destination for the general public to access.

The Mechanics' Institute traces its name and origins to a popular movement that began in 1821 in Scotland to provide free education for workers. Another strand of the Institute's history can be traced to membership libraries like Benjamin Franklin's Library Company of Philadelphia, which fulfilled the mission to "share knowledge for the common good." While most membership libraries disappeared with the advent of the public library in the late 19th century, a few, like our Mechanics' Institute, exist today. Not only is our Institute one of the few remaining mechanics' institutes in the world, it is one of the oldest libraries in the West and, more importantly, one of the first truly "public" institutions of the San Francisco Bay Area. At the core of both the mechanics' movement and the membership library ethos was respect for learning and the intellectual pursuits of everyday people. From the beginning, the Institute prided itself as being a democratic institution — open to everyone regardless of race, class, religion, or gender. Today,

the Institute has a membership of nearly 5,000. The Institute's programs attract both members and the public, with audiences ranging from 180 for a lecture and discussion with writer Joyce Carol Oates to 15 for an ongoing reading and study group focused on Marcel Proust's *In Search of Lost Time*.

The Gold Rush era transformed San Francisco from a village to a boom town, but by 1854 the surface gold was gone and San Francisco faced one of its coldest winters and an economic depression. It was against this backdrop that a group of carpenters, machinists, and masonry workers established the Mechanics' Institute to provide a place for education to help secure a promising future for California. Historian Dr. William Deverell cites the Institute's origins as "a wonderful example of the 'instantaneity' of social and cultural expansion in 1850s California," and notes that, "barely 75 years removed from the founding of the United States, forward-thinking Californians had established this institution of learning, civic pride, and social responsibility."

In 1906, an earthquake hit San Francisco and triggered fires that destroyed 80% of the city; the Mechanics' lost its entire building and collections. Shortly after, the Trustees of the Institute hired renowned Beaux-Arts architect Albert Pissis to design a classic nine-story, steel framed building. Two of the floors would be devoted to the library, with space for discussions, events, and chess, and the remaining floors would provide income from retail stores and office space for rent. Pissis carefully chose materials for the building, including metal framing cast in California, white Manti sandstone from Utah for the front, bricks manufactured locally for the sides and back of the building, indoor woodwork of Oregon pine, and Tennessee pink marble for the lobby and staircase walls. Just four years later, the new building opened at 57 Post Street in July 1910.

The building is the foundation of the Mechanics' Institute's ability to offer approximately 175 programs each year and house a library containing nearly 150,000 volumes, with approximately 65% of the collection rooted in the humanities. The collection is particularly rich in the areas of literature, western United States history, and Californiana — consisting of books, journals, atlases, maps, San Francisco city directories, and gazetteers, including at least 4,500 items which are pre-1945. Another specialty is Western Americana, with over 6,000 pre-1945 books, maps, photographs, and ephemera documenting the

exploration, settlement, and development of the Trans-Mississippi, including Hawaii and Alaska. This collection contains material about the history and culture of Native American communities throughout the West, and the history of the Spanish Southwest, Pacific Northwest, and Overland Trails after the discovery of gold.

In addition, the Institute offers digital collections that include subscriptions to research databases such as JSTOR (with over 1,000 academic titles in the humanities and social sciences), Ancestry Library Edition, Online Archive of California, and California Digital Newspaper Collection. The Institute also provides eBook, eAudiobook, eMagazine, and eComics collections. We are in the process of digitizing our institutional archives, making them available via our catalog and at Internet Archive. Both our print and digital collections offer resources on aspects of California's evolution as a major player in science and industry, technical innovation, and the humanities.

Our general and special collections are used by researchers to study, write, and discuss how we understand our past and grapple with our future. Among those using the library is T.J. Stiles, two-time Pulitzer Prize-winning historian, who researched and wrote part of *The First Tycoon,* his Pulitzer Prize and National Book Award-winning biography of Cornelius Vanderbilt, at the Institute. Stiles' research in the library helped him better understand how Vanderbilt helped launch the transportation revolution, propel the Gold Rush, and invent the modern corporation.

We are just as pleased to help the general public who are trying to gain a better understanding of their place in history. One example is Lee Bruno, who discovered his great grandfather's letters and speeches related to the 1915 Panama-Pacific International Exposition. With the help of the Institute's librarians and collection, Bruno researched the fair, the exhibitors, and notable attendees. His research helped him understand what the Exposition tells us about the United States in the early 20th century. He went on to write the book *Panorama: Tales from San Francisco's 1915 Pan-Pacific International Exposition*, which became a cornerstone text on the occasion of the Exposition's centennial.

The Mechanics' Institute not only houses a wonderful library, it is home to engaging events. Our goal is to create programming that is thoughtful, distinctive, and highlights the best of the humanities.

Each year we host author events and discussions on a wide range of topics. This fall, Stanford University professor Roland Greene discussed the life and times of Miguel de Cervantes on the occasion of the 400th anniversary of his death to a standing-room-only crowd. We also hosted writers Gish Jen and Maxine Hong Kingston to reflect on Eastern and Western ideas of self and how they intersect. In March, the Institute held an event with author Andrew Lam and Greg Sarris, professor of Writing and Native American Studies at Sonoma State University and Chairman of the Federated Indians of Graton Rancheria, to discuss legend, cultural geography, and how to remain true to oral histories and appeal to as broad an audience as possible.

Located in the heart of the world's technology industry, the Institute has developed programming that addresses the intersection of technology and culture. One example of this program series focused on the future of work with Dr. Ken Goldberg, the director of the People and Robots Initiative at UC Berkeley. Goldberg explored the impact of artificial intelligence and robotics on the evolving nature of work and how this might shift our understanding of what it means to be human. These events have attracted a high percentage of younger people employed in the technology field.

The Mechanics' Institute also offers ongoing humanities programs, such as monthly viewings and lively discussions of TED Talks which engage our members in exploring topics such as Oscar Schwarz's idea of a computer writing poetry, and how our reaction to this helps us understand what it means to be human; Theo E.J. Wilson's experience as a black man going under cover in the "alt-right"; and Jared Diamond examining how different societies treat their elders and what this may mean for the latest efforts to extend life. Library staff lead weekly tours of our historic building, touching on the Institute's services and collections, as well as its history and mission. The Marcel Proust discussion group, led by Dr. Mark Calkins, Professor of Comparative & World Literature at San Francisco State University, meets biweekly to wrestle with Proust's *In Search of Lost Time.* Conversations explore themes such as desire, love, memory, and the art of introspection.

As John Engell, Professor of English & Comparative Literature at San Jose State University, writes in his support letter, "Mechanics' Institute is a thriving and growing center for the humanities."

II. Long Range Plan for Advancing Humanistic Knowledge

The mission of the Mechanics' Institute is to provide a center for cultural and educational advancement. Core to the mission is a commitment to excellent humanities programs, events, and library holdings. The Institute's long-term plans call for the repair and restoration of our building; to utilize our building as a hub for cultural advancement; the evaluation and redesign of the library; the further development of excellent and distinctive programming relevant to the Bay Area; the enhancement of core collections and service strengths; to diversify and increase donations and grants; to expand our visibility; and to maintain and develop crucial infrastructure to support changing technologies.

The Board of Trustees and staff of the Mechanics' are committed to the centrality of the humanities to the future of the Institute's work. The Board demonstrated this commitment three years ago when they hired Ralph Lewin as Executive Director. Lewin had previously served as the President and CEO of California Humanities, the state affiliate of the National Endowment for the Humanities. Lewin brought experience and connections to the Mechanics' that enhanced this already-strong commitment of the institution. In addition, there is deep experience and educational background in the humanities among the staff, which ensures sustained engagement with outstanding activities.

In the long term, repairs to the Institute's building will allow us to move forward with a plan to redesign the library. In May 2017, the Institute conducted a survey of users that helped inform an ideation process based on *IDEO's Design Thinking for Libraries* toolkit. The staff have evaluated our current layout, analyzed remodels at other libraries, and begun a conversation with the Board about a redesigned space to allow greater interaction between members, improve access to our holdings, and provide more efficient usage and flexibility of space to host events while retaining the historic architectural character of this Beaux-Arts building.

To achieve our goal of excellent and distinctive programs, we have developed a key strategy of cultivating partnerships to develop deeper content, extend our audience reach, and foster a healthy cultural community. With regards to deeper content we are pursuing partnerships with local universities: UC Berkeley, University of San Francisco, Stanford University, and San Francisco State University. The

Institute now hosts humanities scholars, but we seek to have clearer, systematic partnerships to create a pipeline of scholars from those universities to present 10 programs a year. Our efforts with universities include a plan to co-host a conference in 2021, which will explore Irish Modernist writing of the late 19th and early 20th centuries in relation to the internationalization and globalization of the Irish experience.

An element of our long-term partnership strategy is to extend our reach to a younger, more diverse population. The Institute's partnership with Litquake, San Francisco's annual literary festival, will develop from our current weeklong effort in the fall, to year-round programming. Litquake's audience is 70% female with a majority under forty years old.

In addition, the building's rental spaces are curated to house individuals and organizations important to the humanities not only in San Francisco, but also the nation at large. Among the tenants are Litquake, the San Francisco Museum and Historical Society, Humanities West, the literary journal *Zyzzyva*, documentary filmmaker Tiffany Shlain, and scholars such as Shakespeare expert Dr. Peter G. Platt. The building is a healthy ecosystem for the humanities, with the core being the library and events, the tenant community, and the street level DaDa Art Gallery and Bar.

Essential to our long range plans for utilizing our building as a hub for culture is maintaining a well-functioning facility which provides space and meets the needs of program attendees, the public, and partner organizations. The humanities are particularly suited to the kinds of face-to-face interactions that a communal space allows for — study, discourse, and experience. The vision set forward by the Institute is to become a leading Bay Area cultural center that connects people with knowledge, creativity, and one another. The NEH Challenge Grant would allow us to take big step in that direction by providing funds to make necessary repairs to our building.

III. Impact of Challenge Grant

The Mechanics' Institute building is San Francisco Landmark #134, designated in 1981, and considered a significant building with no alterations by the City and County of San Francisco. Per the Planning Department, the Mechanics' is an excellent example of a mixed use building, with a marble lobby decorated with an Arthur Mathews mural at the endpoint of a beautiful circular iron and marble

stairway. The building's architect, Albert Pissis, was one of five architects who served on the 1915 Panama-Pacific International Exposition advisory committee. Besides the Mechanics', other Pissis buildings of note include the Hibernia Bank (San Francisco Landmark #130), the James Flood Building (San Francisco Landmark #154), and a Borel and Company Building (San Francisco Landmark #109).

A National Register survey found the building appears eligible for the National Register of Historic Places. At this time, the Mechanics' Institute does not have plans to apply for the National Register. To prepare for the project, the Institute has evaluated the restoration's impact on the building's integrity and significance, as well as on all properties in the Area of Potential Effects (APE). Using city and federal resources, we have determined that three other properties in the APE are potentially eligible for the National Register. The project to repair and restore the exterior to its original state will not impact the building's eligibility for National Register status, as it will not alter the building's character. Moreover, it will not impact other historic properties or cause any adverse effects in the APE, per our research. The Mechanics' Institute welcomes advisory comments from the State Historic Preservation Office (SHPO) on our project. Please see the appended SHPO materials for further information.

Challenge grant funding from federal and nonfederal sources would be used to repair and restore three sides of the brick exterior and steel frame of the Mechanics' Institute building. The bulk of these expenses are comprised of engineering, design, and construction costs. Engineering expenses include in-depth investigation of the construction of the building, the creation of repair and construction documents, contractor bid assessment, weekly site visits during construction, material development, reviewing payment applications, analysis of contractor drawings, responding to contractor requests for information, and submitting reports to the City.

Contractor expenses include project documentation in collaboration with the engineers; organizing the purchase and delivery of materials; removal, repairing, and restoring of brick masonry;

testing of materials for hazardous material abatement; treating and repairing of steel columns and structural beams; reconstructing pilasters and parapets; parge coat repairs; deep concrete spall and crack repairs; wall coating and window sealant application; painting the windows, copings, and wall coverings; permit applications; and a contingency allocation. Additional expenses include the allowable 10% for fundraising, such as personnel, printing, postage, and graphic design.

Regarding the assessment of the repair and restoration of the brick exterior, we will work closely with the engineering firm Simpson Gumpertz & Heger (SGH) and the selected contractor to monitor and evaluate all work in progress through weekly meetings and written reports. Having worked with SGH before on repairing and restoring the building's front façade in 2016, we are confident in the process ahead. Please see the attached planning documents for further details.

IV. Financial Health, Staff Leadership, Fundraising Plan

Over the years, the Mechanics' Institute has demonstrated strong financial performance due to a balanced approach to income from four revenue sources: rental income, investment income, membership dues, and support from foundations and individuals. The end of FY 2017 closed with approximately $3.6 million in revenue, a 21% increase over FY 2016. Expenses for FY 2017 were approximately $3.2 million, an increase of 8% over the previous year. The financial health of the institution is bolstered by owning our building outright.

The increased revenue is due to a combination of staff productivity and Board leadership, a higher institutional profile in the media, a strong economy, and an investment in fundraising. The Board expressed its intention to strengthen the institution's commitment to fundraising with the hiring of Jessica Neaves as Development Director in 2016; she brings 15 years of experience in major gift and foundation fundraising. Executive Director Ralph Lewin has both experience and connections in raising funds, having secured over $3 million for humanities programs. Matt Scanlan is the current President of the Board and has deep experience with fundraising, including as a member of the Board of Leaders at the University of Southern California Marshall School of Business. Several Board members have prior experience with capital campaigns at other institutions.

The Institute has a strong history of successfully completing capital campaigns, including a recent project to renovate the lobby of the building. The fundraising plan for the current campaign is organized around funding and strategic goals broken down by source: annual fund, major gifts, Board of Trustee giving, corporations, foundations, public grants, and planned giving, with the majority of funding comprised of major gifts, trustee giving, and foundation support. We have preliminary interest from the Herbst Foundation, who has supported our capital projects in the past, and the William G. Irwin Foundation, both major Bay Area foundations, as well as a number of current and prospective major donors. Funding from the NEH would provide significant leverage to motivate support from all prospects, from individuals to foundations to other public entities.

V. Audience

Membership is near 5,000 — the highest level in 15 years — and the Institute has over 6,600 listserv subscribers. Membership dues are $120 a year, which is comparable to other cultural institutions in San Francisco. Both members and the public are welcome to attend events and use our facilities. The Mechanics' Institute is a favorite of avid readers, scholars, writers, downtown employees, and the 21st century nomadic worker. Nearly 60% of those who participated in a 2017 survey use the facilities at least once a month and 38% of those identified as writers. On a given day in the library you may find someone who lives nearby in a single room occupancy hotel (SRO) researching his family's history, a writer working on a novel set in the late 19th century San Francisco, or a tech executive exploring artificial intelligence. All events are open to the public, with popular events attracting more non-members than members. Located next to a major public transportation station, the Institute serves a population from throughout the Bay Area. In addition, because of our growing collection of electronic resources, people are using our services from across the country and around the world, including Ireland, Australia, and China.

Among the fastest growing segments of membership are persons under forty years old. When surveyed, these younger members expressed interest in being part of an institution that has a sense of

"authenticity" represented in the history and beauty of the building and library. In the 2017 survey, we also found that 78% identify arts and humanities programming as important to them.

Social media is fast becoming an important and cost effective way of reaching our existing audience, as well as expanding to a newer crowd. Many events receive broad interest on social media; one recent event garnered interest from more than 5,000 people with over 50% between the ages of 18-34. The Institute now broadcasts many of its events through Facebook Live.

VI. Past NEH Grant

Mechanics' Institute is grateful to the National Endowment for the Humanities for the Preservation and Assistance grant awarded in Fiscal Year 2016. The grant was utilized to hire a consultant to perform a comprehensive preservation needs assessment of the Mechanics' Institute's archives and special collections to determine the adequacy of our storage space and conditions, disaster planning, staff training, and strategies to make the collections more accessible to the public. The recommendations from the grant activities are being implemented.

Additional support from the NEH will build on this initial investment by ensuring that the Mechanics' beautiful and historic building is safe and secure to house these collections, the library, outstanding humanities programs, and will help attract additional funding from donors who will recognize the NEH's support as a mark of the Mechanics' Institute's success.

Mechanics' Institute
NEH Infrastructure and Capacity Building Challenge Grant Budget
March 2018

Total NEH Funds Requested:	$500,000
Year 1	$50,000
Year 2	$175,000
Year 3	$175,000
Year 4	$100,000
Total Nonfederal Contributions	$1,500,000
Total Federal and Nonfederal Contributions	$2,000,000

Planned Expenditures	**Amount**
Engineering expenses:	
Bid phase: contractor meetings, material development, bid meeting attendance, review proposals and make recommendations	$3,514
Construction phase: Site visits, review and respond to contractor RFIs, material development, review payment applications, review contractor drawings, submit letter to City on completion	$154,023
Repair planning documents	$11,713
Construction and engineering planning documents	$38,067
Misc. reimbursable expenses	$2,635
Construction expenses:	
Mobilization/setup	$34,216
Scaffolding	$260,610
Brick corner repairs - repair and restore brick, treat steel	$284,621
Steel repairs and shelf angles	$74,182
Pilaster repairs	$221,636
Repointing	$140,729
Parge coat repairs	$46,558
Deep concrete spall repairs	$98,505
Crack repairs	$47,949
Wall coating	$54,464
Misc. sealant cold joints /other	$36,895
Sealant at windows	$44,245
Paint windows	$46,558
Coping	$36,632
Contingency	$100,000
Permits	$26,248
Additional expenses:	
Fundraising expenses	$200,000
Project Manager Consultant (0.5 FTE)	$(b) (6)
Total	$2,000,000

Mechanics' Institute
Institutional Fact Summary Page
NEH Infrastructure and Capacity Building Challenge Grant
March 2018

I. Mechanics' Institute Background

- Since its 1854 founding, the Mechanics' Institute has been open to everyone regardless of race, religion, or gender and has catered to the community's social and intellectual needs.
- In 1910, the Institute's current building, designed by Albert Pissis, opened at 57 Post Street.
- The Institute's mission is to provide a center for cultural and educational advancement.
- The Institute is governed by a 17-member Board of Trustees and an Executive Director who oversees three programmatic departments: Library, Events and Chess. The ED also oversees four administrative departments: Accounting, Development, IT, and Operations.
- The Institute occupies a 9-story building. The Library is located on the 2nd and 3rd floors; the 4th floor is occupied by event space, conference rooms, and the chess club; the 5th floor houses staff offices; and the remaining floors are let to tenants.
- The Mechanics' Institute has a staff of 33. Of those, 21 (65%) are in the humanities. Nineteen of our employees work in the library and support our humanities work. Our two program staff members work in the humanities.
- The Institute's Library collection consists of approximately 150,000 items; 65% is in the humanities.

II. Humanities Activities

- The Mechanics' Institute hosts programs by authors and scholars, humanities-focused panel discussions, film screenings and discussions moderated by film critics and historians; writing and research classes; and book discussion groups. Nearly 175 programs are held annually. In 2017 62% were in the humanities.
- The Mechanics' has nearly 5,000 members and 6,600 listserv subscribers.
- Both members and the public are welcome to attend our events and use our facilities. 95% of events are free to members. Tickets for the public range in cost from free to $15.
- Event attendance varies in size from 180 people attending a talk to 15 people participating in an ongoing reading and discussion group.
- Over the past five years, our humanities-based programs have increased by 23% and attendance by 27%.
- In a 2017 survey we found that 78% of members identify arts and humanities programming as important to them.
- In addition to events, we host weekly free historical tours of our landmark building, attended by an average of nearly 850 locals and tourists each year.
- The diversity of our programmatic partnerships has also grown, exposing our events to new audiences. Partners include: Bancroft Library of UC Berkeley, Humanities West, University of San Francisco, California State Library, California Historical Society, San Francisco Museum and Historical Society, San Francisco International Film Festival, Noir City Film Festival, Litquake, Let it Ripple Films, The Center for Investigative Reporting, Special Libraries Association, and Digital Public Library.

	A	B	C	D	E
1	**Mechanics' Institute**				
2	**Infrastructure and Capacity Building Challenge Grant Financial Summary**				
3	**March 2018**				
4		**Year before last**	**Last year**	**This year (Est.)**	
5		8/31/2016	8/31/2017	8/31/2018	
6	**Current Operating Income**				
7	**Contributed**				
8	Trustees/Individuals	513,964	428,835	592,592	
9	Corporations	1,232	3,070	3,500	
10	Private Foundations	127,400	126,500	75,000	
11	NEH Program Support	6,000	0	0	
12	Other (Non-profits and not-for-profit corporations)	0	41,899	0	
13					
14	**Investments**				
15	Realized gains	401,252	424,248	0	
16	Dividends/Interest	18,768	23,752	0	
17	Endowment for Operating (Total Returns)	667,323	814,927	777,230	
18					
19	**Earned**				
20	Admission (Event Tickets/Chess Tournament Fees)	92,418	105,572	96,175	
21	Membership Dues	311,935	333,080	312,250	
22	Other (Building Rent)	1,025,245	1,188,053	1,258,625	
23	**Total Operating Income**	**3,165,537**	**3,489,936**	**3,115,372**	
24					
25	**Current Operating Expenditures**				
26	Administration	1,691,071	1,878,245	1,983,552	
27	Programs	245,532	245,004	246,370	
28	Maintenance and Operations	836,134	837,844	866,228	
29	Other (Depreciation)	188,321	236,559	18,350	
30	**Total Operating Expenditures**	2,961,058	3,197,652	3,114,500	
31					
32	**Excess (Deficit) for year**	204,479	292,284	872	
33					
34	**Current Fund Balance**			222,347	
35					
36	**Humanities Expenditures**	939,626	1,053,244	1,103,780	
37					
38	Notes: Data for the last 2 FY taken from audited financial statements. We do not budget for				
39	realized gains or dividends. In FY17, one time nonprofit donations received included: $41,399 from				
40	Universal Service Administrative Company for a fiber optic cabling project and a $500				
41	sponsorship donation from Internet Archive for an international conference hosted at MI.				
42	Humanities expenditures are calculated as 65% of the library's operating budget, 90% of events				
43	department operating budget, 35% of the building operating budget, and 25% of personnel costs				
44	for the executive director, operations director, development director, and building manager.				

2018 Board of Trustees

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Richard Reinhardt - Author

Lindsey Tonsager - Partner, Covington & Burling LLP

Charles Sullivan, PhD - Author

Patrick Wolff - Independent Investor

Key Staff

Ralph Lewin, Executive Director

Since 2014, Ralph Lewin has served as Executive Director of Mechanics' Institute, where he is responsible for the overall leadership and management of one of the oldest secular cultural institutions on the West Coast. Under Mr. Lewin's leadership, the Mechanics' Institute's membership has grown to its highest level in fifteen years. Prior to joining the Mechanics' Institute, he served as president and CEO of California Humanities, the state affiliate of the National Endowment for the Humanities. At California Humanities he led statewide programming and helped raise over $3 million in foundation and individual gifts. Mr. Lewin has successfully helped secure and administer a number of NEH grants. He has served on the board of directors of the Federation of State Humanities Councils, spoken on behalf of the humanities at the White House, and been published in the *San Francisco Chronicle,* the *Western Humanities Review,* and the *Huffington Post.* As project director for the Institute's building restoration, he will be responsible for all facets of the project.

Deborah Hunt, MLS, ECMp, Library Director

Deborah Hunt has spent her career in and out of libraries, pursuing parallel careers in digital asset management and knowledge management while utilizing the skills she outlines in her book *The Librarian's Skillbook: 51 Essential Skills for Information Professionals.* She received her Master in Library Science from U.C. Berkeley and is a certified Enterprise Content Management Practitioner (ECMp). Ms. Hunt has served as the Mechanics' Institute's Library Director since 2013 and has been a part-time faculty member in the Library Information Technology Certificate Program at Diablo Valley College for the past 25 years. In 2013, she served as President of the Special Libraries Association. She has authored numerous articles, presented at many conferences, and received several professional awards including the Special Libraries Association Karen J. Switt Leadership Award and the Lucy Steelman Award for her commitment to mentoring. As director of the library, Ms. Hunt will be responsible for how the restoration impacts library operations.

Bobbie Monzon, MLIS, Director of Operations

Bobbie Monzon has been with the Mechanics' Institute since 2010, working her way up through various roles from Library Assistant to Managing Librarian to her current position as Director of Operations. Ms. Monzon is responsible for the building management and Institute operations, including tenant administration, vendor contracts, human resources support, and payroll services. She holds a B.A. in English and a Master in Library and Information Science and won admission to the American Library Association's Leadership Institute for future library leaders. She is active in the Library Leadership and Management Association and has been employed in public, private, law, and special libraries since the age of 15. Ms. Monzon will be one of the primary contacts on the project and will help to oversee the building restoration.

Jessica Neaves, MLIS, Development Director

Jessica Neaves has over 15 years of experience in fundraising for a variety of organizations, specializing in institutional giving. She has a passion for cultural organizations and ensuring access to the arts and humanities for all. She joined the Mechanics' Institute in the fall of 2016. Ms. Neaves holds a B.A. in Sociology from Whittier College and a Master of Library and

Information Science. Her work at the Mechanics' Institute combines her fundraising experience with her studies in library science. She recently served on the advisory council for the Special Libraries Association, Bay Area Chapter. As Development Director, she will be responsible for overseeing the capital campaign to complete the building restoration project.

Mohammed Shaikh, Facility Manager

One of the longest tenured employees at the Mechanics' Institute, Facility Manager Mohammed Shaikh started as a building assistant in 1997. He is responsible for managing all external building contractors, overseeing facility repairs and upgrades, and administering the semi-annual fire inspections and annual fire drill process, among many other building-related responsibilities. Mr. Shaikh holds a degree in chemistry and certification in mechanical engineering from South Gujarat University in India. In addition, he has earned several safety and building management certifications and will be instrumental to the project due to his vast knowledge of the history, design, and engineering of the building. Mr. Shaikh will help oversee day-to-day operations related to the building restoration.

Laura Sheppard, Events Director

Laura Sheppard earned her B.F.A. from Boston University's School of Fine Arts. Ms. Sheppard has worked as an events producer for over 35 years. She produced opening events for the Degas exhibition at the Metropolitan Museum of Art, the 20th Anniversary Earth Day Celebration in Times Square, and was Production Manager for the Buskers Fare at the World Trade Center. She joined the Mechanics' Institute as Events Director in 2000 and presents cultural programs including author events, panel discussions, the CinemaLit film series, and large-scale celebrations such as the Building Centennial Celebration and the Sesquicentennial Festival. Authors of note appearing at the Mechanics' Institute during her tenure include Joan Didion, Bernard Henry Levy, T.J. Stiles, and Joyce Carol Oates. As Events Director, Ms. Sheppard will be responsible for continuing and growing the events programming during the building restoration.

RALPH LEWIN
EXECUTIVE DIRECTOR
MECHANICS' INSTITUTE
57 Post St., San Francisco, CA 94104
Phone: (415) 393-0117 Email: *rlewin@milibrary.org*

QUALIFICATIONS

- More than 20 years of nonprofit leadership
- Initiated and maintained key relationships with foundations, corporate offices, individuals and government agencies
- Served as spokesperson to media, government, community organizations, academia and foundations in California, nationally, and internationally
- Draws upon a deep understanding of issues facing society and ability to frame them to be addressed in thoughtful and award-winning programs
- Consistently recognized for leadership in serving others, strategic thinking, creative problem-solving abilities and a collaborative style

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PROFESSIONAL EXPERIENCE

Mechanics' Institute, *San Francisco, CA* *2014 - present*
Executive Director
Leads the Mechanics' Institute, one of the oldest cultural institutions on the west coast of the United States. Located in downtown San Francisco, the Mechanics' Institute is a leading cultural center that includes a vibrant library, a world-renowned chess room and a full calendar of engaging cultural programs.

- Strengthened fundraising efforts; over the past three full fiscal years (FY15 to FY17), contributions increased by 78%. Support from major donors increased by 62%, and foundations by 80%.
- Led effort to full utilization of building; worked with board and staff team to create 100% occupancy of 30,000 square feet of office and retail space of Mechanics' Institute-owned building.
- Led as spokesperson – dramatically increased presence of Mechanics' Institute in print and online media, including inclusion in *the San Francisco Chronicle's* Best of the Bay.

Cal Humanities, *San Francisco, CA* *2008 - 2014*
President & CEO *(2008 – 2014)*
Developed shared vision and strategic direction for the future of Cal Humanities; acted as chief spokesperson; led fundraising efforts; served as key convener of leaders in the fields of philanthropy, nonprofits, government and academia to implement community-based projects, statewide initiatives and shape national strategies. Ensured solid planning and budgeting systems in place for sound financial planning.

- Initiated, developed and oversaw fundraising efforts – *secured largest individual gift in the history of Cal Humanities ($500,000 over two years, which was renewed); secured first competitive federal grant in 13 years; secured multiple foundation and State of California grants.*
- Rebranded the institution – *developed and implemented new name, messaging, website and magazine for thirty-five-year-old non-profit organization.*
- Led as spokesperson – *served as key spokesperson at venues from the White House to universities to community-based organizations and had articles published in academic journals and the Huffington Post.*
- Advocated locally, statewide and nationally – *led advocacy effort on the importance of the work to local decision makers, members of Congress and the White House.*
- Initiated, developed and oversaw direction of a statewide initiative – *over 1000 book-based programs took place across California; received major support from the National Endowment for the Humanities, the Seedling Foundation, the Bay Tree Fund, the Whitman Institute and others; online programs had more than one million views through a partnership with University of California Television.*
- Conceptualized, initiated, and directed a new statewide initiative called *War Comes Home – a major statewide initiative that addressed one of the most pressing issues of our day – how we reintegrate our military veterans when they come home from war.*

- Conceptualized, initiated, and directed a statewide campaign – *received coverage in every major California newspaper, as well as national and international coverage; received major funding from California State Library; and resulted in approximately 1000 events across California in a single month.*
- Brokered a corporate partnership with Penguin Books – *resulted in the first-ever U.S. published Spanish language edition of John Steinbeck's Grapes of Wrath and statewide publicity campaign in bookstores throughout California.*
- Initiated relationship with the James Irvine Foundation that resulted in a series of the largest foundation grants that the Council has received – *resulted in $1,925,000 in grant awards.*
- Initiated and managed a strategic partnership with Community Technology Foundation of California (now ZeroDivide) and the James Irvine Foundation – *resulted in a $205,000 grant and a technological advancement partnership.*

OTHER WORK EXPERIENCE

Lecturer – Faculty of Philosophy and Letters, University of Buenos Aires, Argentina
Assistant Project Coordinator – Academic Programs and Planning, San Francisco State University, San Francisco, CA

EDUCATION

Master of Arts – *International Relations,* San Francisco State University, San Francisco, CA
Bachelor of Arts – *Political Science (emphasis – International Relations)* and
Bachelor of Arts – *German Language and Literature,* University of California, Santa Barbara, CA *(graduated with honors)*
Studies Abroad, Universitas Gadjah Mada, Yogyakarta, Indonesia
Studies Abroad, Georg-August University, Göttingen, Federal Republic of Germany
Guest Scholar, University of Law and Management, Potsdam, German Democratic Republic

PROFESSIONAL ACTIVITIES

Board Member, Heyday Books (2017-present)
Speaker, Libraries as Institutions of Hope, Congreso Bibliotecas Academicas y Especializadas, Medellin, Colombia (2017)
Board Member, Federation of State Humanities Councils (2013-2017)
Board of Governors, University of California Humanities Research Institute (2010-2014)
Advisory Board Member, Boom: A Journal of California, University of California Press (2011-Present)
Speaker, Briefing on the Humanities and our Nation, The White House (2013)
Author, "Searching for Democracy this Election Year", Huffington Post (2012)
Author, "Investing in the Common Good", James Irvine Foundation (2012)
Commencement Speaker, The Power of Stories, CSU Bakersfield (2011)
Author, "Introduction, Calexico: True Lives of the Borderlands", University of Arizona Press, (2011)
Author, "For the Public Humanities", The Western Humanities Review (2010)
Recipient on behalf of Cal Humanities, Helen and Martin Schwartz Prize, National Humanities Conference (2009)
Chairperson, From YouTube to Podcast: New Media, Philanthropy & Social Justice briefing, Northern California Grantmakers (2007)
Participant, U.S-Mexico Meeting of Cultural Leaders, New York, New York (2007)
Co-Chair - Education Committee, Northern California Grantmakers (2005-2007)
Consultant, California Trust for Cultural and Historic Preservation (2004, 2007)
Advisor, Poets & Writers, California (2003–2009, 2016-present)
Speaker, California: A Hope, Integration Conference, Hamburg, Germany (2005)
Advisor, International Literature Festival, Berlin, Germany (2005)
Board Member, California Studies Association (2002 – 2004)
Consultant, California Civil Liberties Education Fund (2003)
Speaker, Haunted by the Ghost of Tom Joad, California Studies Conference (2002)
Speaker, Strengthening Communities through Culture, Annie E. Casey Foundation National Conference (2001)
Speaker, The Humanities and Native Knowledge, Native Performance Fund (2001)
Recipient, Pacific Rim Scholarship (1989)

SAN FRANCISCO STATE UNIVERSITY

COMPARATIVE AND WORLD LITERATURE
1600 Holloway Avenue
San Francisco, CA 94132

Tel: 415/338-2068

February 22, 2018

To: The National Endowment for the Humanities
Re. The Mechanics' Institute and the Infrastructure and Capacity Building Challenge Grant Program

To the Endowment:

I am writing to heartily endorse the Mechanics' Institute's application for an Infrastructure and Capacity Building Challenge Grant to restore the landmark building which has been home for the Institute for over one hundred years.

I am on the faculty of Comparative and World Literature at San Francisco State University, and have led The Proust Seminar bi-monthly at the Mechanics' Institute since 2001. I have also led two other reading groups at the Institute, interviewed Sarah Bakewell (At the Existentialist Café) and Robert Roper (Nabokov in America) for their Author Events series, and participated in the Institute's celebration of the 100th anniversary of the birth of Dada (in conjunction with world-renowned City Lights Bookstore). I am fortunate to work at a public university, and value the Mechanics' as a private institution that does so much to promote education and programs in the Humanities in our diverse community.

Since 2001 the Proust Seminar of the Proust Society of America has been housed at the Mechanics' Institute. At this time, our house requires some important structural repairs, and I write in support of their application for an Infrastructure and Capacity Building Challenge Grant.

Sincerely,

Dr. Mark Calkins
Dept. of Comparative and World Literature

Lindsey Crittenden
Writer
(b) (6) [redacted]

February 21, 2018

National Endowment for the Humanities
400 7th Street SW
Washington DC 20506

Dear Review Committee:

I am delighted to write in support of the Mechanics' Institute's application for the Infrastructure and Capacity Building Challenge Grant. In my twenty years of association with this institution, I have used the facilities of the Mechanics' Institute for research related to my teaching at UC Berkeley and to my own writing. In my eight years as a trustee, I have worked with others to preserve and strengthen this venerable and beloved institution.

Since its founding in 1854, riding the ups and downs and booms and busts of our city (and nation), the Institute – with its rich historical archives, ongoing classes, and cultural events – has maintained and strengthened its commitment to the humanities. Scholars do research in our stacks. Writers draft new works at our carrels. Members and the public gather twice a month year-round to discuss Marcel Proust's *Remembrance of Things Past.* In a few days, Lee Bruno – author of a series of historical essays about San Francisco's waterfront – will speak to an sold-out audience. At another upcoming event, people will gather to hear poets respond to the gun crisis – an unhappily relevant example of how ideas and language matter more than ever. The humanities lives and breathes at Mechanics' Institute, not only as a lecture topic but as a key component of living an informed and curious life.

At the same time, our Trustees and staff face the challenges of a city – a region, a country – undergoing increasing social stratification, political divisiveness, and technological change. Like any viable institution, we have been exploring new avenues of programming and outreach to a new generation while maintaining our cultural DNA. Indeed, many of our newest and youngest members cite the "old-fashioned appeal" of our landmark Beaux Arts building and our "club for introverts" atmosphere as a welcome and treasured alternative to the trendy and brand-new. The crucial restoration work to the exterior of our landmark building will help ensure this San Francisco treasure is here for future generations.

That's where the grant comes in. If awarded, it would provide support for the core activities in terms of events, archives, and collections. It would allow us to preserve access to our outstanding materials. As the incoming board president, I can attest to the commitment and confidence of the Board in raising matching funds for the grant.

In 1854, the founders of the Mechanics' Institute looked to their current situation – just after the gold rush, a city flooded with miners who hadn't struck gold and instead needed skills – and beyond. Today, in 2018, those of us steering the institute look around ourselves, yes – and beyond – to who

we are as a city, state, and nation and to who we will become. We take seriously our stewardship of a place that serves and has served as a beacon for solace, yes, and also for strength, discovery, and complexity. Your grant will help us enormously.

Thank you.

February 22, 2018

Letter of Support: NEH Infrastructure and Capacity Building Challenge Grant program
The Mechanics' Institute
San Francisco

Dear Colleagues,

I am delighted to write this letter of support for the Mechanics' Institute and its plan to further protect and restore its remarkable landmark building.

There are so few institutions like this anywhere in the entire American West. Founded in the 1850s while the Gold Rush yet raged in the Sierra Nevada Mountains and foothills, the Mechanics' Institute is a venerable institution, and its collection of archival materials is of first-rate importance to the history of California from the very moment of "American take-off" and international regime change during the Gold Rush period immediately following the Mexican War.

The institution's founding, and its collections, testify to critical themes in not only California but American (and even global) history as well. Mechanics' Institutes speak to the republican faith in the intellectual capabilities and pursuits of laborers. The San Francisco version of that comes out of a cauldron of mining enthusiasm, of early industrial and trades-union activities in the Bay Area, and of the sometimes volatile mix of races, ethnicities, and nationalities which has so long characterized San Francisco. The institution is also a wonderful example of the "instantaneity" of social and cultural expansion in 1850s California. Barely 75 years removed from the *founding* of the United States, forward-thinking Californians had established institutions of learning, civic pride, and social responsibility all the way across the continent at the Pacific's edge. That's a stunning development, and it makes the mere presence of the Mechanics' Institute these 150+ years later all the more worthy of care and celebration.

Though the Mechanics' Institute lost everything in its original holdings in the conflagration of the1906 earthquake and fire, its building withstood those twin forces of destruction. It needs help, a lot of help, so that it can be appropriately reinforced and rehabilitated. Though in need of this work, the building stands as a dignified, important reminder of the western American past. In a city seemingly obsessed with the new, the Mechanics' Institute building is beautifully old. Helping to restore the building will allow the institution, and its ever-widening circle of collaborators and many publics, to meld old with new, to mix past with present and future in ways compelling and important. The humanities are all over this place and his project, what it means and what it stands for, and it is a pleasure to endorse this proposal and this with my utmost enthusiasm.

We need 19th century places like this to be protected and served, and we need to value their venerability by recognizing their importance, and their vulnerability, in the 21st century.

Warm regards,
William Deverell
William Deverell, Director
Huntington-USC Institute on California and the West

SJSU SAN JOSÉ STATE UNIVERSITY

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Reed Magazine

20 February 2018

San Francisco, California

TO: Members of the Review Committee Serving on the National Endowment for the Humanities Infrastructure and Capacity Building Challenge Grant Program

FROM: John Engell, Professor of English & Comparative Literature and former Chair of that Department, San Jose State University, San Jose, California and a Member of the Mechanics' Institute, San Francisco, California

I write to declare my strong support for the Mechanics' Institute's application for a National Endowment for the Humanities Infrastructure and Capacity Building Challenge Grant.

First, a brief note about my qualifications to write this memorandum: I am a Professor of English & Comparative Literature at San Jose State University, though I live in San Francisco. I was the Curriculum Coordinator and Teaching Associate Coordinator in that department for nearly a decade before becoming department Chair, a position in which I served for five years, overseeing approximately 90 full- and part-time faculty who taught over 5,000 students each semester. I received my B.A. in English and History from Hamilton College and my M.A. and PhD. in American Literature from the University of North Carolina at Chapel Hill. I have published essays in numerous academic journals including Early American Literature, Studies in the Novel, Walt Whitman Quarterly Review, the journal of the James Fenimore Cooper Society, Pacific Coast Philology, Film and Literature Quarterly, and many others. I have written book reviews for a number of academic journals. I have served as the President of the Pacific Modern Language Association (PAMLA), the west coast branch of the Modern Language Association, and as the editor of both San Jose Studies and Pacific Coast Philology. My short stories have appeared in nearly a dozen nationally regarded literary magazines, most recently in Short Story America. I am a very active member of the Mechanics' Institute and of the San Francisco Writers' Grotto, a collective of around 100 writers including journalists, historians, academics in the humanities and social sciences, fiction writers, poets, and film makers.

The Mechanics' Institute is one of the cultural gems of California. It was founded in 1854; the current nine-story building was completed a few years after the disastrous 1906 San Francisco earthquake and fire and was designed by Albert Pissis, a legendary Bay Area architect. This building is located in the heart of the San Francisco financial district one block from Market Street and within a few minutes walk of both the underground Metro and many bus lines.

Today the Mechanics' has nearly 5,000 members; membership is increasing rapidly. Young families and individuals comprise the bulk of new members.

The Mechanics' building is beautiful; the library covers two full floors, has a superb collection, and is used by a wide range of people: children and their parents, individuals of all ages and ethnic and social backgrounds, scholars who work in the library and employ its extensive resources. Meeting rooms on another floor serve as centers for dozens of events each year: author talks; panel discussions; lectures on literature, history, and architecture among other subjects; book groups.

I make frequent use of the Mechanics' Library—it is my library of choice—and I attend many events, thirty or forty each year. These events are almost always attended to capacity. Many attendees are members; many are not. People come from all over the Bay Area for these events. The staff at the Mechanics' Institute is dedicated, helpful, and deeply committed to both humanistic studies and the thousands of people who use the facilities and attend the events in the institute's beautiful, historic building.

Further, the Mechanics' Institute rents out offices in the building to other cultural organizations that promote the humanities: the nationally-recognized literary journal ZYZZYVA; the San Francisco Museum & Historical Society, which publishes a journal of its own and sponsors monthly lectures on various aspects of Bay Area culture and history; and LITQUAKE, which organizes one of the largest yearly literary festivals in the United States and promotes year-round events and classes dedicated to writing and reading.

The Mechanics' Institute partners with these three organizations. It also partners with the internationally famous City Lights Bookstore and the publishing arm of that San Francisco institution; with Heyday Press, one of the finest regional presses in California; with the California Historical Society; and with the University of San Francisco.

The Mechanics' Institute is a thriving and growing center for the humanities. But the building is over one hundred years old and needs significant and costly structural work, work detailed in the Mechanics' application for an NEH Infrastructure and Capacity Building Challenge Grant.

As a teacher and scholar of American literature and culture, as a writer, as a lover of libraries, and as someone who deeply appreciates and admires the kinds of programs, events, and facilities available at the Mechanics' Institute, I urge you to approve the institute's grant application.

If for any reason you wish to contact me, my personal email is
(b) (6)

February 21, 2018

National Endowment for the Humanities
4000 7th Street SW
Washington, DC 20506

Re: Reference for Mechanics' Institute Application

I'm writing in support of Mechanics' Institute's application for an NEH Infrastructure and Capacity-Building Challenge grant to restore its beautiful landmark building in central San Francisco. Housed in a 108-year-old ode to classical architecture, it requires important, multi-million dollar structural repairs to the brick façade, caused by the corroding steel framing underneath.

From the first time I saw it, I knew it was a special place: part library, part community gathering place, part chess club, part reminder of San Francisco's turn-of-the century built environment. Founded in 1854, the Institute represents a major ambition of mid-19th century America: the desire of working people to continue their education through reading, lectures, and discussions. Although the Mechanics' Institute lost everything in the 1906 earthquake and ensuing fires, the Institute hired renowned architect Albert Pissis, and re-opened in 1910, demonstrating the resiliency and commitment that remains today.

As a statewide public humanities organization, California Humanities values important cultural institutions like Mechanics' Institute for the role it plays in fostering the humanities ecosystem– in the Bay Area, in California, and in our country - as a cultural hub for humanists. Connecting people to each other through literature, culture, ideas, history and traditions is at the core of the humanities, and the Institute delivers this in spades.

Programs like Cervantes & Shakespeare at 400, a Joyce Carol Oates discussion on the power of literature, a Proust reading and discussion group, , Merchants & Mayhem: Tales from San Francisco's Historic Waterfront, 1849-1934, and "How Virtual Reality may change how we understand what it means to be human" demonstrate the range of topics designed to delight, educate, and challenge us through a humanities lens.

The importance of this programming in our fast-moving and technology-focused world cannot be overstated.

As a graduate student in historic preservation, I have taken countless photographs of the stunning iron and marble spiral staircase in the building. The monthly tours of the unique architectural features are a staple for tourists and students; the Institute often shows up on lists of "things to see and do in San Francisco". It is an authentic piece of San Francisco's living history, and restoration will ensure that future generations can learn and be inspired within its walls.

Please let me know if you have any questions. I can be reached at jfry@calhum.org, or 415-391-1474, ext. 302.

Very truly yours,

Julie Fry
President & CEO

San Francisco Public Library

February 22, 2018

National Endowment for the Humanities
Infrastructure and Capacity Building Challenge Grant

To Whom It May Concern:

I am pleased to provide this letter of support for the Mechanics' Institute's application for the Infrastructure and Capacity Building Challenge Grant. The Mechanics' Institute is a renowned and treasured institution in our city and region with a rich history of community engagement through its historic collections and extensive programming that serves a broad constituency.

Founded in 1854, the Mechanics' Institute is a venerable institution and is home to one of the oldest lending libraries on the West Coast of the United States. Since its founding, the library has served as a center for humanities programs that celebrate the rich diversity of our region that range from celebrated history of classic literature such as the *Cervantes and Shakespeare at 400* and *Tales from San Francisco's Historic Waterfront* to timely topics that cover issues like the future of libraries which brought together library leaders to discuss the relevance of libraries and how virtual reality may change how we understand what if means to be human. Through strong leadership and active public awareness, the Mechanics' Institute has become a strong community collaborator for public humanities programs as demonstrated by joint partnerships with Litquake and the San Francisco Museum and Historical Society.

The Mechanics' Institute suffered significant losses in the 1906 San Francisco earthquake and ensuing fire but they nonetheless hired renowned architect Albert Pissis, and re-opened in 1910. Their beautiful building is a civic treasure that has been aging gracefully over the past century but warrants attention to ensure its sustained preservation. Currently, it is in need of structural repairs to the brick façade to mitigate further erosion and compromising of its steel framing. The NEH challenge grant would provide a welcomed opportunity for the Mechanics' Institute to raise funding to support the building restoration. I understand the value and contributions that the Mechanics' Institute brings to our city and fully endorse their application for the grant. I hope you give their application full consideration.

Sincerely,

Luis Herrera
City Librarian

February 23, 2018

National Endowment for the Humanities
Washington DC

Dear Sir or Madam:

As a recipient of the National Humanities Medal, I wholeheartedly endorse the awarding of a grant to the Mechanics' Institute so that they can restore their landmark building. For over a century and a half, it has been home to an institution that supports the cultural life of working people. The historically and architecturally important building was repaired after the Earthquake and Fire of 1906, but is in need of work again. I have been a member of Mechanics' Institute, and especially enjoy the library and the space for reading and writing. I have given many programs there, and know that Mechanics' Institute is a welcoming gathering place for the Bay Area community.

Sincerely,

Maxine Hong Kingston

Western Neighborhoods Project

4016 Geary Blvd., Suite A
San Francisco, CA 94118-3117

Preserving and sharing San Francisco neighborhood history

outsidelands.org
opensfhistory.org
415-661-1000

Western Neighborhoods Project (WNP) is a 501(c)(3) nonprofit organization with a mission to preserve and share San Francisco neighborhood history and find ways to use the past to improve the future.

February 19, 2018

Division of Preservation and Access
National Endowment for the Humanities
400 Seventh Street, S.W.
Washington, DC 20506

Re: Support for the Mechanic's Institute Challenge Grant

Western Neighborhoods Project, a nonprofit organization with a mission to preserve and share local history, would like to express great support for the application by the Mechanics' Institute for an Infrastructure and Capacity Building Challenge Grant.

The Institute has served the community since 1854 and the Mechanics' Institute building, designed by master architect Albert Pissis, is a landmark to generations of San Franciscans.

With its library, community programming, chess classes, and literary conversations, the Mechanics' Institute building is a cultural beacon of the city. It is imperative that it receives the support to repair structural issues and so continue to serve as a landmark of culture and education for the next 150 years.

Thank you for the opportunity to give our enthusiastic support of this project, and thank you for your consideration.

Sincerely,

Woody

Woody LaBounty
Executive Director

LITQUAKE

LITQUAKE FOUNDATION

OFFICE
57 Post St.
Suite 604
San Francisco, CA 94104

PHONE
415.440.4177

EMAIL
info@litquake.org

WEB
litquake.org

Litquake® and the Lit Crawl® are projects of the Litquake Foundation, a 501(c)3 nonprofit.

March 6, 2018

To whom it may concern:

We are the co-founders of San Francisco's Litquake literary festival and foundation, and our organization has been tenants in the Mechanics' Institute Library building since 2014.

We understand that the building is in need of structural repairs, and we want to urge that this project receives your attention.

Since 1999, we have produced the west coast's most popular and innovative independent festival. Our literary programming has expanded to include year-round writing classes, workshops for kids and seniors, as well as a ten-day annual festival, held in nearly 200 venues throughout San Francisco and the Bay Area. Litquake sparks critical conversations, and inspires writers and readers to celebrate the written word.

For several years we have collaborated on festival events with the Library, from anniversary tributes to Cervantes and Jane Eyre, to academic lectures about Italian author Elena Ferrante, onstage conversations with screenwriter Barry Gifford and U.S. Ambassador Eleni Kounalakis, panel discussions on urban development, Latina fiction, literature and empathy, and many other socially relevant subjects.

We are very fortunate to be able to partner with the Mechanics' Institute, they are an eager and solid collaborator, and their building is a civic treasure. Because of their reasonable rental rates for arts nonprofits, Litquake is able to continue to operate within San Francisco, one of the most expensive cities in the world.

Mechanics' Institute Library represents a very important contribution to the city's arts and humanities landscape. Because of this unique organization and building, each day minds are expanded and hearts are lifted in San Francisco. And not many buildings can make that claim.

All the best,

Jack Boulware & Jane Ganahl
Litquake co-founders & co-directors

UNIVERSITY OF CALIFORNIA AT BERKELEY

BERKELEY • DAVIS • IRVINE • LOS ANGELES • RIVERSIDE • SAN DIEGO • SAN FRANCISCO

SANTA BARBARA • SANTA CRUZ

THE LIBRARY

BERKELEY, CALIFORNIA 94720

18 February 2018

National Endowment for the Humanities
Infrastructure and Capacity Building Challenge Grant Program

Dear Reviewers,

I am delighted to support an application from the Mechanics' Institute to the Infrastructure and Capacity Building Challenge Grant program. Mechanics' needs to raise funding in support of a building restoration program; this matching grant is critical to the fundraising. The building requires important structural repairs to the brick façade; corroding steel framing is displacing brick masonry, causing cracks and threatening the integrity of the building.

In addition to being a local landmark building, the Mechanics' Institute has long played an important role in promoting the humanities. Founded in 1854, the Mechanics' Institute is a venerable institution that documents a major ambition of mid-Nineteenth century America: the desire of working people to continue their education through reading, lectures, and discussions. That desire continues; here are a few examples of recent programs: Cervantes & Shakespeare at 400; upcoming Joyce Carol Oates discussion the power of literature; Proust reading and discussion group; discussion with leaders on "The End of the Library (as we know it)?" and "How Virtual Reality may change how we understand what it means to be human"; "Misfits, Merchants & Mayhem: Tales from San Francisco's Historic Waterfront, 1849-1934."

The Mechanics' Institute continues to play an important and very lively role in fostering the humanities in our nation through its collection, programs, and serving as a cultural hub for humanists in the San Francisco Bay Area and beyond. Please give this proposal every consideration.

Thank you very much.

Sincerely,

Barclay Ogden
Director for Preservation
UC Berkeley Library

BARNARD
BARNARD COLLEGE • COLUMBIA UNIVERSITY

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Barnard College
3009 Broadway
New York, NY 10027-6598
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Mechanics' Institute
National Endowment for the Humanities:
Infrastructure and Capacity Building Challenge Grant

I write in support of the Mechanics' Institute and Library (MIL), a true treasure of San Francisco. Other people will tell you about its being founded in 1854 for laborers and artisans to pursue knowledge and education; about the original building's devastation in the 1906 fire and earthquake; about its reopening in its current, beautiful building in 1910; about its glorious internal staircase that people come from all over the country to see. I would like to talk about MIL as a home for artists, writers, scholars, and teachers.

A tenured English professor (specializing in Shakespeare and Renaissance studies) at Barnard College in New York, I live in San Francisco at least four months a year because my wife, son, and mother live here. Indeed, my mother introduced me to MIL in 2000 because she thought it would be a scholarly home-away-from-home for me. She was, as usual, absolutely right. Not only did I find a wonderful, quiet place to work and a library with a superb general collection (with a substantial body of Shakespeare scholarship), but I found friends and fellow scholars with whom to talk, drink coffee, and have lunch. One of these, my friend Bill, is a professor and architectural historian, and in 2011 we decided to rent an office in the building together. On our floor alone, in addition to us professors, there are financial advisors, an urban planner, a lawyer, Asian-tour leaders, script writers, and a therapist. Conversations in the hall are always friendly, usually fascinating, occasionally heated.

The larger institution fosters this sort of artistic and intellectual exchange with the general public: the MIL is one of the great cultural hubs of the Bay Area. There is a film series; there are book launches, a Proust reading group, world-famous guest speakers (Steven Pinker, Dacher Keltner, former poet laureate Robert Hass, and Joyce Carol Oates have been or will be here); there is often a Shakespeare's birthday celebration and almost always a Bloomsday event (honoring James Joyce's character Leopold Bloom). The Events group has allowed me to do lectures around publications of my last two books, in 2009 and 2014, and the members who attended were a source of inspiration (and occasionally fierce debate!). The MIL is also known world-wide for its chess club, which has masters old and young among its members.

I realize that the MIL is applying for a grant to help with the restoration of the beautiful but aging building's façade, but I thought it would help to have a little perspective on what goes on behind and within those walls. I urge you to give this wonderful organization an NEH matching grant so that the Institute can continue, for the next one hundred years, to bring history and culture to so many in the Bay Area and beyond.

Peter G. Platt

Peter G. Platt
Professor
Chair of English, 2008-14; 2018-
pplatt@barnard.edu
212.854.2112

UNM

Department of History

February 10, 2018

National Endowment for the Humanities
400 7th Street SW
Washington, DC 20506

Dear Review Committee:

The Mechanics' Institute of San Francisco is applying for an NEH Challenge Grant under your Infrastructure and Capacity Building Program. I am very happy to write in support of its application.

The Mechanics' Institute is a unique and valuable institution for the city of San Francisco, the State of California, and the nation. Since its founding in 1854 it has played a major role in the cultural life of one of America's most important cities. Originally designed as a way to help working men and women continue their educations through its library, lectures and discussions, the Institute has expanded its mission and outreach so that it is now a major intellectual center and literary hub, providing strong support for the humanities throughout the Bay Area.

The Institute's Library is a major resource for the city, but the institution's programs go far beyond that. They offer to the public a wide range of presentations and discussions of both historical and immediate interest and importance. Recently these have included "Cervantes and Shakespeare at 400" a Proust reading and discussion group, a lecture entitled "Misfits, Merchants and Mayhem; Tales from San Francisco's Historic Waterfront, 1849-1934." The Institute will soon present a discussion with Joyce Carol Oates on the power of literature. In November I was privileged to participate in a day-long program the Institute developed devoted to the centennial of the Russian Revolution. It featured a splendid discussion between Yuri Selzkine and Bertrand Patenaude about Slezkine's monumental book *The House of Government: A Saga of the Russian Revolution*. As part of the program, I presented my book *Overtaken by the Night: One Russian's Journey through Peace, War, Revolution, and Terror*.

Central to the work of the Institute is the building that houses the Library and is home to its many programs. It is an architectural gem designed by Albert Pissis after the original structure that had housed the Institute was destroyed in the 1906 earthquake and fires. It is a delightful place to study and work, with a unique ambience. The building is large and rental of its upper floors provides an income that helps sustain both the library and the Institute's programs. But while the building has aged well over the past century, it now requires repairs to its brick facade. Corroding steel framing is displacing brick masonry, causing cracks. It is estimated that repairs will be a multi-million dollar project. A NEH Infrastructure Grant would be of the greatest

The University of New Mexico MSC06 3760 1 University of New Mexico Albuquerque, NM 87131 Phone 505.277.2451 Fax 505.277.6023 • www.unm.edu
1104 Mesa Vista Hall

importance not only for the funds the grant would provide but as a stimulus to further public and private support.

As a recent transplant to San Francisco, I have found the Mechanics' Institute to be a source of inspiration and support. In this I have joined the ranks of the thousands who have benefitted from this wonderful institution. As someone who had devoted his life to the humanities, I greatly appreciate its commitment to the humanistic disciplines and its continuing effort to bring their benefit to a broad cross-section of the public. I strongly urge that you give its request for a grant the most serious consideration.

Sincerely,

Richard G. Robbins, Jr.
Professor Emeritus of History

SINCE
1854

MECHANICS' INSTITUTE
LIBRARY & CHESS ROOM

February 15, 2018

National Endowment for the Humanities
400 7th Street SW
Washington, DC 20506

Dear National Endowment for the Humanities:

I am writing as President of the Board of Trustees of Mechanics' Institute to express my full support and excitement for our application to the National Endowment for the Humanities' Infrastructure and Capacity Building Challenge Grant program.

Mechanics' Institute is one of the venerable treasures of our culturally endowed city. Founded in 1854 by a few successful "forty-niners" who felt compelled to give back to their adopted town, Mechanics' Institute was established with a few hundred dollars, a dozen books, and a desire to provide educational opportunities to the gold miners flooding back into San Francisco in the 1850's after the gold had largely dried up.

The Institute grew in scope and stature over succeeding generations into an iconic center of learning, within the mainstream of San Francisco's burgeoning population. Mechanics' Institute has evolved into more than just a library; both famous and not so famous authors, scholars, and public figures have spoken at Mechanics' events over the years. Today, our Institute boasts nearly 5,000 active members and is a vibrant center supporting the cultural interests of the greater Bay Area.

My own personal experience with Mechanics' Institute dates all the way back to my early teens. Both my grandfather and father were members of the Institute. As a young teenager, I would venture to work on my summer breaks to help my father with his printing business. There were times when my dad had to call on clients, so he would drop me off at Mechanics' to read books and newspapers while he conducted his business. Some of the happiest moments I had as a youth involved reading interesting books and articles discovered through the suggestions of the helpful librarians and staff at Mechanics' Institute.

Mechanics' Institute's beautiful Beaux Arts building, designed by renowned architect Albert Pissis in 1910, needs important restoration work on its brick facades. A grant award from the NEH would provide critical funding for the restoration, and offer Mechanics' leverage in gaining support in our fundraising for the project.

I have been a member of the Mechanics' Board of Trustees for over ten years, and as the Retired CEO of RS Investments and a member of the Board of Leaders of the University of Southern California Marshall School of Business, I am deeply committed to advancing this wonderful institution through fundraising, membership development, and personal giving. I believe that I can speak for the Board of Trustees and members to say that we will commit to raising the necessary funds to match the grant of the NEH if awarded.

The same wonderful, caring, socially conscious ideals that formed the foundation and purpose of the original Mechanics' Institute prevail today. Our involvement in our community has been praised by Bay Area press, elected officials, scholars, and the general public. I know from personal experience that the staff, volunteers, and Board members are deeply committed to our mission to provide a center for cultural and educational advancement.

I ask that you support our candidacy for your Infrastructure and Capacity Building Challenge Grant. Your support will make a tremendous difference in preserving and animating the cultural life of our country.

Please feel free to contact me personally with questions, comments, or requests for additional information at (b) (6) [redacted]

Thank you for your consideration,

Matthew H. Scanlan, President
Board of Trustees

CALIFORNIA STATE UNIVERSITY, FULLERTON

CSUF Pollak Library | 800 N. State College Blvd. | Fullerton, California 92834

January 9, 2018

National Endowment for the Humanities
400 7th Street SW
Washington, DC 20506

To Whom It May Concern,

I write in support of the Mechanics' Institute's current application for funding to restore their landmark building in the heart of San Francisco's historic financial district.

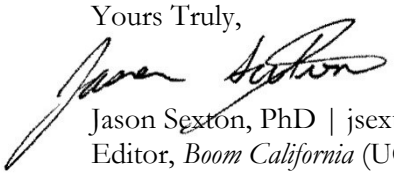
Founded in 1854, for over a century and a half this illustrious institution has provided a place of refuge for ordinary working people in the city to improve their minds and lives through reading, lectures, and discussions spanning subjects across the humanities. Steadily packed with patrons and a constantly refreshed robust collection, it boasts one of the most important library collections in San Francisco. As a Southern California resident, I proudly hold a personal membership to the Mechanics' Institute and am there roughly each month to write and use the library when in San Francisco.

As editor of *Boom California*, the UC Press-published premier journal of California culture, I enjoyed the hospitality of Mechanics' Institute when holding an event last year for a special publication of *Boom*, which drew a robust general audience from throughout the Bay Area, hosting leading writers, and academics from the fields of Anthropology, American Studies, History, English, and Religious Studies, as well as publishers from the academic to more regional houses.

Beyond this public-facing event, with historian William F. Deverell I lead a major project of thirty scholars exploring the polymathic California vision of the Presidential Medal of Freedom recipient, the late great California historian Kevin Starr. This multi-year interdisciplinary project, which will be published by University of California Press, brings together scholars from the humanities (e.g., history and religious studies) and social sciences, financially supported by Fieldstead and Co. and California State University, Fullerton. The group opted to meet for discussions in places where Kevin Starr lived and worked. So our first meeting on April 21, 2017, with presentations from the former special collections librarian of the California State Library and from the President of University of San Francisco, was held in none other than the beautiful space provided by the Mechanics' Institute. Its inspirational setting and historical significance provided precisely the place needed to have the conversations that propelled the project into its next meeting in Los Angeles, and will lead to a book.

As a scholar of California, the prison, and religion who earned a Ph.D. at the University of St Andrews, Scotland, and completed a postdoc at the University of Cambridge, I know the significance of stewarding historic institutions and their buildings for ongoing learning and posterity. The Mechanics' Institute is, I believe, one of the most important institutions in the country housed in one of the most significant buildings in California. Their current need to preserve and restore their building is of great significance for the flourishing of the humanities in this important moment.

Yours Truly,



Jason Sexton, PhD | jsexton@fullerton.edu | CSUF Pollak Library Faculty Fellow
Editor, *Boom California* (UC Press) | boom@ucpress.edu
VP-Elect, American Academy of Religion, Western Region
Visiting Fellow, UC Berkeley Center for the Study of Religion
Visiting Scholar, UC Berkeley Center for the Study of Law & Society

6 March 2018

Ms. Bobbie Monzon
Mechanic's Institute
57 Post Street, Suite 403
San Francisco, CA 94104

Subject-: ***Mechanic's Institute, 57 Post Street, San Francisco, California***

Dear Ms. Monzon:

This letter concerns the Mechanic's Institute Building and its owner's application for funding from the National Endowment for the Humanities (NEH) for the façade repairs to this historic building. This building, designed by Albert Pissis and completed in 1910, has since served as a focal point for San Francisco and the San Francisco Bay Area. To this day, the Mechanic's Institute is a functioning publicly-accessible library that serves the public and is an integral part of San Francisco's cultural heritage. Simpson Gumpertz and Heger has worked with ownership designing repairs to the façade of the building and recently completed the front street façade of the building, that included repairs to the limestone wall, steel-framed windows, and steel-framed fire escape. At this time, there is the need to do more extensive and invasive façade repairs to the rear facades of the building that consist of unreinforced brick masonry. We are writing this letter in support of the owner to ask for financial assistance in the form of a matching grant from the NEH to perform these necessary repairs, and help preserve this important San Francisco landmark for generations to come.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Daniel G. Gibbons, P.E.
Principal
CA License No. 64127

CeCe Louie, AIA
Senior Project Manager
CA License No. 32196

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[redacted] VerPlanck
HISTORIC PRESERVATION CONSULTING

1 March 2018

National Endowment for the Humanities
400 7th Street, SW
Washington, D.C. 20506

To Whom It May Concern,

It is my pleasure to write a letter in support of the Mechanics' Institute's application for a Challenge Grant. As someone who has been a member of the Mechanics' Institute for almost two decades, I can personally attest to the worthiness of the institute and its pressing need for the Challenge Grant.

I am an independent architectural historian and my life's work is documenting and commemorating San Francisco's unique architectural and cultural heritage. I am very much involved in this city's historic preservation, architecture, and history communities, having served on the boards of San Francisco Heritage and the Northern California chapter of DOCOMOMO. I am also an avid writer and public speaker who has given talks on dozens of topics, including a keynote 2010 presentation on the Mechanics' Institute Building to mark its Centennial. I have attended dozens of talks at the Mechanics' Institute, sat on panels hosted by the institute, and led informal tours of the building. Furthermore, in my opinion, the Mechanics' Institute Library is the best-curated general interest library in Northern California. Finally, as someone with an office in the Mechanics' Institute Building, I can personally vouch for it having one of the best-preserved early twentieth century interiors in the city's downtown. Visitors always remark on the "Sam Spade" qualities of the building and note that it is a rare enclave of liberal arts professionals in a city dominated by tech.

The Mechanics' Institute needs to address longstanding water infiltration problems on the rear and side walls of the building. The institute is an excellent steward of the building, having recently restored the primary façade, but is a non-profit organization with limited fundraising capabilities. I encourage the NEH to seriously consider awarding a Challenge Grant to the Mechanics' Institute so that it can continue to serve as a cultural beacon in a fast-changing city for decades, if not centuries, to come.

Sincerely,

Christopher VerPlanck

telephone: 415.391.7486
email: chris@verplanckconsulting.com
57 Post St., Suite 810, San Francisco, CA 94104

SEPTEMBER WILLIAMS, MD
WRITER, BIOETHICISTS, FILMMAKER
NATIONAL WRITERS UNION / UAW LOCAL 1981
INTERNATIONAL FEDERATION OF JOURNALISTS

(b) (6)
[redacted]
website: www.septemberwilliams.com

To Whom it May Concern:

I am writing a letter of general support of the San Francisco Mechanics Institute Library's application for an NEH Challenge Grant. Affectionally referred to as the MIL, the Mechanics Institute Library is one of the most venerated and fiscally accessible cultural institutions in the San Francisco area. I have been a member of the MIL for a number of years and have partnered with the organization in promoting projects of our common literary and cultural concerns. Having been a National Endowment for the Humanities Institute Fellow in Black Film—early in my career as a bioethicist, writer and filmmaker—I recognized, in the MIL, not only a commitment to understand culture but to facilitate its narrative.

The MIL is true to the Aristotelian meaning of the word *mechanics*, or 'how things work.' This is important because without knowing how' things' work one cannot clarify what 'things' mean. The exhaustive schedule of activities, study groups and working groups underpin the MIL mission. The institute's physical structure belies the depth of its historic origins. Long before there was a University of California at Berkley, ordinary people went to the Mechanics Institute in San Francisco to learn—reading, writing, drafting, engineering and other technical capacities. In a region currently gone wild with elite, the MIL remains a stronghold of knowledge for ordinary people, who set their own tables and cook their own food.

Founded ten years before the Emancipation Proclamation, the Mechanics institute library carries now, and historically, works relevant to civil liberties and equality. The institute was among the earliest libraries whose holdings included a Fredrick Douglas Collection and the borrowers included Black people. Nearly decimated by the 1906 earthquake, the MIL was rebuilt a few years later. Currently, the MIL partners with, and houses, major literary organizations in the San Francisco Bay Area as well as its many patrons—7 days per week.

I often write in the Mechanics Institute Library, sitting in the stacks, looking over a balcony at the magical architecture lined with thousands of books. One day I saw a boy, who looked to be around twelve, doing his homework while waiting for his Chess lesson. Also in my eyesight, and that child's, was a two time Pulitzer Prize Winner in historical fiction. The physical structure of the MIL has the power to ignite human contact that expands culture across generations. It is in service of both the physical plant and the cultural-humanitarian that I support the Mechanics Institute Library's application for a National Endowment for the Humanities Challenge Grant.

I am gladly available for any further assistance at anytime.

Sincerely,

September Williams

September Williams, MD
Physician-writer, Bioethicist and Filmmaker
Northern California Steering Committee
National Writers Union (AFLCIO/UAW 1981)

March 2018

Jeff W. Brooke
Associate State Archaeologist
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Dear Mr. Brooke:

The Mechanics' Institute, a nonprofit organization in San Francisco, is embarking on an infrastructure repair project for its 108-year-old building. As part of our fundraising efforts for the project, the Mechanics' is applying to the National Endowment for the Humanities' Infrastructure and Capacity Building Challenge Grant program.

Founded in 1854, the Mechanics' Institute is one of the oldest cultural institutions on the West Coast of the United States. Located in San Francisco's financial district, it serves people from throughout the Bay Area, offering a library, a chess room, and cultural events. When the Mechanics' Institute lost its building in the 1906 earthquake, the Trustees and members of the Mechanics' hired Albert Pissis, a leading architect of the time, to design a new building. The nine-story building officially opened its doors at 57 Post Street in July 1910. It was declared a local landmark building in 1981.

The building is steel-framed, finished in brick and reinforced sandstone on a granite base, with a classical façade. Now more than 100 years old, the building requires important structural repairs to remain in good operating condition. The Mechanics' Institute building is a transitional masonry design and natural expansion of the brick caused the beginning of water infiltration into the walls. In 2014 several large cracks were observed on the outside and displaced brick masonry was seen along the upper corners of the building due to steel framing becoming corroded from moisture. This deterioration further displaced the brick masonry, causing cracks to the brick and protective cement plaster parge coat, which in turn increased the opportunity for water to reach the steel, creating a cycle of more corrosion and displacement.

To address these issues and ensure that our building continues to stand as a landmark cultural institution in San Francisco, the infrastructure repair project involves removal of deteriorated steel, rebuilding of brick masonry, and strengthening the cement plaster parge coat.

Per NEH application guidelines, we respectfully request a written determination from the Office of Historic Preservation on our project, indicating whether there are any properties near the project site that are listed or eligible for listing in the National Register; and if there are historic

properties, how the NEH-funded project would affect them; and if the effects would be adverse, how they might be avoided, minimized, or mitigated.

To facilitate this request and to ensure that a Section 106 review proceeds smoothly, enclosed please find a detailed written description of our project, a map demarcating the project's Area of Potential Effects (APE), descriptions of all properties in the APE that are listed in the National Register, descriptions and evaluations of all other properties in the APE that might be eligible for listing, and a description of the project's effects on historic properties.

With warm regards,

Ralph Lewin
Executive Director

Encl.

MECHANICS' INSTITUTE INFRASTRUCTURE REPAIR PROJECT

Founded in 1854, the Mechanics' Institute is one of the oldest non-secular cultural institutions on the West Coast of the United States. Located in San Francisco's financial district, it serves individuals and families throughout the Bay Area, offering a vibrant library with full-time professional staff, expert instruction and competition in chess, and a full calendar of engaging cultural events, programs, and classes.

For more than 160 years, the Mechanics' Institute has stayed true to its mission to provide a center for cultural and educational advancement**.** Our vision is to continue and expand our role in the Bay Area, creating opportunities for people to enhance their lives through knowledge, creativity, and interaction with one another.

When the Mechanics' Institute lost its building — and most of its contents — in the devastating 1906 San Francisco earthquake, the Trustees and members of the Mechanics' hired Albert Pissis, a leading architect of the time, to design a new building. The nine-story building officially opened its doors at 57 Post Street in July 1910. It was declared a local San Francisco City Landmark in 1981. It is also a Category I Building in the Downtown Plan — the highest status possible — and has been evaluated as being eligible for the National Register.

The Mechanics' Institute building was constructed to accommodate several uses, including ground floor commercial units; a general interest library on the 2nd and 3rd floors; space for meetings, programs, and a chess club on the 4th; administrative offices on the 5th; and rentable office space on floors 5 to 9. The two commercial spaces as well as the rental offices augment membership dues and contributions, allowing the Mechanics' Institute to remain open in this location for over a century. The building is steel-framed, finished in brick and sandstone on a granite base, with a classical façade.

Now more than 100 years old, the building has aged gracefully since its opening, thanks to an ongoing maintenance plan. However, some important structural repairs and improvements are critical for the building to remain in good operating condition and to maintain its status and function as a place that serves the people of the San Francisco Bay Area.

The Mechanics' Institute building is a transitional masonry design, meaning the structural steel is encased in masonry and located close to the surface. Transitional masonry buildings were not designed to accommodate movements or expansion of building material. Movement of brick is restrained with steel tiebacks and plates and at the corners with header brick. This makes the steel underneath more susceptible to moisture naturally absorbed by masonry as well as age-related cracks to the exterior.

Natural expansion of brick on the sides of the Mechanics' Institute building over the past century triggered the beginning of water infiltration. In 2014, several large cracks were discovered on the exterior walls and displaced bricks were seen along the parapet. Shortly thereafter, the Mechanics' Institute hired the engineering firm Simpson Gumpertz & Heger (SGH), one of the top international engineering firms in this area of expertise, to investigate the exterior condition of the building from top to bottom.

What SGH found in their initial investigation led them to conclude that some of the steel framing and secondary steel had experienced moisture infiltration and had eroded. Water had entered the brick walls through porous masonry, deteriorating mortar joints and unprotected parapet walls. Though much of the steel framing is coated with lead paint to protect against moisture, the paint becomes less effective once wet masonry comes into direct contact with steel. The investigation found that the lead paint had failed in several areas and the unprotected steel had corroded. This deterioration further displaced the brick masonry, creating cracks in the brick and protective cement plaster parge coat, which in turn increased the opportunity for water to reach the steel, creating an endless cycle of corrosion and displacement.

In areas where the brick masonry is close to the columns and beams, steel tiebacks and plates were installed to support the brick face to the infill walls. In some cases, the tiebacks and their dowels had corroded and the steel plates have been pushed out and are not engaged with the brick face.

Vertical cracks extend over one story in height close to the corners of the building. The investigation noted that sections of the steel beam were not encased in protective concrete and there were open joints between the top of the beams and the brick along the length of the beam. These issues allowed for additional moisture penetration, resulting in the deterioration of the column steel.

The cement plaster parge coat displayed cracks throughout the face of the building as well. This coating offers initial protection from rain exposure but over time, breaches in the masonry caused cracks in the coat. In multiple areas, the parge coat showed signs of delamination, meaning it was no longer attached to the steel beams underneath. This rendered the protective coating obsolete, allowing moisture penetration to reach the beams.

Another area that was found to have allowed a fair amount of water penetration was along the perimeter of the roof slab, specifically at the tops of the pilasters where the cement plaster parge coat deteriorated, as well as at the parapet bracing penetrations. This deterioration allowed rainwater to enter, causing erosion to the structural steel beam along the roof line. Cracks formed along the beam allowing for additional moisture to enter the walls. This in turn caused gaps through pilasters at the face and at the inside corners. Sections of the pilasters are now moving away from the building.

To address these issues and ensure that our building continues to stand as a landmark cultural institution in San Francisco, the infrastructure repair project is expansive and involves several phases of work.

Deteriorated steel beams will need to be repaired by removing the rusted erosion and then applying a corrosion-inhibitive paint system. The corroded dowels and tiebacks will need to be removed and replaced and the non-engaged steel plates will be repositioned against the brick face. This is a multi-layer process comprised of several different types of construction work and material handling.

Areas of brick masonry will need to be temporarily removed to access the deteriorated steel beams. In sections where there is cement parge coating over the brick, this non-historic coating will need to be removed. Any tiebacks, dowels, and plates that are damaged must be taken off and reconditioned and/or replaced. Protective lead paint must then be scraped off the steel beams to address the corrosion underneath. As lead paint is a hazardous material, the paint still remaining on the steel will require a licensed contractor specializing in hazardous material abatement to conduct the work.

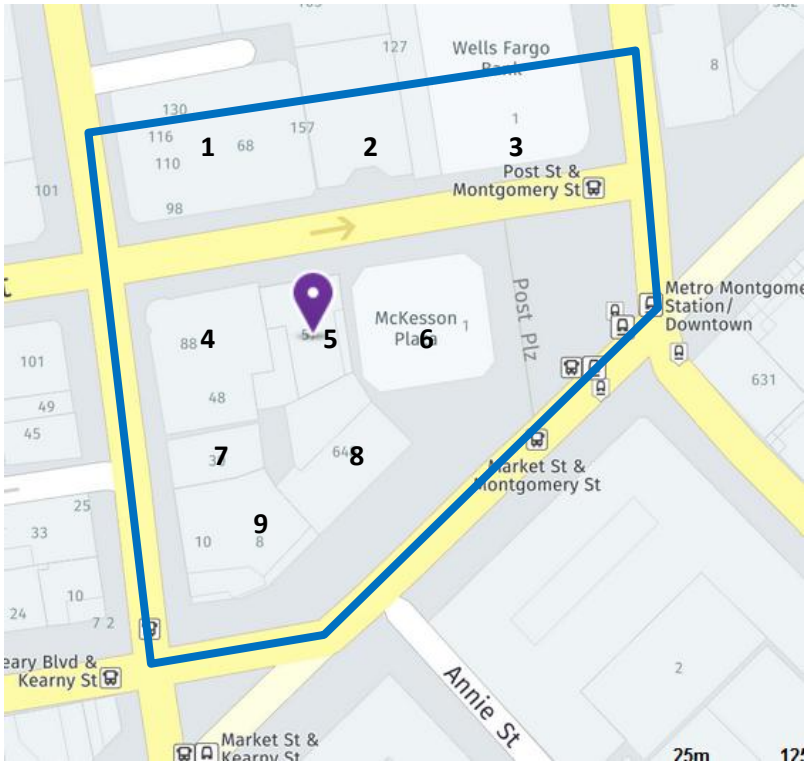
Once all the materials covering the steel beams have been removed, the corrosion can be addressed. This will require testing and abatement of any additional hazardous materials, cleaning of the steel, and then coating the refreshed steel with a rust-inhibiting paint system.

The brick masonry in the affected areas must then be rebuilt and the tiebacks reinstalled to engage the steel columns. Provisions must be included to allow for differential movement. The protective cement parge coating will then be reapplied with a longer-lasting bonding agent to match the existing coat, and breathable paint will be used to allow for expedited drying when exposed to moisture.

The parapet walls and the top face of the pilasters along the roof lines will have sheet metal copings installed to protect against future water penetration. Additionally, a sloping protective sheet and a self-adhering underlayment will be added to all parapet walls and pilaster tops, and then detailed around the roof bracing to protect the top of the wall and the roof bracing penetrations from standing water. This will significantly reduce the amount of moisture that enters the wall system.

Central to the mission of the Mechanics' Institute is the use of this building to house our outstanding library, chess club, and distinctive special collections, and to host nearly 175 programs and events each year. The building has always been essential to the purposes of the Mechanics' Institute, providing a sense of community and a gathering place for the people of San Francisco and the greater Bay Area. In order to continue to provide these services, the exterior of the Mechanics' Institute building must now be repaired and restored so that future generations can enjoy the offerings and services of this historic institution.

Map demarcating the Mechanics' Institute Project's Area of Potential Effects (APE)



Properties in the APE numbered and outlined in blue. Description includes year of opening. Please see the Descriptions of all Properties in the APE section for more information.

1 & 2: 50 Post St.
Post Montgomery Center
38-story office tower and tri-level Crocker Galleria shopping center – 1982

3: 1 Montgomery St.
Wells Fargo Bank
Bank – 1908, remodeled in 1982

4: 88 Kearny St.
22-story Citibank branch and offices – 1986

5: 57 Post St.
Mechanics' Institute – 1910

6: 1 Post St.
McKesson Plaza
38-story office skyscraper – 1969

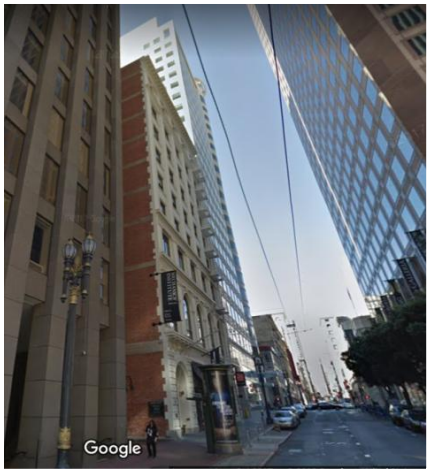
7: 30 Kearny St.
6-story office and retail building not visible from 57 Post – Unknown date (San Francisco Planning Department Code – No Historic Resource Present/Age Ineligible)

8: 660 Market St.
5-story retail and office building – 1924
*National Register eligible

9: 690 Market St.
The Ritz-Carlton
24-story residences and club, plus ground floor retail – 1890, remodeled in 2005

The Mechanics' Institute at 57 Post St. (left) is dwarfed by neighboring buildings including 1 Post St., the 38-story McKesson Plaza to its left, and 88 Kearny St., 22-stories, on its right. Across the street (pictured right) is the Post Montgomery Center, a 38-story office tower and tri-level shopping center.

(Above) Next to the Post Montgomery Center is the Wells Fargo Bank, originally built in 1908 as an 11-story office tower and bank. The upper floors were demolished in 1979 and reconfigured to a single story bank with a rooftop garden.

The photos above show the brick sides of the Mechanics' Institute building. Prominently framed in the 3rd photo is 660 Market St. This building is at the rear of the MI building (brick masonry is visible in the photo). To the left of 660 Market is 690 Market St., the 24-story Ritz-Carlton tower residences, and on its right is 1 Post St., McKesson Plaza.

88 Kearny St. (22-story Citibank building), 30 Kearny St. (6-stories), and 690 Market St. are pictured in the first photo (left) above. The Mechanics' Institute building and 1 Post St., McKesson Plaza can be seen in the picture on the right.

Descriptions of all properties in the APE that are listed in the National Register, and descriptions and evaluations of all other properties in the APE that might be eligible for listing.

Properties in the APE listed in the National Register
None

Descriptions and evaluations of all other properties in the APE that might be eligible for listing in the National Register

1 Montgomery Street
Wells Fargo Building
Planning Dept. Historic Resource Status: A - Historic Resource Present
Building across Post Street, North East of 57 Post Street
This classic Italian Renaissance bank building was designed by Willis Polk in 1908 to serve the First National Bank (later the Crocker-Citizens Bank). The building has been extensively remodeled, yet was deemed as eligible for the National Register as an individual property through survey evaluation prior to its remodeling. Originally a combination bank and office building, the property housed an 11-story office tower above the bank. The upper floors were demolished in 1979 when the neighboring Crocker Galleria and Tower were proposed as the new headquarters for the Crocker-Citizens Bank. The city provided "air space" in exchange for the demolition of the upper floors of the building at 1 Montgomery Street. The roof of the bank (now occupied by Wells Fargo) is a garden for the neighboring Crocker Galleria Shopping Center. The building is not currently listed with San Francisco Planning Department Article 10 or Article 11 designations (see note) or on the National Register or California Historic Districts.

660 Market Street
Offices, restaurants
Article 11 designation: I – Significant building, no alterations
Building behind 57 Post Street facing Market Street
Finished in 1924 by the Crocker Estate Company, this is a five-story, 42,104 square foot office building clad in Gladding McBean terra cotta. Gladding McBean & Company was founded in 1875. By 1883, it was a major manufacturer of architectural terra cotta and continues to this day as a terra cotta manufacturer. 660 Market Street is deemed as eligible for the National Register as an individual property through survey evaluation. In 1978, the Foundation for San Francisco Architectural Heritage ranked it as a category B, Major Importance building.

690 Market Street
Ritz-Carlton Club and Residences (formerly known as the De Young or Chronicle Building)
Former San Francisco Landmark #243
Building behind 57 Post Street on corner of Market and Kearny Streets
The Ritz-Carlton Residences occupy the West Coast's "first skyscraper", the former offices of the *San Francisco Chronicle*. Erected in 1890 by the famed Chicago firm Burnham & Root, the original building was eleven stories high with an exterior of ruddy sandstone and brick with a richly carved and arched entryway. A 2005 renovation added a 24-story stack of residences and a club managed by the Ritz-Carlton. The Ritz-Carlton restored the façade and added a tower clad

in concrete panels to differentiate the new tower from the historic structure. The building has a San Francisco Historic Resource Status: B - Unknown / Age Eligible, requiring further review. The building is not currently listed with San Francisco's Planning Department Article 10 or Article 11 landmark designations or with the National Register or California Historic Districts. The designation of former Landmark No. 243 was repealed in 2006. The building is currently designated as "Significant - Category II" under the terms of Article 11.

(Note: Article 10 designation refers to a list of locally designated City Landmarks and Historic Districts, similar to the National Register of Historic Places but at the local level. Landmarks can be buildings, sites, or landscape features. Article 11 designation notes conservation districts, located exclusively in the City's downtown core area. Similar to traditional historic districts, which recognize historic and cultural significance, conservation districts seek to designate and protect buildings based on architectural quality and contribution to the character of downtown. These downtown districts contain concentrations of buildings that together create geographic areas of unique quality and thus facilitate preservation of the quality and character of the area as a whole.)

Project's Effects on Historic Properties

The project scope involves the temporary removal of selected areas of brick masonry and protective coating to reach corroded steel framing underneath. Work will be performed to the brick side of the building, to the rear brick wall of the building, and to the exposed side of the building (not visible from the street) abutting the Citibank building.

There will be no alterations or changes to the exterior that will alter any of the characteristics of the Mechanics' Institute building that qualify it for eligibility for the National Register. Therefore the project will not alter, directly or indirectly, any of the characteristics of a neighboring historic property that qualify that property for inclusion in the National Register.

Explanation of why the criteria for an adverse effect were found applicable or inapplicable

We do not meet any of the criteria listed below that would be cause for an adverse effect:

- There will be no physical destruction of or damage to all or part of the property.
- All criteria for the Secretary's Standards for the Treatment of Historic Properties will be followed. There will be no alterations on the property including restoration, rehabilitation, repair, maintenance, stabilization that are not consistent with the Standards.
- There will be no removal of the property from its historic location.
- There will be no change of the character of the property's use of physical features within the property's setting that contribute to its historic significance.
- There will be no introduction of visual, atmospheric, or audible elements that diminish the integrity of historic features.
- There is no neglect of the property that causes deterioration.
- We will not be transferring, leasing, or selling the property.

Moreover, the proposed project at 57 Post Street will not adversely affect any historic properties because there are no properties within the APE listed in National Register. The project will also not alter the characteristics of any neighboring building that may qualify for inclusion in or be eligible for the National Register for the above stated reasons.

Facade Investigation

Mechanics' Institute Building
San Francisco, California
15 April 2015

SGH Project 157017

PREPARED FOR:

Mr. Michael Savage
Mechanics' Institute
57 Post Street
San Francisco, CA 94104

PREPARED BY:

Simpson Gumpertz & Heger Inc.
100 Pine Street, Suite 1600
San Francisco, CA 94111
Tel: 415.495.3700
Fax: 415.495.3550

15 April 2015

Mr. Michael Savage
Executive Director
Mechanics' Institute
57 Post Street
San Francisco, CA 94104

Project 157017 Facade Investigation, Mechanics' Institute, 57 Post Street, San Francisco, CA

Dear Mr. Savage:

At your request, Simpson Gumpertz & Heger Inc. investigated the brick masonry walls at the east, south, and west elevations of the above-named project. The enclosed report summarizes our investigative work and discusses the causes of brick facade deterioration, and provides recommendations for its repair.

Sincerely,

Simpson Gumpertz & Heger Inc.

Daniel G. Gibbons, Associate Principal
CA License C64127 P.E.

CeCe Louie, Architect (CA, NY, WA), AIA
Senior Project Manager

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Encl.

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T A B L E O F C O N T E N T S

Letter of Transmittal

CONTENTS **Page**

1. BACKGROUND INFORMATION 1

2. DOCUMENT REVIEW 2

3. FIELD OBSERVATIONS 3
   - 3.1 Typical Construction 3
   - 3.2 Investigative Openings 4
     - 3.2.1 Vertical Cracks through Brick 4
     - 3.2.2 Cracks in the Cement Plaster Parge Coat 4
     - 3.2.3 Brick Material 5
     - 3.2.4 Cement Plaster Parge Coat 6
     - 3.2.5 Concrete Encased Floor Beams 6
   - 3.3 Roof Parapet 6
   - 3.4 Penthouse 7
   - 3.5 Temporary Repairs Installed by WWP 7

4. DISCUSSION 8
   - 4.1 Brick Wall System 8
   - 4.2 Steel Encased in Brick Masonry 8
   - 4.3 Differential Movement 9
   - 4.4 Unsupported Brick Masonry 10
   - 4.5 Floor Beams 10
   - 4.6 Brick Material 11
   - 4.7 Cement Plaster Parge Coat 12
   - 4.8 Parapet Walls and Pilaster Tops 12

5. CONCLUSION 14
   - 5.1 Brick Wall System 14
   - 5.2 Brick Masonry 14
     - 5.2.1 Cement Plaster Parge Coat 14
   - 5.3 Parapet Walls and Pilaster Tops 14

6. RECOMMENDATION 15
   - 6.1 Further Investigation 15
   - 6.2 Laboratory Analysis 15
   - 6.3 Brick Wall System 15
   - 6.4 Brick Masonry 15
   - 6.5 Cement Plaster Parge Coat 16
   - 6.6 Parapet Walls and Pilaster Tops 16

ILLUSTRATIONS

FIGURE 1 – BUILDING PLAN SHOWING DROP LOCATIONS
FIGURE 2 – WEST ELEVATION – INVESTIGATION OBSERVATIONS
FIGURE 3 – EAST ELEVATION – INVESTIGATION OBSERVATIONS
FIGURE 4 – SOUTH ELEVATION – INVESTIGATION OBSERVATIONS
FIGURE 5 – REPAIR NOTES
FIGURE 6 – BUILDING PLAN SHOWING REPAIR RECOMMENDATIONS
FIGURE 7 – WEST ELEVATION – REPAIR RECOMMENDATIONS
FIGURE 8 – EAST ELEVATION – REPAIR RECOMMENDATIONS
FIGURE 9 – SOUTH ELEVATION – REPAIR RECOMMENDATIONS

PHOTOS

FACADE INVESTIGATION
EAST, SOUTH, AND WEST ELEVATIONS
MECHANICS' INSTITUTE BUILDING
57 POST STREET
SAN FRANCISCO, CALIFORNIA

1. BACKGROUND INFORMATION

57 Post Street, originally called the Mechanics' Institute Building, was designed by Albert Pissis and constructed in 1909. The nine-story building's structural system is steel frame with brick infill walls. The Post Street facade (north) is composed of painted sandstone cladding (Photo 1). The building perimeter walls at the east, west and south elevations are brick (Photo 2). Most of the perimeter brick walls are finished with a painted cement plaster parge coat (Photo 3). The south and partial east elevation of the tower is exposed brick.

In January 2015, the Mechanics' Institute retained Simpson Gumpertz & Heger Inc. (SGH) to perform a facade investigation at the brick-faced elevations. The sandstone cladding, the windows, and the window perimeter joint conditions were not included as part of this investigation. We were informed by Michael Savage (Executive Director) that there are no known leaks at this time.

The purpose of this investigation was to understand the nature of original construction, verify if the construction observed is what is shown on the original drawings, document conditions of the brick and underlying construction, and review roof conditions as they relate to the condition of the walls.

On 29 January 2015, we met with Mr. Savage and Western Waterproofing Company (WWP) and identified six suspended scaffold drops at various brick-faced elevations for up-close observations and investigative openings to expose the underlying conditions (including steel). We also selected certain drops at locations with observable vertical cracks to provide WWP the opportunity to install temporary repairs during the investigation.

2. DOCUMENT REVIEW

The Mechanics' Institute provided us with the following documents:

- Original Architectural Drawings by Albert Pissis dated 1909
- Original Structural Drawings by Rich. G. Doerfling dated January 1909
- As-Built Drawings by As_Build Services, Inc. dated 30 November 1998
- "Stone Repairs for the Mechanics' Institute" by Page & Turnbull Inc., dated 28 July 2001
- Original specifications, dated 1910

The As-Built Drawings do not provide sections showing roof and wall assemblies.

The stone repair drawings are related to work performed at the north elevation (Post Street) which is not part of this investigation. The following is pertinent information from these documents.

Original Architectural and Structural Drawings

The building is constructed of steel beams and columns with brick masonry infill walls. The east and west courtyard elevations have 24 in. shelf angles outboard of the steel columns at pilaster locations. The beam extends 12 in. beyond the column at the courtyard corners. The roof slope is provided by a 10 in. deep sloped steel member encased in concrete.

Original Specifications

We noted the following from the original specifications:

- Steel Work section states "…paint same two coats of pure red lead and linseed oil paint."
- Floor and Roof Slabs and Reinforced and Fireproofing section states that there should be 2 in. minimum of concrete cover about (above and below) steel beams, and "No. 10 wire looped around beams or by another method satisfactory to the Architect."
- Brick Work section states "Build tight against all steel columns and girders, with mortar joints between masonry and steel. Fill hollow side of wall columns solid full of brick and mortar, and furnish and set 1/4" diameter metal ties spaced 2'0" apart full height of all wall columns and looped around some and extending nearly through wall."

3. FIELD OBSERVATIONS

SGH looked up-close at the brick-faced elevations between 17 February and 18 March 2015. Refer to Figure 1 for a plan of the drop locations and Figures 2 – 4 for our visual observations and destructive testing (DT) locations. We summarize our observations made during destructive testing below.

3.1 Typical Construction

Based on our observations, we confirmed that the building is constructed of steel beams and attached with rivets to columns and the walls are infilled with brick. The perimeter floor steel beams are encased in concrete and the bottom of the beam is located at the top of the window heads. We confirmed that the columns at corners and pilasters (columns projecting slightly from the wall face) are located as shown on the original structural drawings, but we did not observe the shelf angle at the destructive testing locations. The concrete encased beams are 21 in. in height and are not continuous at the building corners. We observed that the concrete portion of the beam terminates 8 in. – 20 in. short of corners (Photo 6 and 8).

The pilaster columns are steel encased with brick. The brick is tied back either through the use of header brick, or 5/8 in. – 3/4 in. diameter steel dowels with 6 in. x 7 in. x 1/2 in. steel plates (i.e., “tiebacks”) on the exterior face. The steel tiebacks are also used at the exposed brick walls (Photo 5 and 7). The steel tiebacks were installed during original construction and coated with red or white paint. The tiebacks were installed as the brick was placed with the plate attached at the exterior face of the brick (Photos 9, 10, 29, and 30). The dowels are spaced 4 – 5 ft on center and on either side of the steel column. The 1/4 – 1 in. thick cement plaster parge is applied flush to the steel plates (Photos 3, 9, 10, and 41). Approximately 10% of the tieback steel plates that we observed are either corroded (Photo 11) or not engaged with the brick face (Photo 12).

The typical brick wall is 12 in thick and composed of three wythes of brick. The outer wythe of brick is 4 in. wide by 2-3/8 in. high by 8 in. deep. Mortar joints between the brick range from 1/2 – 1 in. wide (Photo 4). The brick coursing is defined as “common” (i.e., five courses of running bond and one header) (Photo 5). At corners, the brick courses alternate header and running bond (Photo 6 and 7) in order to tie two intersecting wall faces. This alternating brick coursework is interrupted at the concrete encased floor beams (Photo 2 and 6).

The windows are steel-clad wood windows (Photo 3). Bird-deterrent wires are adhered to the top face of most window sills.

3.2 Investigative Openings

We made investigative openings at several crack locations. At all locations, we observed corroded steel or corroded tie wires, or the lack of a relief angle. We observed the following concealed conditions:

3.2.1 Vertical Cracks through Brick

We observed two vertical cracks extending over one-story in height, and located approximately 10 in. and 20 in. from the corners (DT #1.1 and #3.1). Cracks were coincident to corroding flanges and rivets of the steel column. (Photo 13 – 18).

We observed vertical cracks in brick located approximately 4 in. from the corners and saw the following concealed conditions:

- The brick is displaced at the southeast corner at the second floor roof level (Photo 19 and 20). After removing brick at DT#5.1, we observed a 4 in. section of the floor line steel beam that is not encased in concrete (Photo 21 – 23). There is also an open joint between the top of the concrete encased beam and brick along the length of the beam. At this joint, we observed the top flange of the steel beam.

- The vertical crack in DT #3.2 is aligned with the corroded vertical leg of a steel relief angle and the corroded column flange (Photo 24 – 27). Prior to removing any brick, the end of the relief angle is partially exposed. A horizontal crack is aligned with the relief angle leg at the west elevation (Photo 28).

- A long vertical crack at the west end of the south exposed brick wall is aligned with the location of a missing relief angle at the ninth floor level and extends from the ninth floor to the roof (Photo 24, 38 – 40).

Cracks through pilasters occur at the face and at the inside corners. Sections of the pilaster are moving away from the building. At both DT#2.2 (Photo 29 – 33) and DT#4.2 (Photo 34 – 37), the vertical crack at the face of the pilaster aligns with corroding column steel.

3.2.2 Cracks in the Cement Plaster Parge Coat

Refer to Figures 2, 3 and 4 for the crack locations. We made investigative openings through the cement plaster parge coat to determine the origin of cracks and observed the following:

- At horizontal cracks between window heads (Photo 41, 47, and 48), the crack aligns with cold joint between the concrete encased floor beam and the brick construction below (Photo 42 and 43).

- At long horizontal cracks approximately 20 in. above the ninth floor window heads (Photo 44 and 45), the cracks align with the transition between brick and the concrete encased floor beams (DT# 2.1) (Photo 46).

- We observed a consistent pair of parallel horizontal cracks approximately 10 in. apart and approximately aligned with the roof line (Photo 45 and 46). We did not make an opening at this condition. We did not observe whether this condition aligned with a steel roof framing member that is embedded in infill brick wall.

- At vertical cracks above window heads (Photo 47 and 48), the cracks align with cracks in the concrete encased beam at DT #4.2 (Photo 49 and 50). We observed similar vertical cracks in the concrete beams at the south elevation, without the cement plaster parge coat (Photo 51 and 52). At the exposed south elevation concrete encased beams that have a parge coat (Photo 52), the parge coat has delaminated at numerous locations.

- Cracks in the cement plaster parge coat at the window sills (Photo 53 and 54). We did not remove the parge coat at sills with cracks.

3.2.3 Brick Material

We observed the following general conditions at the brick material at the south and west elevations (Drop #3 and Drop #6 respectively):

- At floors 3 – 7, the mortar joints are generally flush with the face of the brick, but there are isolated locations where the mortar is missing (Photo 55 and 56). The mortar joints are eroded at brick between floors 8 and 9 (Photo 57 and 58), and have eroded more than 1/4 in. at the parapet wall (Photo 60). We were able to scrape the joints at the roof parapet wall with a blunt tool and determine that approximately 50% of the mortar is soft and loose.

- The exposed brick is dense and the fired surface is sound. There are isolated brick with deteriorated surfaces.

- The brick at floors 2 and 3 of the west elevation (Drop #6) and at the parapet of the south elevation are painted (Photo 59 and 60). The paint at the west elevation is loose and flaking off.

We observed the brick cladding at the east elevation from level 1. The brick from level 1 to level 2 is not uniformly aligned, and the mortar joints are not tooled (Photo 61 and 62). Also, the brick color around the door at the southeast corner does not match the brick on the rest of the building (Photo 63). From our observations at level 1, the brick at level 2 is similar to the condition of the brick at the south elevation.

3.2.4 Cement Plaster Parge Coat

We documented the following conditions:

- We tapped the cement plaster parge coat to sound for voids behind the plaster on the west elevation (Drop #4). We heard hollow sounds at the window heads, in the field of the wall, and at the window sills (Figure 2). We observed past repairs to the cement plaster parge coat, many of which are located at window heads (Photo 64 and 65).

- Partially painted brick underneath the cement plaster parge coat (Photo 34). The brick was not consistently painted throughout the openings in the cement plaster parge coat.

3.2.5 Concrete Encased Floor Beams

The steel beams are encased in concrete. The concrete encasement is reinforced with tie-wires in both the horizontal and vertical directions. We observed section loss and pitting of the tie-wires (Photo 46 and 50).

We also observed horizontal cracks at the mortar joint between the concrete encased beam and the brick infill (Photo 51).

3.3 Roof Parapet

We surveyed the main roof and some of the low roof accessible during the drops and documented the following conditions:

- At the main roof parapet, the roof membrane is turned up the inside of the parapet wall and applied to the top face of the wall. The roof membrane is coated with a silver colored (aluminum emulsion) coating (Photo 66 – 70).

- The main roof parapet walls are reinforced with diagonal steel bracing and angles. The steel angles are installed along the top face of the parapet wall and connected to steel bracing attached to the roof slab through the roof membrane (Photo 67). There is a metal angle at the exterior side of the parapet with sealant or mastic at the transition to coating (Photo 69). We observed gaps in the coating and at the metal angle corners and transition to pilasters, exposing the horizontal sections of brick masonry to weather (Photo 70 and 71). At the southwest corner, we observed displaced brick at the corner where the brick masonry is exposed to weather (Photo 72).

- At all lower roofs, except at the east elevation level 1 roof (Photo 73), we observed the roof parapets to be similar to the main roof (Photo 74 – 78).

- There is netting and other bird deterrent, including electrical wiring, attached to the low roof parapets.

3.4 Penthouse

There is a one-story penthouse located along the east side of the main roof. We observed cracks in the cement plaster parge coat applied to the walls of the penthouse. Similar to the main roof, there is no sheet metal coping at the top of penthouse wall parapets (Photo 79 and 80).

3.5 Temporary Repairs Installed by WWP

WWP installed self-adhered sheet membrane (SASM) over the face of the exterior opening and sealed the edges of the SASM with sealant (Photo 81). At several locations, and particularly at DT#1.1, SGH recommended WWP install temporary repairs to further stabilize the brick walls as the schedule for the repairs has yet to be determined. SGH did not design the temporary repairs. WWP reported that they anchored plywood onto the wall with wedge anchors at DT#1.1 (Photo 82 and 83). They also installed metal straps onto the plywood, and anchored them to the existing wall opening with wedge and epoxy anchors. At DT#5.1, WWP installed helical anchors (Photo 84).

4. DISCUSSION

4.1 Brick Wall System

The Mechanics' Institute is a transitional masonry structure, which is a type of building built in the period between mass masonry load bearing construction (pre-1890) and curtain wall structures (post WWII). Transitional masonry buildings have construction elements from each of these types of construction; thick masonry walls that act as barriers against the weather, and the loads from the floor slabs and walls are supported by the structural steel framing. Mass masonry walls are thick enough such that they act as reservoirs; water is absorbed through the porous masonry but eventually evaporates to the exterior. The transitional building masonry walls are not as thick as mass masonry structures but behave similarly, as barriers against the weather. Transitional masonry buildings' structural steel is usually encased in the masonry, which is the case at the Mechanics' Institute; the steel is located close to the surface and is therefore more susceptible to moisture absorbed by the masonry and its deteriorative effects.

4.2 Steel Encased in Brick Masonry

The Mechanics' Institute steel columns and ancillary steel are encased in brick infill and the floor beams are encased in concrete for fireproof protection, an important construction consideration for builders after the 1906 earthquake. Water enters masonry walls through the porous masonry, deteriorated mortar joints, cracks, and unprotected parapet walls. The steel framing and ancillary steel are coated with lead paint to protect them against moisture; however, the paint is less effective once the masonry is in intimate contact with the steel becomes wet. The lead paint eventually fails and the unprotected steel corrodes and expands. The expansive force of the corrosion process further deteriorates the protection coating, and displaces the brick masonry that is installed tight to the steel. This displacement cracks the brick, which allows more moisture to enter and reach the underlying steel. The cement plaster parge coat offers initial protection from rain exposure, but over time, cracks in the masonry cause cracks in the parge coat, further reducing the parge coat's ability to prevent water infiltration.

In general, the corroding steel members will need to be repaired by removing the corrosion and applying a corrosion-inhibitive paint system. The only way to access the corroding steel is to remove the surrounding. Lead paint is a hazardous material and the paint still remaining on the steel will require removal by a qualified hazardous material abatement contractor. The brick removed will require replacement as well as provisions installed for expansion of the new brick.

It is likely that more brick than is shown on Figure 7 – 9 will require removal and replacement in order to completely expose the corrosion.

One area we did not expose to determine the cause of cracking is at the perimeter of the roof slab. There are consistent cracks aligned with the roof slab. The original structural drawings indicate that there is a 10 in. steel beam at the perimeter of the roof and the horizontal cracks we observed are approximately 10 in. apart. We suspect that the cracks are related to this structural steel member and that the steel is most likely corroding. Repairs will require the removal of brick to access the steel in order to clean, coat and further review the existing construction.

4.3 Differential Movement

Transitional masonry buildings were not designed to accommodate movements such as thermal and seismic. Newly installed brick will undergo an irreversible moisture-related expansion. Modern day buildings accommodate for this movement by the use of vertical and horizontal expansion joints. Transitional masonry buildings lack these joints. The outer wythe of brick is restrained against movement because it is tied back to the infill brick courses and at corners with header brick. In the case of Mechanics' Institute, this differential expansion and lack of provisions for expansion are most pronounced at outside corners and inside corners at the pilasters. It is likely that cracks were initially caused by moisture-related expansion of the brick. Water then entered and reached the steel columns and relief angles and commenced the corrosion process. We observed this at columns with long vertical cracks (DT#1.1, DT#3.1 and DT #3.2). The expansive force of the corrosion process further displaced the brick and created wider and longer cracks.

Another example where differential movement is causing cracks and displacement was exposed at DT #5.1. The concrete encasement around the steel floor beam is discontinuous at the end of the beam, and the brick, normally supported by the concrete encased floor beam, is tied back to brick infill installed against the steel beam (Photo 20).

There are horizontal cracks in the cement plaster parge coat which coincide with cold joints between the brick and concrete encased floor beams. Thermal movements and moisture-related expansion of the brick between the floor beams cause cracks in the mortar joint between the brick and concrete beam which telegraphs through to the parge coat. We expect the original brick has undergone the maximum expected moisture-related expansion and the only

repair required is in the parge coat finish. The rebuilt brick will require expansion joints for moisture-related expansion.

4.4 Unsupported Brick Masonry

Based on our observations, the southeast corner at the tower is a unique condition where relief angles are supporting the brick at the corner. The vertical crack we observed at the ninth floor (Photo 39 and 40) is due to a missing relief angle at the ninth floor. This angle can be installed during the repairs. Brick will need to be removed to access the floor beam. The rebuilt brick will include provisions for expansion.

There are other areas of the brick construction where brick headers are not used to tie back the face brick to the infill brick walls. This occurs where the brick is close to the steel columns or beams. At these locations, the steel tiebacks are utilized in lieu of the brick headers. The tiebacks are not spaced 2 ft on center per the project specifications, but 4 – 5 ft on center. The diameter of the rods (1/2 in. – 5/8 in.) is greater than the specified 1/4 in. Also, there is a steel plate at the face of the wall. Based on our observations, the tiebacks as installed are effective and remain effective as long as the steel dowels are not corroded, and the steel plates are engaged with the brick face. Corroded steel dowels will need to be removed and replaced and non-engaged steel plates repositioned against the brick face. Corroded steel plates will also require removal and replacement of both the dowel and the plate. Ideally, the condition of the steel dowels will be exposed where the brick is removed to access steel columns and beams. We do not have enough information on the condition of all steel tiebacks, but it is reasonable to assume, based on our observations, that the steel tiebacks located at higher floor elevations and below parapet walls are more affected by moisture-related corrosion. As a prudent measure these tiebacks will need to be exposed to determine their condition and replaced if corroded.

4.5 Floor Beams

The concrete fireproofing is providing some level of weather protection for the steel floor beams. We did not observe horizontal cracks in the concrete aligned with the steel beam flanges at DT#2.1 and DT#4.2 which indicates the concrete encasement is providing sufficient protection for the steel. Portions of the steel floor beams that are not protected by the concrete are corroding. The end of the steel floor beam exposed at DT #5.1 was not encased in concrete. The combination of the absence of an expansion joint and the steel beam encased in brick masonry has resulted in both displacement and corrosion of approximately the last 20 in. of this

beam. Repairs to the steel beams that are not encased in concrete will require the removal of brick to expose the beam in order to clean and coat with corrosion-inhibitive coating system. The rebuilt brick will need to be tied back to the steel or adjacent brick infill if possible, and provisions for differential movement installed.

The tie wires used in the fire protective-concrete around the steel floor beams are corroding (Photo 46 and 50) due to their close proximity to the outer surface of the exposed concrete. We suspect that the expansive forces of the corroding small diameter tie wires are not enough to crack the cement plaster parge coat, as we did not observe cracks in the cement plaster parge coat correlating to tie wires.

The exposed concrete beams at the main tower's south elevation have vertical cracks in the face of the concrete. These cracks are shrinkage cracks, which are normal and expected in concrete. These shrinkage cracks are telegraphing through the cement plaster parge coat where it is applied (DT #2.1). We saw patch repairs to these cracks during our investigation. There may be cracks that are not repaired and will require patch repairs by removing the parge coat, routing out the crack and sealing it.

The pilaster brick outboard of the floor beams (Photo 35) is not supported by the floor beams but are currently tied back to the substrate masonry through the steel tiebacks. As long as the tiebacks are not corroded, this existing construction will not require repair. The pilaster brick will require rebuilding where the steel tiebacks are corroded and where the brick is removed to access corroded steel framing.

4.6 Brick Material

The exposed brick we observed at the south elevation is in relatively good condition for a building over 100 years of age. There is little deterioration of the face brick, which indicates the face brick is a good quality brick. The mortar joints tend to weather at a faster rate than brick because it is a softer material. Where the mortar joints are exposed, we saw missing, eroded, and softened mortar that is normally expected for a building of this age. We also observed that mortar joints exposed at higher floor elevations or located below parapet walls is more heavily eroded, also an expected occurrence. Eroded or missing mortar allows water into the brick wall system and should be repointed to reduce water infiltration. Based on observations we made at representative investigative drops (Figures 7 – 9), we estimate the amount of repointing that will be required at the exposed mortar joints.

It is probable that the east elevation from ground to level 2 was not originally visible to the public, or there was an adjoining building at the time of original construction, resulting in misalignment and lack of smooth tooled mortar joints. Now that this wall is exposed to the weather, all joints missing mortar should be pointed to provide weather protection.

Where the cement plaster parge coat is applied, the mortar joints are better protected. We do not expect the need to repoint mortar joints in these areas.

4.7 Cement Plaster Parge Coat

We do not know if the parge coat is part of the original construction or added at a later date, but we understand it is included as the historic fabric and must remain in place. The cement plaster parge coat directly applied to the brick masonry and concrete encased beams is providing protection at the surface against bulk water as long as the parge coat is bonded to the substrate surface and there are no cracks in the parge coat. A design flaw of the parge coat is that once water is in the brick wall system, it takes longer for water to evaporate where the parge coat is applied, increasing the period of water retention and exposure of the steel to moisture. In comparison, we observed far fewer corroded steel-related conditions at exposed brick walls.

The hollow sounding cement plaster parge coat is one indication that it is not fully bonded to the substrate. Over time, the debonded parge coat may crack, spall, and fall from the building. We documented a higher concentration of debonded parge coat at window heads, which is coincident to parge coat patch areas (Photo 64 and 65). As mentioned earlier, the patches appear related to shrinkage cracks in the concrete encased floor beam. Debonded patches or parge coat will need to removed and replaced.

We did not remove the cement plaster parge coat at the window sills to determine the existing construction and cause of cracks. The cracking may be shrinkage cracks in the cement plaster due to increased expansion and contraction from weather exposure at a horizontal surface. The extent of cracking at sills is limited compared to the cracks at the window head, corners, pilasters and at the parapet. For budgeting purposes, the cracks at the window sill can be treated similarly to the cracks caused by differential movement between the window heads at the brick to concrete transitions.

4.8 Parapet Walls and Pilaster Tops

The parapet walls are exposed on three sides (exterior side, roof side, and top side) and allow the greatest amount of water into the wall system if not well protected. The roofing membrane

was later turned up the roof side of the wall and over the top face. Although currently protecting portions of the parapet, it is ineffective at the parapet bracing penetrations, which are made through the top surface. We observed that the steel columns and embedded steel located below the parapet walls is in worse condition than at lower floor levels. For example, the long vertical crack at the west end of the south wall correlates to an exposed and unprotected top face of the parapet wall (Photo 71).

The top face of the pilasters will also allow water intrusion for reasons previously mentioned. There is evidence that the tops of the pilasters were originally finished with the cement plaster parge coat, but the coating is cracked and missing.

Adding sheet metal copings and self-adhered underlayment to all parapet walls and pilaster tops and detailed around the roof bracing will protect the top of the wall and the roof bracing penetrations, and significantly reduce the amount of water that enters into the wall system and reaches the steel.

5. CONCLUSION

Based on our investigation, we conclude the following:

5.1 Brick Wall System

- The Mechanics' Institute is a transitional masonry building. The steel framing and secondary steel is susceptible to moisture infiltration and eventually corrodes once the protective lead paint deteriorates.

- Corroding steel displaces the brick masonry causing cracks, which in turn increases the opportunity for bulk water to reach the steel.

- There are no provisions for movement in the Mechanics' Institute brick masonry walls. This has resulted in cracking and displacement of the brick and opportunity for bulk water to reach the steel.

- The concrete encased steel beams are adequately protected from weather but not the tie wires used in the concrete fire protection. The corroded tie wires are not causing damage to the concrete encasement.

5.2 Brick Masonry

- The mortar joint are deteriorated from weather and duration of exposure where walls are exposed (i.e., not covered with parge coat).

- The mortar joints at brick walls covered with the cement plaster parge coat are in good condition.

5.2.1 Cement Plaster Parge Coat

- Cracks in the cement plaster parge coat are caused by differential movement between substrate materials (e.g., between brick and concrete encased beams), and cracks in the substrate telegraphing through to the surface (e.g., concrete shrinkage cracks).

5.3 Parapet Walls and Pilaster Tops

- The lack of sheet metal copings at the parapet walls is allowing water into the wall system and exacerbating the condition of the steel members and secondary steel.

- The roof membrane applied to the top face of the parapet walls does not function as effectively as sheet metal, and is not protecting the parapet walls where parapet bracing is attached.

- The parge coat applied to the top of the pilaster tops is deteriorated and no longer functioning to protect the surface. We conclude a sheet metal coping is required to provide a long-term solution to preventing water from reaching the pilaster column steel.

6. RECOMMENDATION

Refer to Figures 5 – 9 illustrating schematic repairs and their extent. Based on our investigation findings and conclusions, we recommend the following repairs (which are itemized after 6.3 based on the referenced figures):

6.1 Further Investigation

- Remove brick at the two parallel horizontal cracks at the roof line to expose the steel, determine its condition, and develop repairs. As a precaution, we are including repairs to the roof slab steel with the expectation that the roof steel is corroded and requires access, cleaning and the application of a rust-inhibiting paint system, and rebuilding of the brick.

6.2 Laboratory Analysis

We recommend the following laboratory testing:

- Petrographic analysis of the existing pointing mortar in order to specify a similar mix design for the mortar during repairs.

- Test all existing paint for hazardous materials.

6.3 Brick Wall System

1. Remove cement plaster parge coat (as required) and brick to expose the underlying corroded steel framing member(s) at corners, pilasters, and along the roof line (as required pending further investigation). Anticipate that corrosion of the steel framing members extends slightly beyond extent shown in the illustrations to completely address the corrosion. Abate hazardous materials, clean steel, and coat steel with rust inhibitive paint system. Rebuild brick masonry and tie brick back to steel column (e.g., nelson studs and tie wires) or sound brick infill and install provisions for differential movement. Apply cement plaster parge coat to match existing and apply breathable paint. Remove and reinstall vents and downspouts as necessary to access brick.

2. Remove cement plaster parge coat (as required) and brick to fully remove corroding tieback rods and plates. Budget for 10% of rods and plates independent of Repair 1. Rebuild brick masonry area and install stainless steel rods and painted plates. Patch parge coat.

3. Remove unsupported brick and install stainless steel relief angle. Rebuild brick and add provisions for differential movement if necessary.

4. Rout out and install sealant joint between brick and all exposed concrete encased floor beams. Coat concrete with vapor permeable coating.

6.4 Brick Masonry

5. Repoint deteriorated mortar joints.

6. Test paint on painted brick walls for lead, asbestos and other hazardous material. Abate as necessary. Remove all loose paint (budget for 20%) and repoint deteriorated mortar joints or where mortar is missing. Refer to Figures 7 – 9 for percentage of mortar joints requiring repointing. Recoat brick walls with vapor permeable coating.

6.5 Cement Plaster Parge Coat

7. Test paint on cement plaster parge coat for lead, asbestos and other hazardous material. Abate where necessary and where repairs are made. Sound and remove all hollow sounding cement plaster parge coat back to bonded material. Install bonding agent between substrate and new parge coat. Install parge coat patch.

8. Rout and seal (with sealant prior to recoating) the previously repaired, 1/16 in. or greater cracks in the cement plaster parge coat, at the following locations:

- Horizontal cracks between window heads.
- Vertical cracks above window heads.
- Horizontal cracks located at cold joint between brick and concrete encased beam.
- Horizontal and vertical cracks at window sill.

9. Rout and seal cracks in the concrete encasement floor line beams at the exposed brick elevations prior to recoating.

10. Test paint on cement plaster parge coat for lead, asbestos and other hazardous materials. Strip all existing paint and coating, abate as necessary. Coat all cement plaster parge coat with vapor permeable coating.

6.6 Parapet Walls and Pilaster Tops

11. Install continuous painted sheet metal copings at all parapet walls and pilaster tops. Install continuous pressure treated wood blocking sloped 1/2 in./ft to the roof side at the top of the parapet wall. Install self-adhered underlayment over the wood blocking. Detail sheet metal coping around parapet bracing. Provide and install reglet and counterflashing on the roof side to facilitate future re-roofing.

12. Remove cement plaster as required at roof to wall transitions to install sheet metal saddle flashing set in a reglet joint.

ILLUSTRATIONS

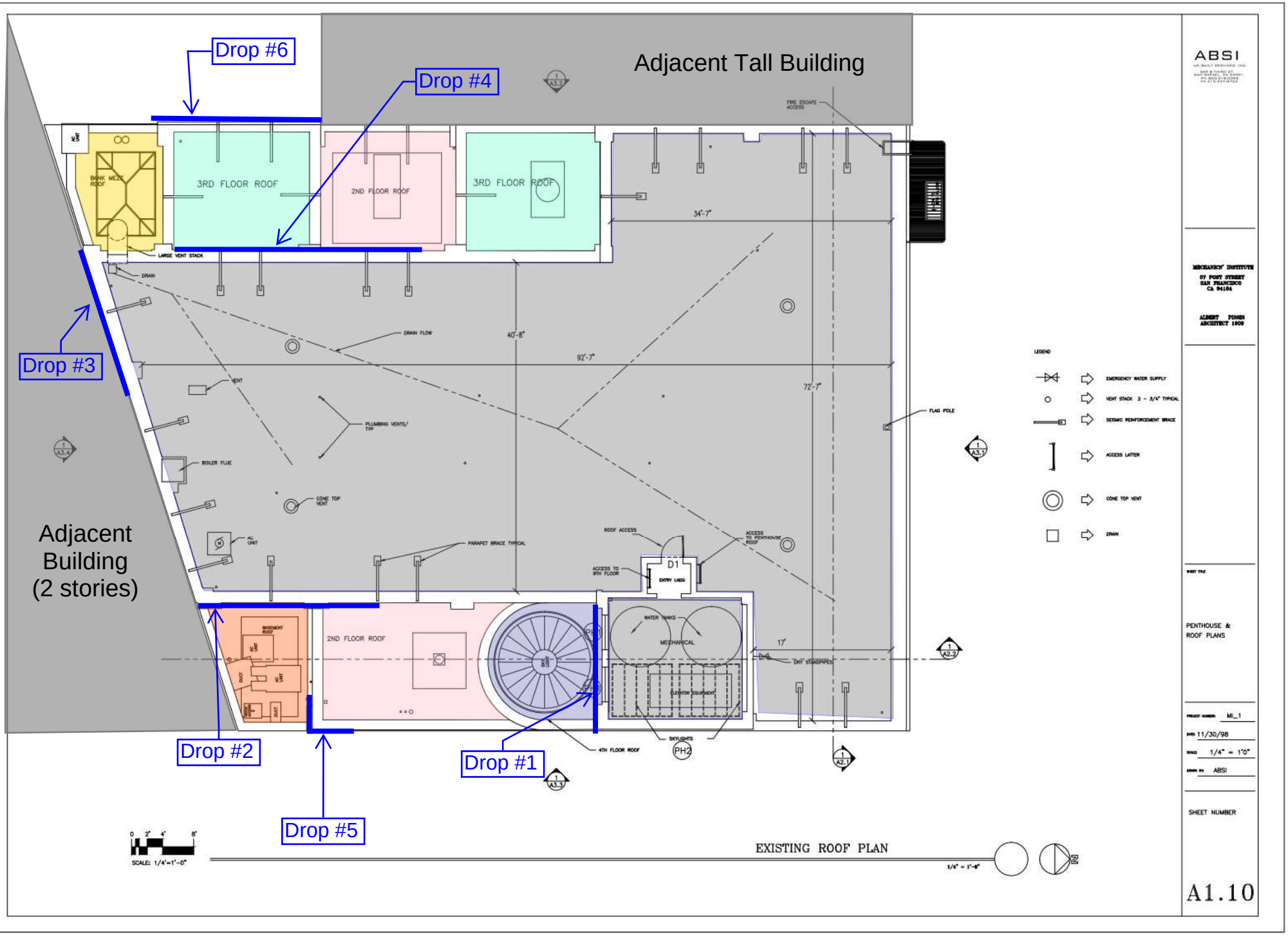


Figure 1 - Scaffolding Locations during Survey

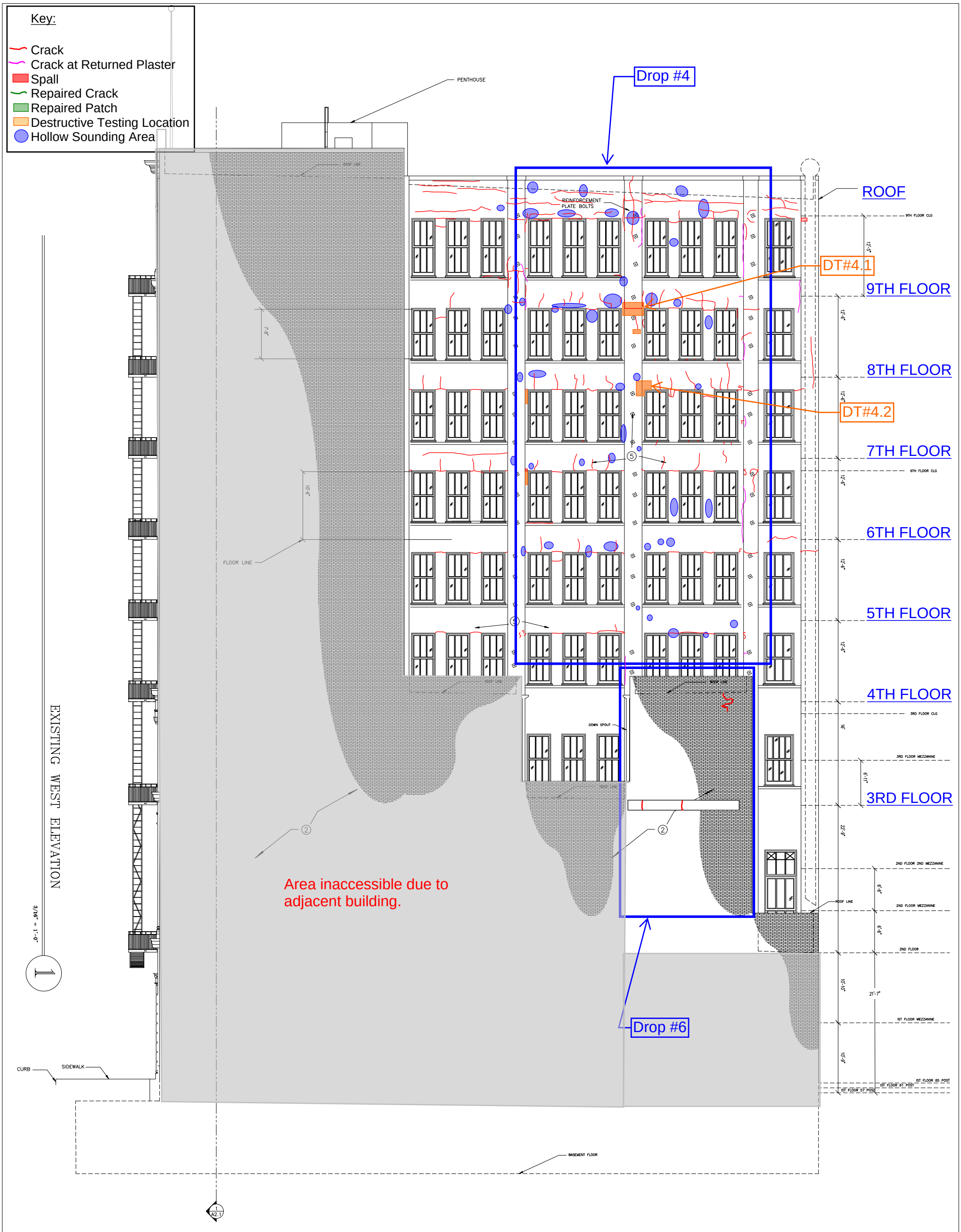
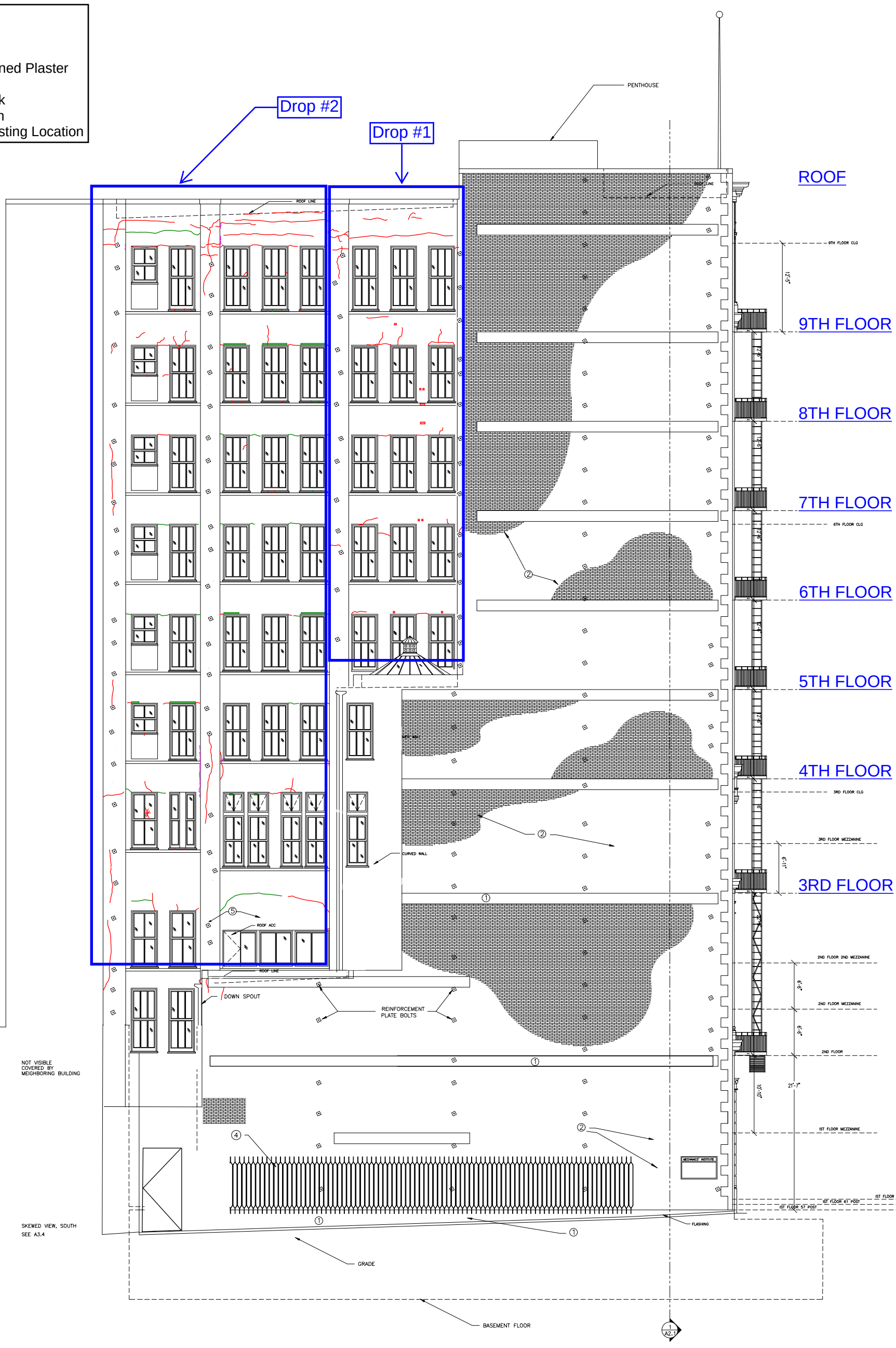


Figure 2 - Investigation Observations

Key:

- Crack
- Crack at Returned Plaster
- Spall
- Repaired Crack
- Repaired Patch
- Destructive Testing Location



LEGEND

① = CONCRETE
② = BRICK, EXPOSED
③ = STONE, PAINTED
④ = ORNAMENTAL IRON
⑤ = STUCCO
⑥ = METAL
⑦ = WOOD

MECHANICS' INSTITUTE
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SAN FRANCISCO
CA 94104

ALBERT PISSIS
ARCHITECT 1908

EAST ELEVATION

PROJECT NUMBER: ML_1
DATE: 11/30/98
SCALE: 3/16" = 1'-0"
DRAWN BY: ABSI

SHEET NUMBER
A3.3

ABSI
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Figure 3 - Investigation Observations

Key:

- Crack
- Crack at Returned Plaster
- Spall
- Repaired Crack
- Repaired Patch
- Destructive Testing Location

Drop #3
Drop #2
Drop #1
DT#1.1
DT#3.1
DT#3.2
Drop #5
DT#5.1
PENTHOUSE
ROOF
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
IST FLOOR MEZZANINE
IST FLOOR
9TH FLOOR CLG
6TH FLOOR CLG
3RD FLOOR CLG
3RD FLOOR MEZZANINE
2ND FLOOR 2ND MEZZANINE
2ND FLOOR MEZZANINE
IST FLOOR 65 POST
IST FLOOR 61 POST
IST FLOOR 57 POST
ROOF LINE
CURVED WALL
DOWN SPOUT
REINFORCEMENT PLATE BOLTS
ABANDONED METAL EXHAUST DUCT
GRADE
BASEMENT FLOOR
Area inaccessible due to adjacent building.
NOT VISIBLE COVERED BY ADJACENT BUILDING

EXISTING SOUTH ELEVATION

3/16" = 1'-0"

1

SCALE:3/16"=1'-0"

0 4' 8' 16'

SOUTH ELEVATION

LEGEND

① = CONCRETE
② = BRICK, EXPOSED
③ = STONE, PAINTED
④ = ORNAMENTAL IRON
⑤ = STUCCO
⑥ = METAL
⑦ = WOOD

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PH 415-431-5029
FX 415-431-5024

PROJECT NUMBER: M1_1
DATE: 11/30/98
SCALE: 3/16" = 1'-0"
DRAWN BY: ABSI

SHEET NUMBER

A3.4

Figure 4 - Investigation Observations

Brick Wall Repairs

1. Remove cement plaster parge coat (as required) and brick to expose the underlying corroded steel framing member(s). Anticipate that corrosion of the steel framing members extends slightly beyond extent shown in illustration to completely address corrosion. Abate hazardous materials, clean steel, and coat steel with corrosion inhibiting paint system. Rebuild brick masonry and tie brick back to steel column (e.g. nelson studs and tie wires) or sound brick infill and install provisions for differential movement. Apply cement plaster parge coat to match existing. Remove and reinstall vents and downspouts as necessary to access brick.

2. Remove cement plaster parge coat (as required) and brick to fully remove corroding tieback rods or plates. Budget for 10% of rods and plates independent of Repair 1 . Rebuild brick masonry area and install stainless steel rods and painted plates. Patch parge coat.

3. Remove unsupported brick and install stainless steel relief angle. Rebuild brick and add provisions for differential movement if necessary.

4. Rout out and install sealant joint between brick and exposed concrete encased floor beam. Coat concrete with vapor permeable coating.

Brick Masonry Repairs

5. Repoint deteriorated mortar joints.

6. Test paint on painted brick walls for lead, asbestos and other hazardous material. Abate as necessary. Remove all loose paint (budget for 20% unless noted otherwise) and repoint deteriorated mortar joints or where mortar is missing. Refer to Figures 7-9 for percentage of mortar joints requiring repointing. Recoat brick walls with vapor permeable coating.

Cement Plaster Parge Coat Repairs

7. Test paint on cement plaster parge coat for lead, asbestos and other hazardous material. Abate where necessary and where repairs are made. Sound and remove all hollow sounding cement plaster parge coat back to bonded material. Install bonding agent between substrate and new parge coat. Install parge coat patch.

8. Rout and seal the previous repaired cracks and 1/16 in. or greater cracks at cement plaster parge coat with sealant prior to recoating.

9. Rout and seal cracks in the concrete encased floor line beams with sealant at the exposed brick elevations prior to recoating.

10. Test paint on cement plaster parge coat for lead, asbestos and other hazardous materials. Strip all existing paint and/or coating, abate as necessary. Coat all cement plaster parge coat with vapor permeable coating.

Parapet Wall and Pilaster Top Repairs

11. Install continuous painted sheet metal copings at all parapet walls and pilaster tops. Install continuous pressure treated wood blocking sloped 1/2 in. per foot to the roof side at the top of the parapet wall. Install self-adhered underlayment over the wood blocking. Detail sheet metal coping around parapet bracing. Provide and install reglet and counterflashing on the roof side to facilitate future re-roofing.

12. Remove cement plaster as required at roof to wall transitions to install sheet metal saddle flashing set in a reglet joint.

Figure 5 - Repair Notes

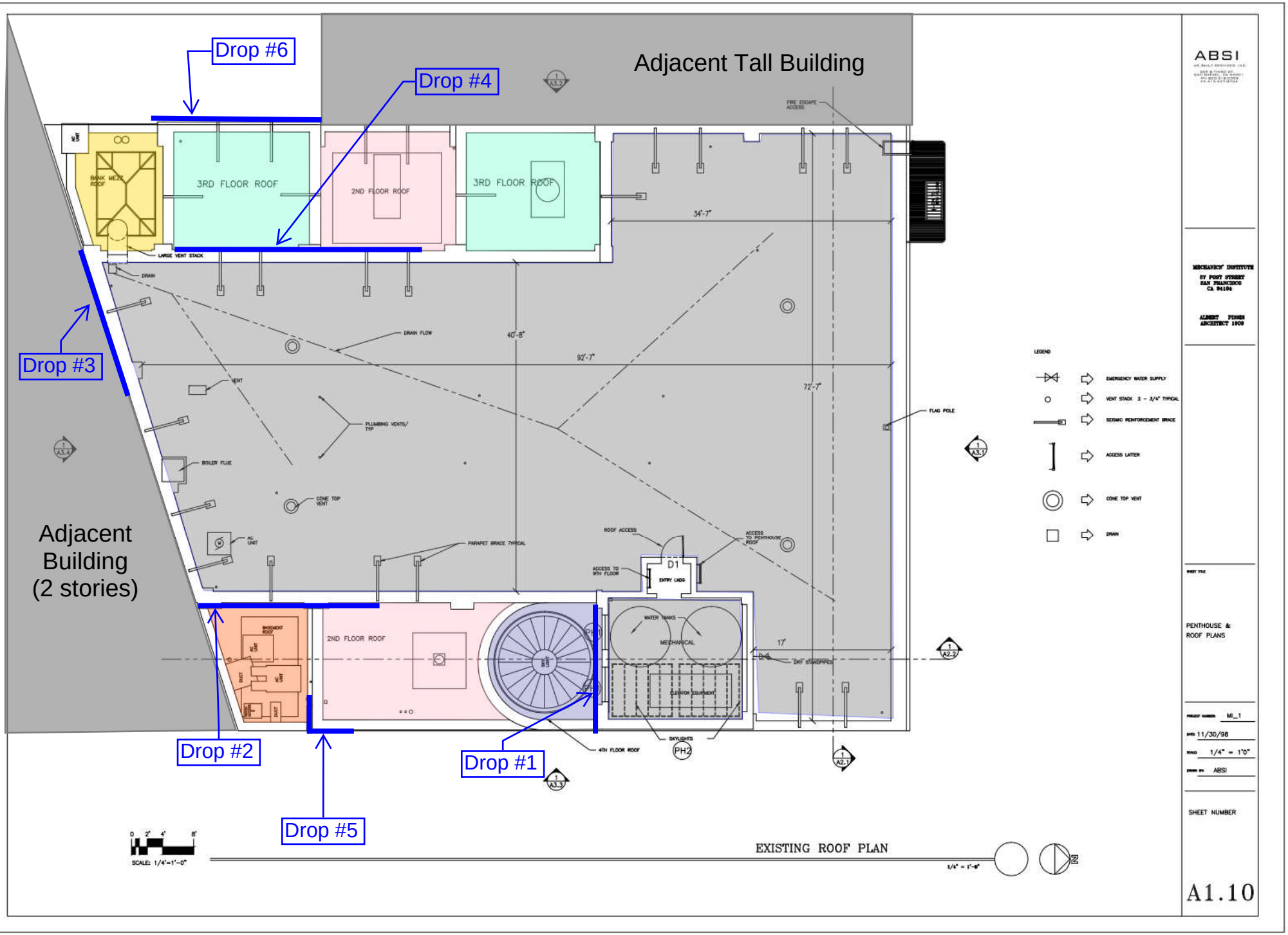

Figure 1 - Scaffolding Locations during Survey

Key:

- Crack
- Crack at Returned Plaster
- Spall
- Repaired Crack
- Repaired Patch
- Destructive Testing Location
- Hollow Sounding Area

Drop #4

PENTHOUSE

ROOF

REINFORCEMENT PLATE BOLTS

9TH FLOOR CLG

DT#4.1

9TH FLOOR

8TH FLOOR

DT#4.2

7TH FLOOR

6TH FLOOR CLG

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR CLG

3RD FLOOR MEZZANINE

3RD FLOOR

2ND FLOOR 2ND MEZZANINE

2ND FLOOR MEZZANINE

2ND FLOOR

1ST FLOOR MEZZANINE

1ST FLOOR 65 POST

1ST FLOOR 61 POST

1ST FLOOR 57 POST

BASEMENT FLOOR

FLOOR LINE

ROOF LINE

DOWN SPOUT

Area inaccessible due to adjacent building.

Drop #6

CURB

SIDEWALK

EXISTING WEST ELEVATION

3/16" = 1'-0"

LEGEND

① = CONCRETE
② = BRICK, EXPOSED
③ = STONE, PAINTED
④ = ORNAMENTAL IRON
⑤ = STUCCO
⑥ = METAL
⑦ = WOOD

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ARCHITECT 1909

WEST ELEVATION

PROJECT NUMBER: ML_1
DATE: 11/30/98
SCALE: 3/16" = 1'-0"
DRAWN BY: ABSI

SHEET NUMBER

A3.2

ABSI
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Figure 2 - Investigation Observations

Key:

- Crack
- Crack at Returned Plaster
- Spall
- Repaired Crack
- Repaired Patch
- Destructive Testing Location

Drop #2

Drop #1

PENTHOUSE

ROOF

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR 2ND MEZZANINE

2ND FLOOR MEZZANINE

2ND FLOOR

IST FLOOR MEZZANINE

IST FLOOR 65 POST

IST FLOOR 61 POST

IST FLOOR 57 POST

9TH FLOOR CLG

6TH FLOOR CLG

3RD FLOOR CLG

3RD FLOOR MEZZANINE

ROOF LINE

CURVED WALL

ROOF ACC

DOWN SPOUT

REINFORCEMENT PLATE BOLTS

FLASHING

GRADE

BASEMENT FLOOR

NOT VISIBLE COVERED BY MEIGHBORING BUILDING

SKEWED VIEW, SOUTH
SEE A3.4

EXISTING EAST ELEVATION

3/16" = 1'-0"

1

LEGEND

① = CONCRETE
② = BRICK, EXPOSED
③ = STONE, PAINTED
④ = ORNAMENTAL IRON
⑤ = STUCCO
⑥ = METAL
⑦ = WOOD

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EAST ELEVATION

PROJECT NUMBER: MI_1
DATE: 11/30/98
SCALE: 3/16" = 1'-0"
DRAWN BY: ABSI

SHEET NUMBER
A3.3

Figure 3 - Investigation Observations

Key:

- Crack
- Crack at Returned Plaster
- Spall
- Repaired Crack
- Repaired Patch
- Destructive Testing Location

Drop #3
Drop #2
Drop #1
DT#1.1
DT#3.1
DT#3.2
Drop #5
DT#5.1
PENTHOUSE
ROOF
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
IST FLOOR MEZZANINE
IST FLOOR
9TH FLOOR CLG
6TH FLOOR CLG
3RD FLOOR CLG
3RD FLOOR MEZZANINE
2ND FLOOR 2ND MEZZANINE
2ND FLOOR MEZZANINE
IST FLOOR 65 POST
IST FLOOR 61 POST
IST FLOOR 57 POST
ROOF LINE
CURVED WALL
DOWN SPOUT
REINFORCEMENT PLATE BOLTS
ABANDONED METAL EXHAUST DUCT
GRADE
BASEMENT FLOOR
Area inaccessible due to adjacent building.
NOT VISIBLE COVERED BY ADJACENT BUILDING

EXISTING SOUTH ELEVATION

1
3/16" = 1'-0"

SCALE:3/16"=1'-0"
0 4' 8' 16'

LEGEND
① = CONCRETE
② = BRICK, EXPOSED
③ = STONE, PAINTED
④ = ORNAMENTAL IRON
⑤ = STUCCO
⑥ = METAL
⑦ = WOOD

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SOUTH ELEVATION

PROJECT NUMBER: MI_1
DATE: 11/30/98
SCALE: 3/16" = 1'-0"
DRAWN BY: ABSI

SHEET NUMBER
A3.4

Figure 4 - Investigation Observations

Photo 1

North elevation
(57 Post Street) with painted sandstone cladding.

This elevation was not part of our investigation.

Photo 2

Northeast corner.

East perimeter elevation – exposed brick masonry walls with exposed concrete encased floor line beams.

Photo 3

Brick facade elevations.

Brick masonry walls are finished with a painted cement plaster parge coat.

Pilaster.

Photo 4

Drop #3

Typical exterior brick is 4 in. wide by 2-3/8 in. high by 8 in. deep.

Exposed mortar joints range from 1/2 to 1 in wide.

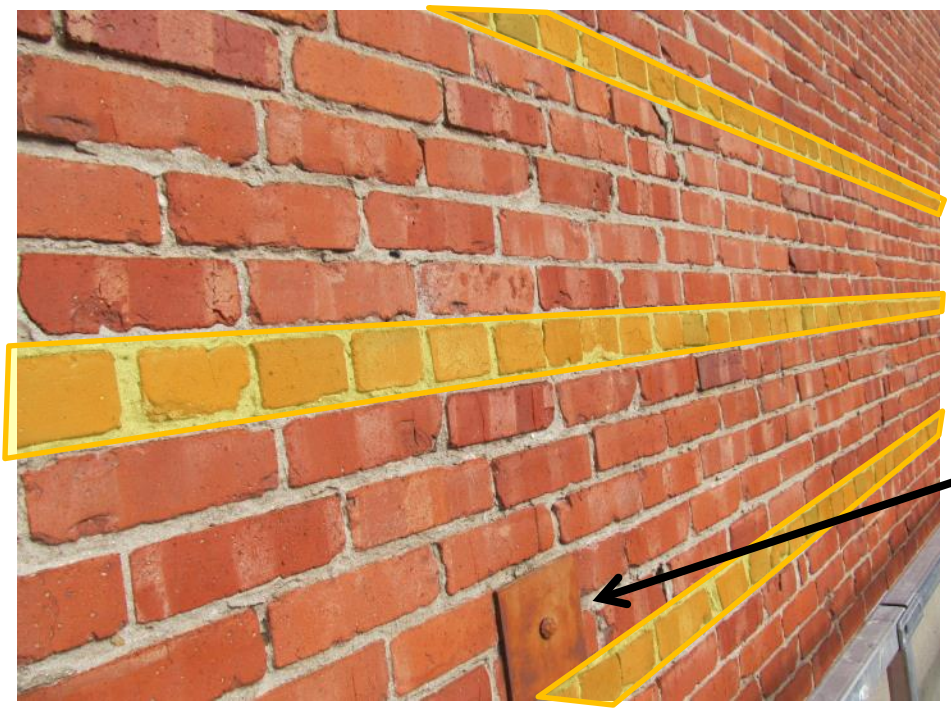


Photo 5

Drop #3

Header bricks highlighted.

Photo 6

Drop #2 – south elevation, east corner.

Corner brick coursing alternates between header and stretcher brick.

The brick cladding is supported by the steel beam encased in concrete at the exterior. The beam stops 8 in. from the corner.

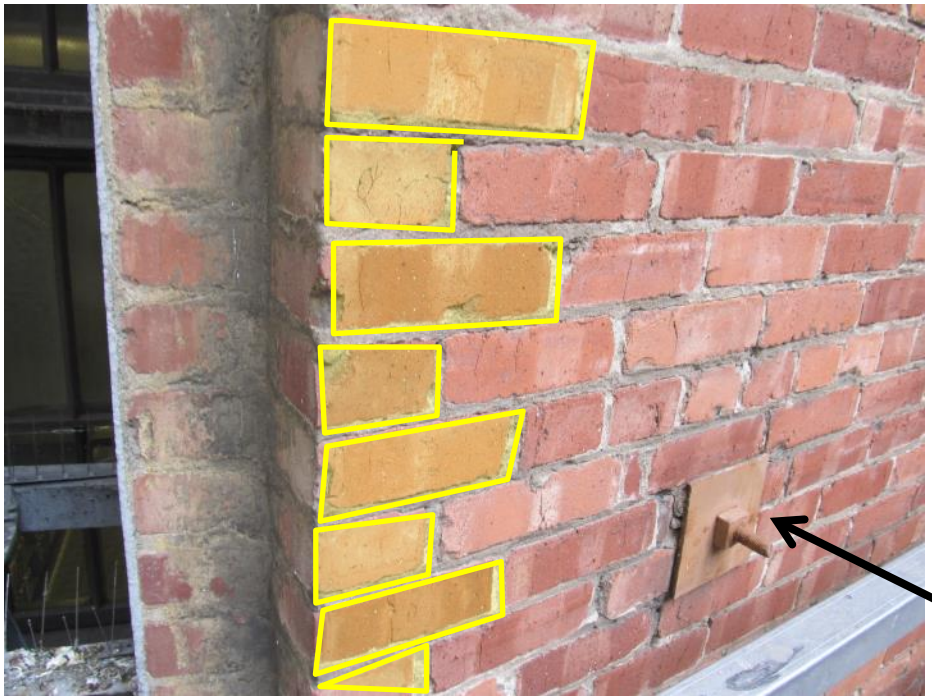


Photo 7

Drop #3 – south elevation, west corner.

Corner brick coursing alternates between header and stretcher brick.

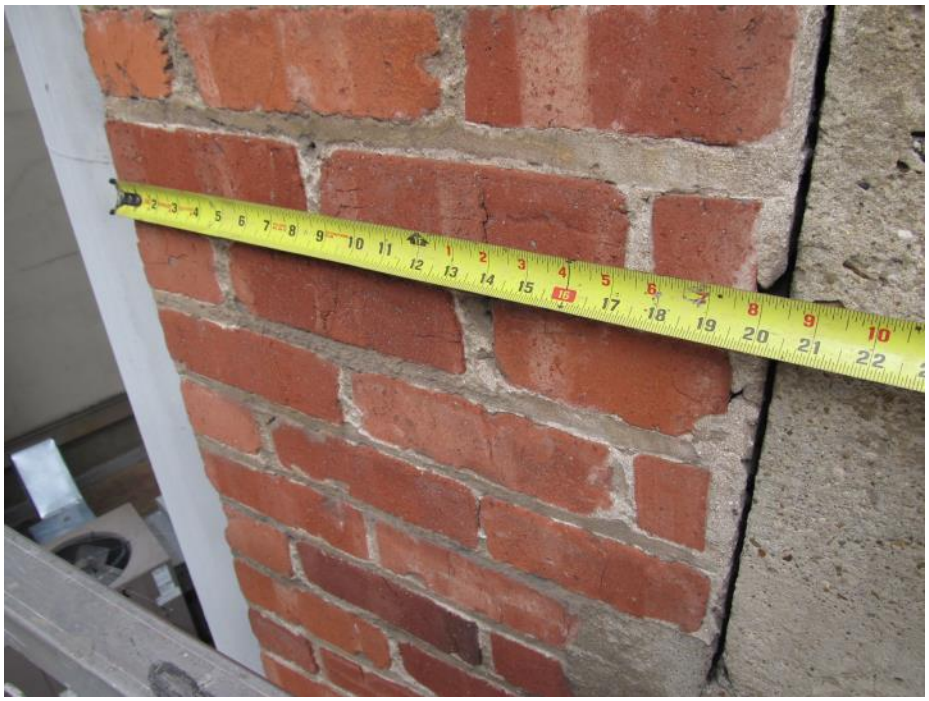


Photo 8

Drop #3

The brick cladding is unsupported by the floor beam. The beam terminates 20 in. from the corner.

Photo 9

Drop #4

Typical tieback plate and rod assembly. Plate is 6 in. by 7 in. (see next photo).

Cement plaster parge coat is applied partially flush with the steel plate.

Photo 10

Drop #4

Typical tieback plate and rod assembly. Plate is 6 in. (see previous photo) by 7 in.

Cement plaster parge coat is applied flush with the steel plate.

Photo 11

Drop #4

Corroded tieback plate.

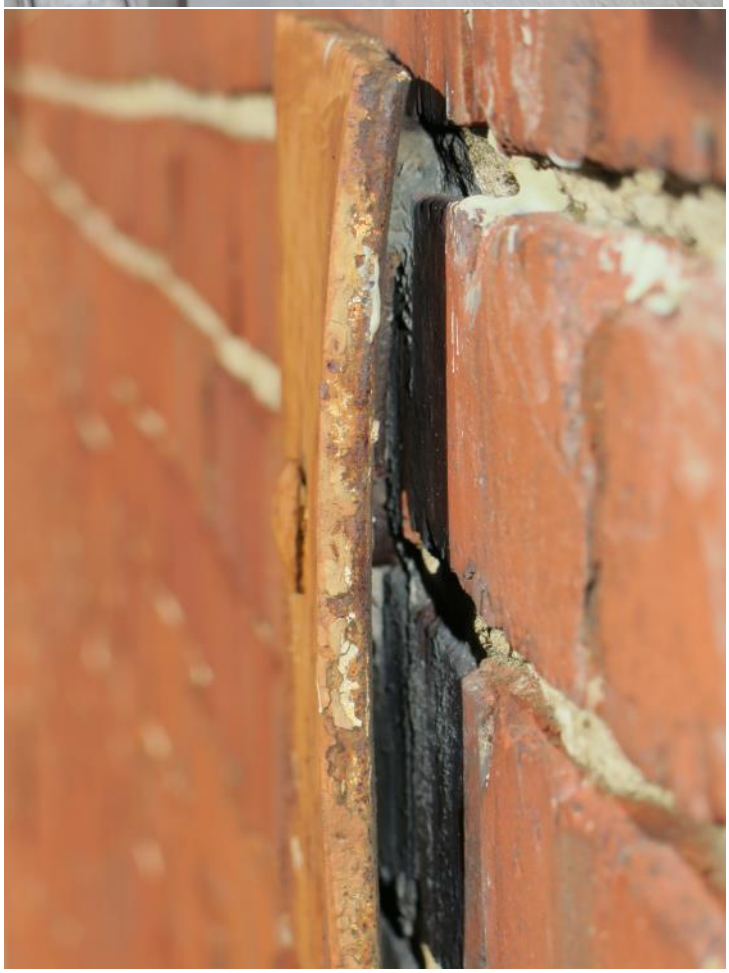


Photo 12

Drop #2

Corroded and disengaged tieback plate.

Photo 13

Drop #1 – south elevation.

Pilaster.

Crack in pilaster extends more than one floor in height.

DT#1.1, see next two photos.

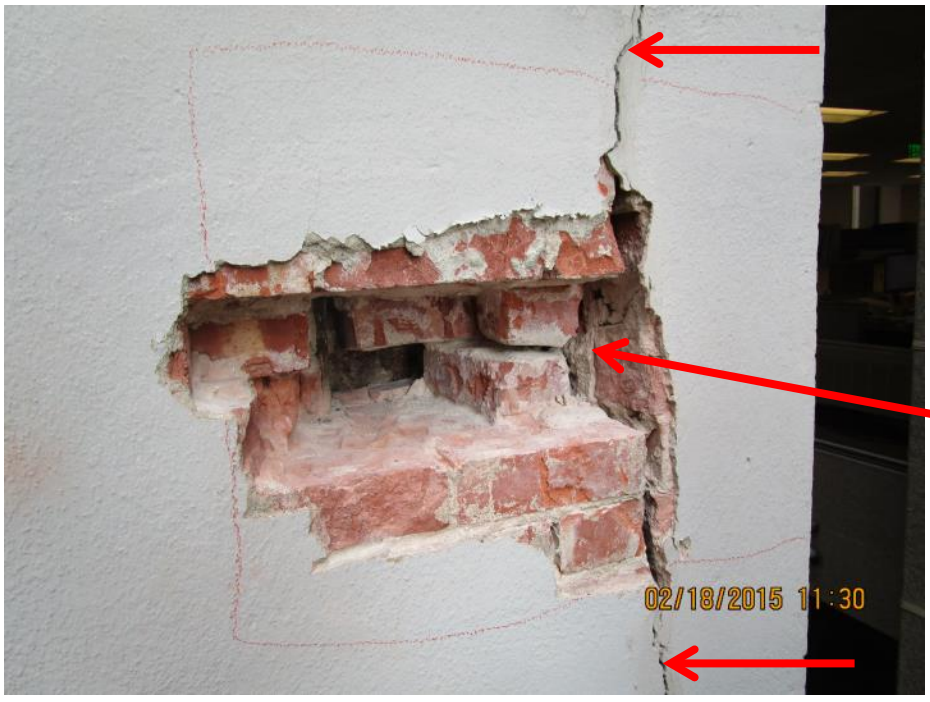


Photo 14

DT#1.1

Investigative opening made at vertical crack that extends over one floor in height. Crack is located approximatley 10 in. from the corner.

Crack aligns with the flange of the east column encased in brick, see next photo.

Photo 15

DT#1.1

Flange of east column with expanded steel corrosion.

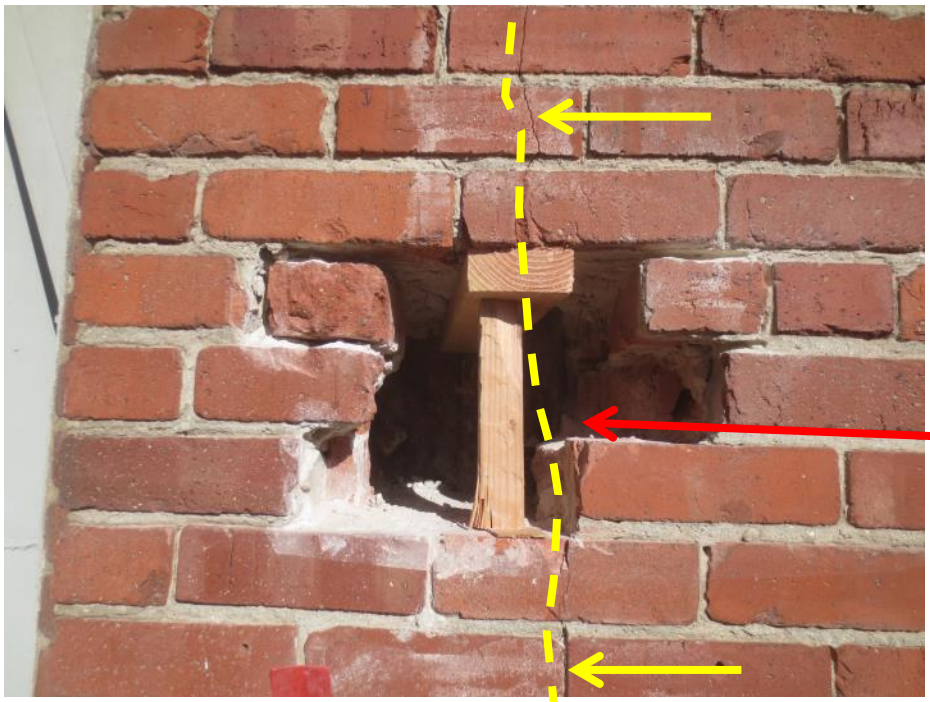


Photo 16

DT#3.1

Investigative opening made at vertical crack is located approximately 20 in. from the corner.

Yellow dashed line shows approximately crack location.

See next photo.

Photo 17

DT#3.1

Column flange aligned with vertical crack that is 20 in. away from the corner.

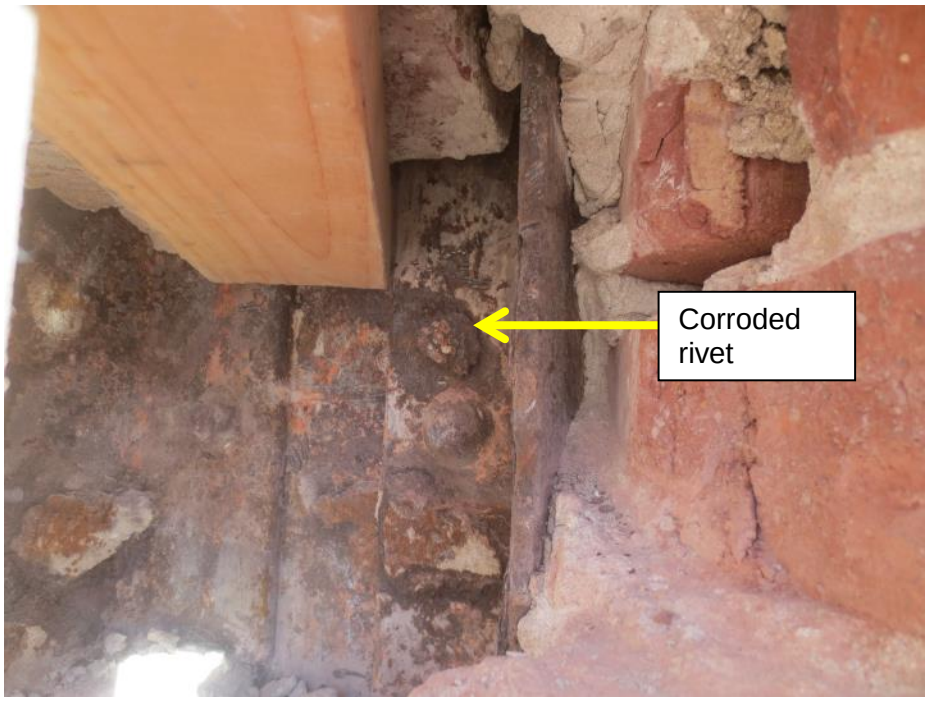


Photo 18

DT#3.1

Photo of steel column with corroded rivets.

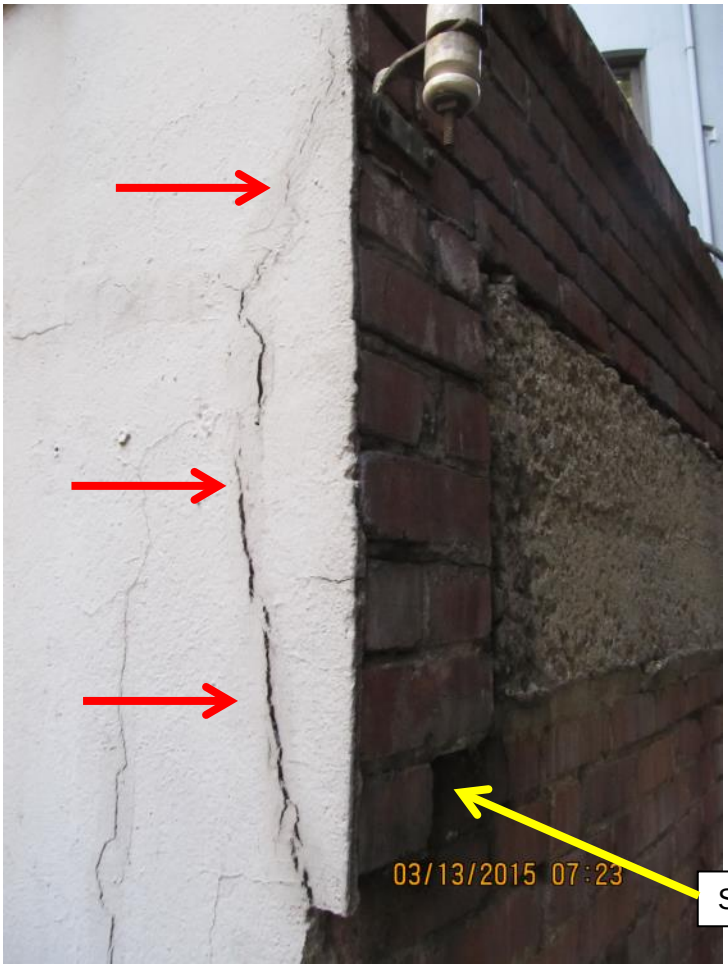


Photo 19

DT#5.1

South elevation, east corner at second floor level.

Crack is located approximately 4 in. from the corner.

Photo 20

DT#5.1 – east elevation, south end, second floor level.

Concrete encased floor beam terminates 8 in. from corner.

Brick is displaced between end of concrete beam and the corner.

4 in. of steel beam not encased in concrete.

Steel beam encased in concrete.

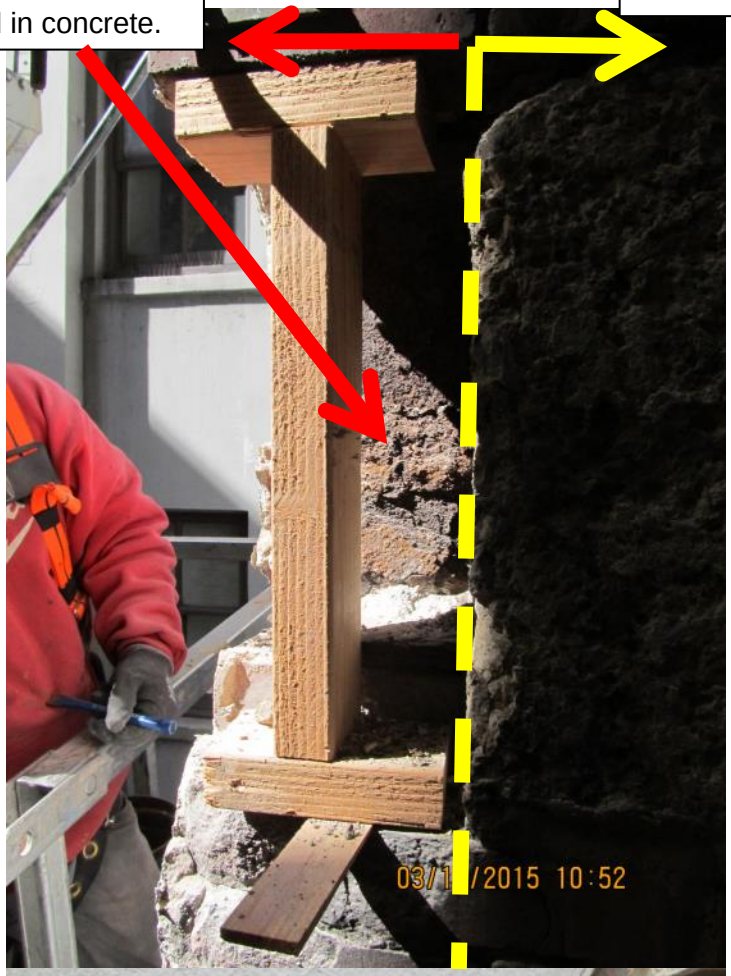


Photo 21

DT#5.1 – east elevation.

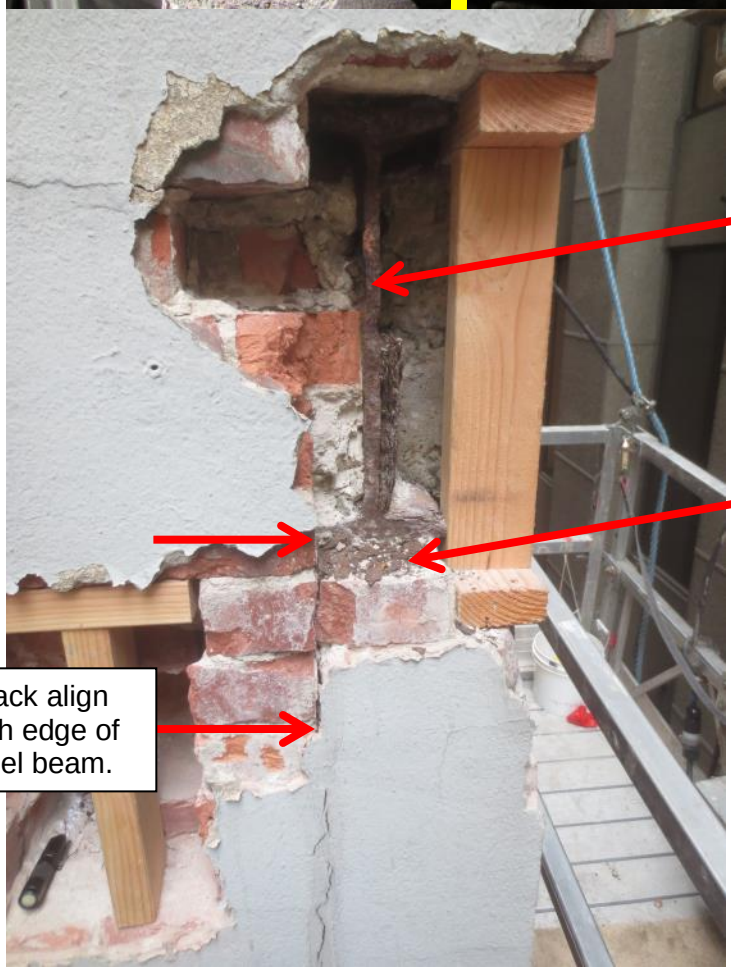


Photo 22

DT#5.1 – east elevation.

4 in. section of steel beam not encased in concrete.

Corroded steel

Crack align with edge of steel beam.

Photo 23

DT#5.1 – east elevation.

4 in. section of steel beam not encased in concrete.

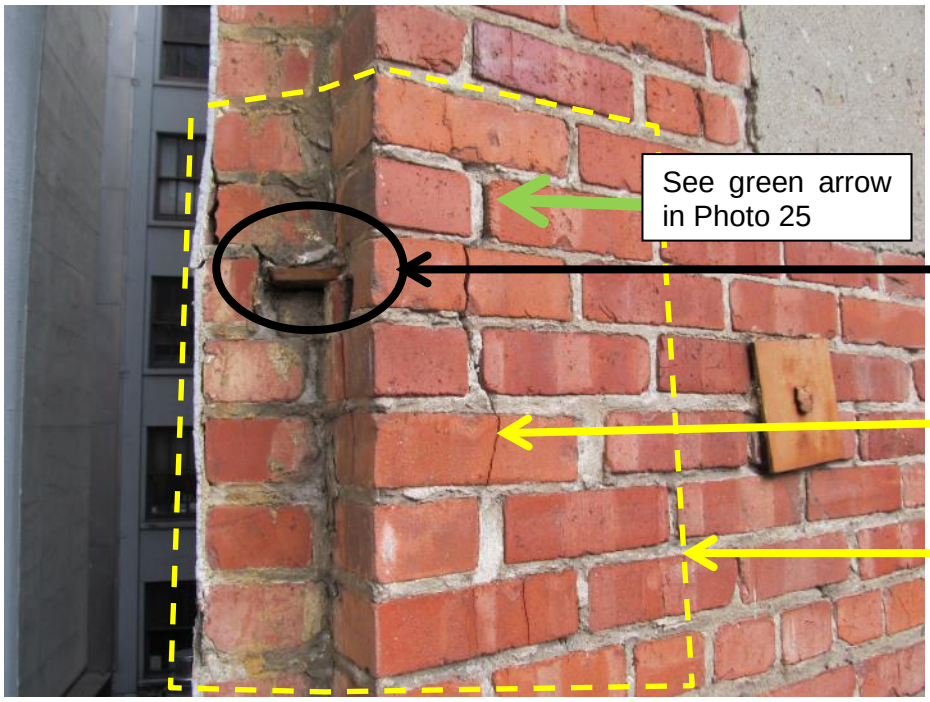


Photo 24

Drop #3 – South elevation at west corner, sixth floor beam.

Exposed steel visible at corner.

Crack 4 in. from corner.

DT#3.2, see Photos 35 – 38.

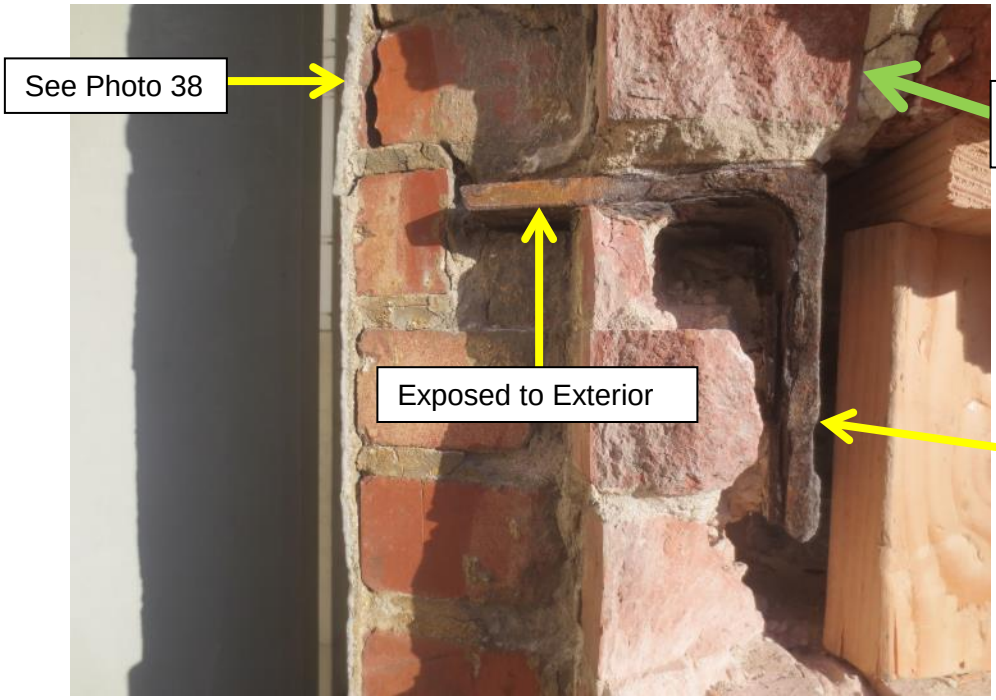


Photo 25

DT#3.2

6 in. by 6 in. x 1/2 in. steel relief angle riveted to column, see next two photos.

Corroded vertical leg of relief angle aligns with crack, refer to Photo 24 and green arrow.

Photo 26

DT#3.2

Vertical leg of relief angle.

End of tape measure is to the face of column flange, see next photo.

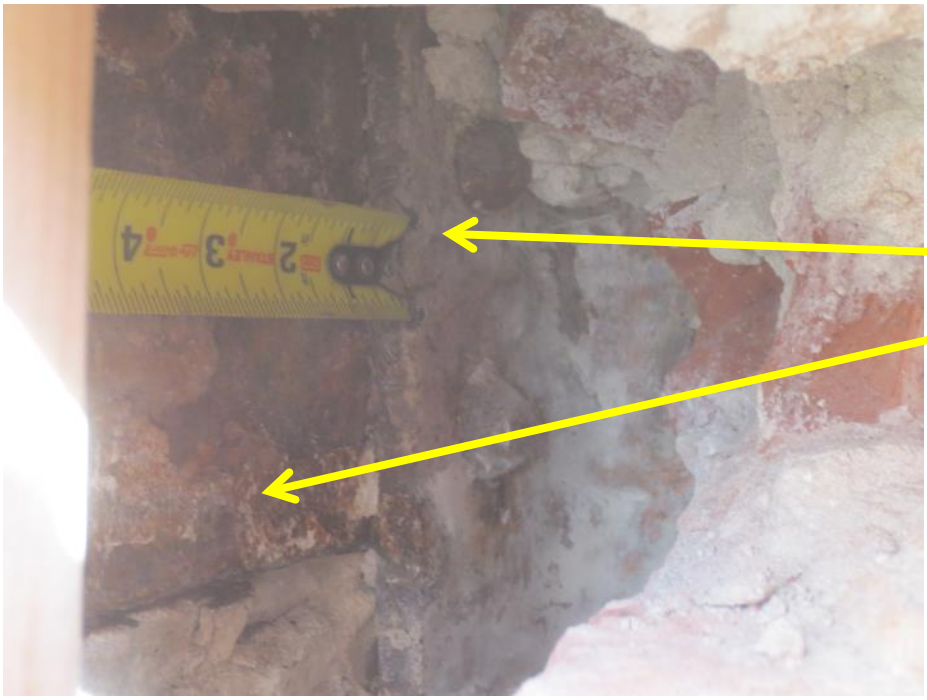


Photo 27

DT#3.2

End of tape measure is to the face of column flange.

Corroded column flange.

Corroded vertical leg of relief angle.

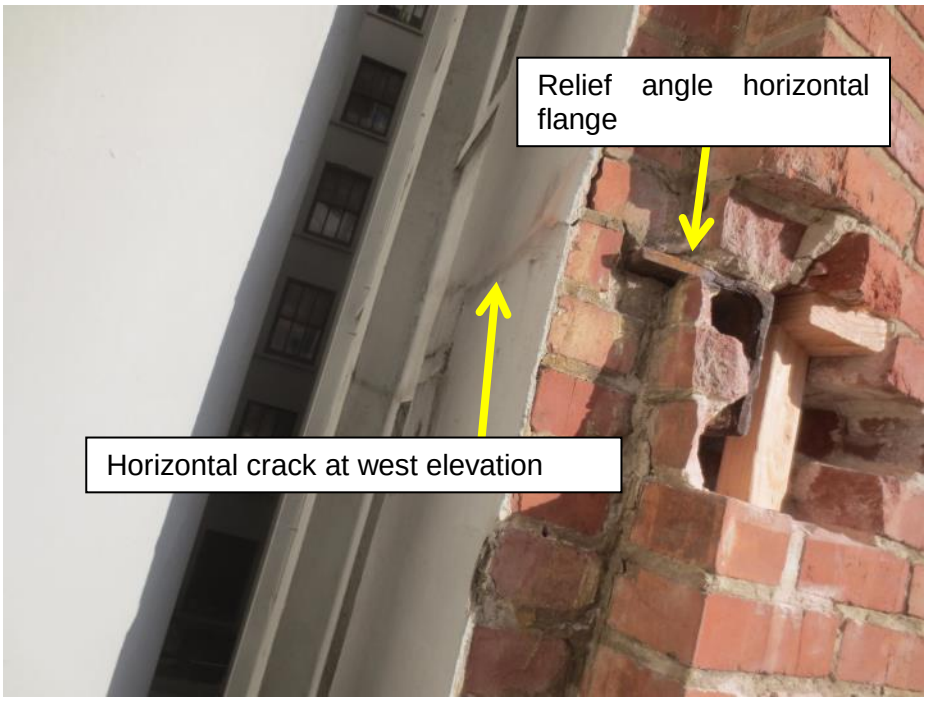


Photo 28

DT#3.2

A horizontal crack located along the west elevation aligns with the leg of the relief angle.

See next photo of inside corner at pilaster.

Photo 29

DT #2.2

Crack at face of pilaster.

Photo 30

DT #2.2

Crack at pilaster inside corner.

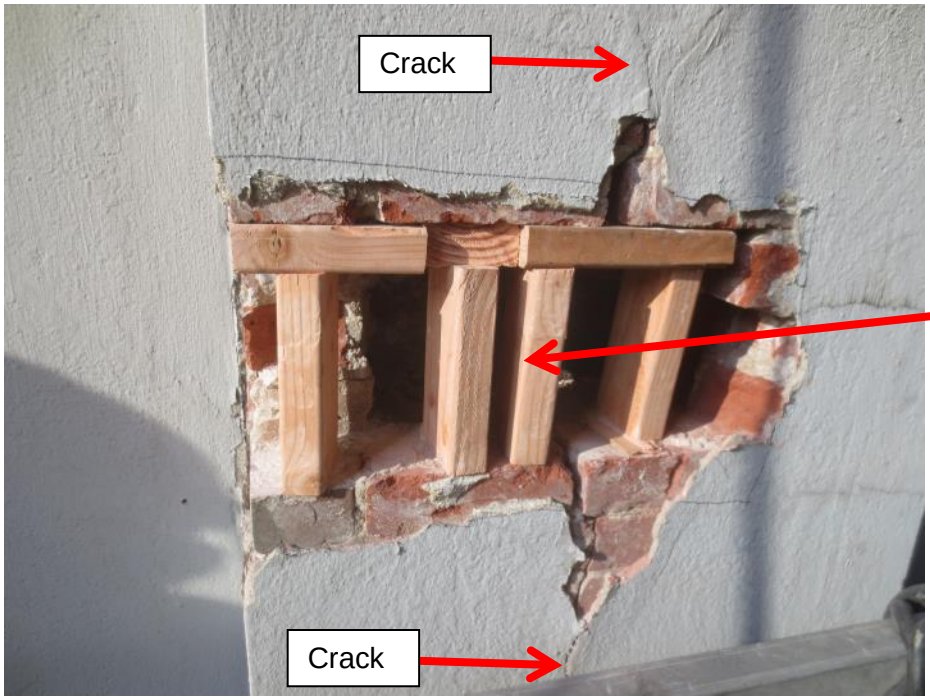


Photo 31

DT #2.2

See next two photos inside investigative opening.

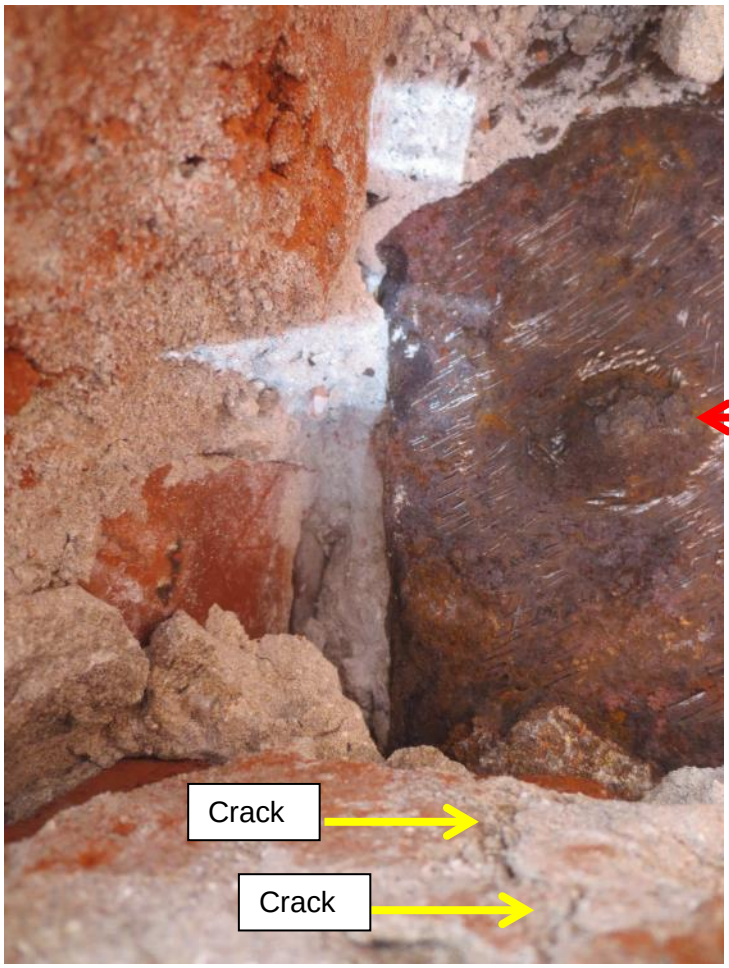


Photo 32

DT #2.2

Vertical crack in brick pilaster aligns with rivets in the column.

Rivet

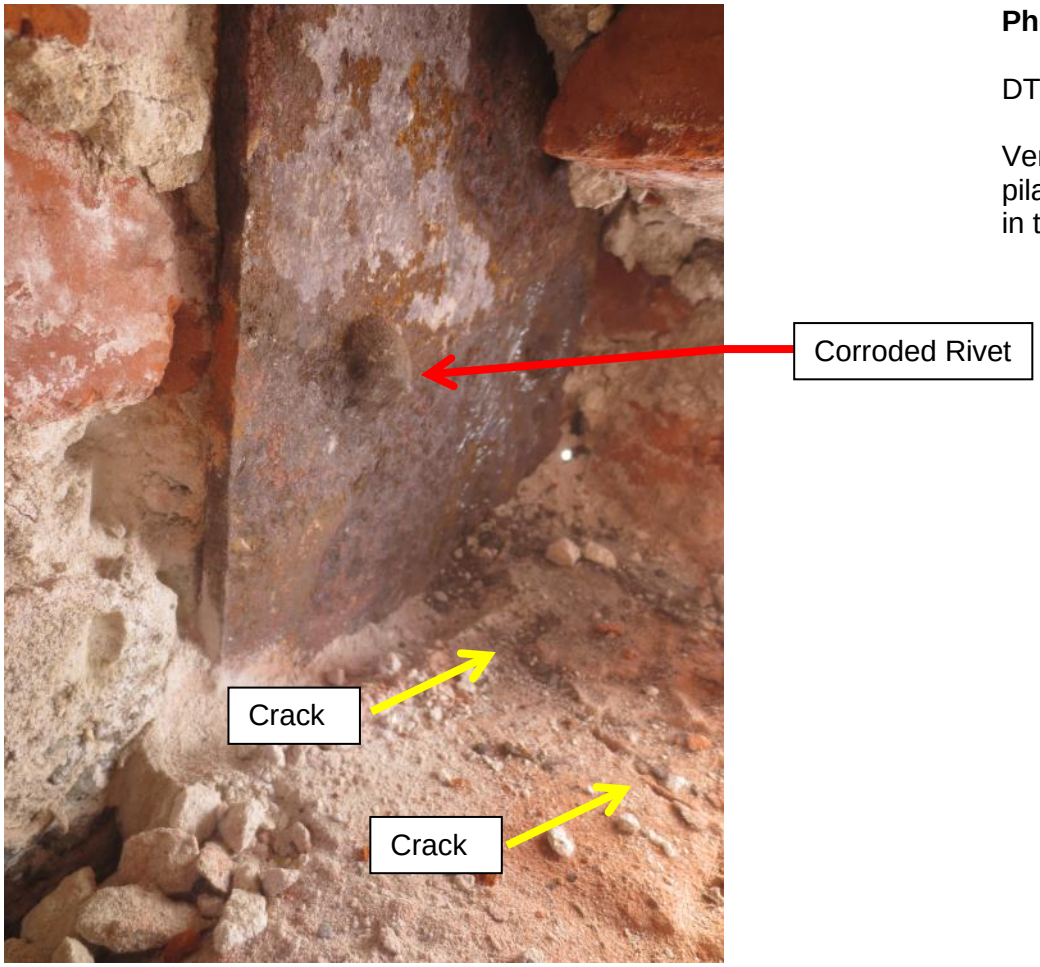


Photo 33

DT #2.2

Vertical crack in brick pilaster aligns with rivets in the column.

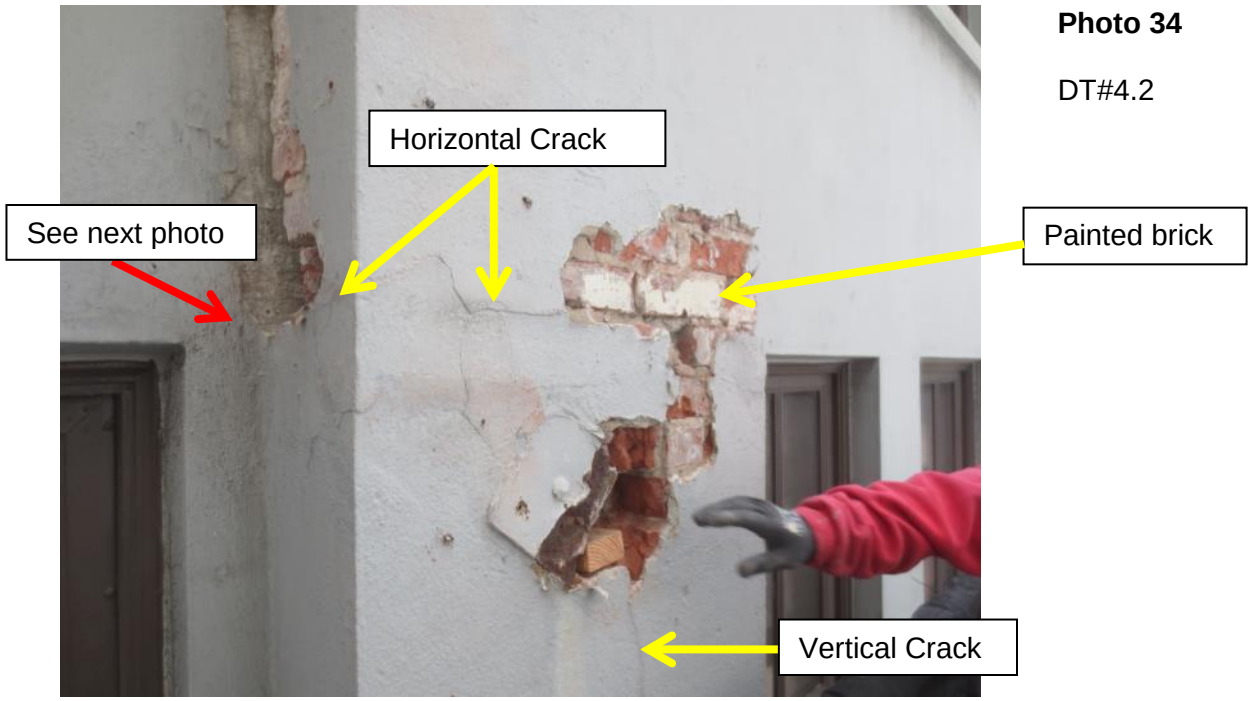


Photo 34

DT#4.2

Photo 35

DT#4.2

Pilaster brick is not tied back to the structure at concrete encased beams.

Photo 36

DT#4.2

See next photo.

Tieback is installed at an angle near the column.

Vertical Crack

Photo 37

DT#4.2

Edge of column.

See previous photo of vertical crack at face of pilaster.

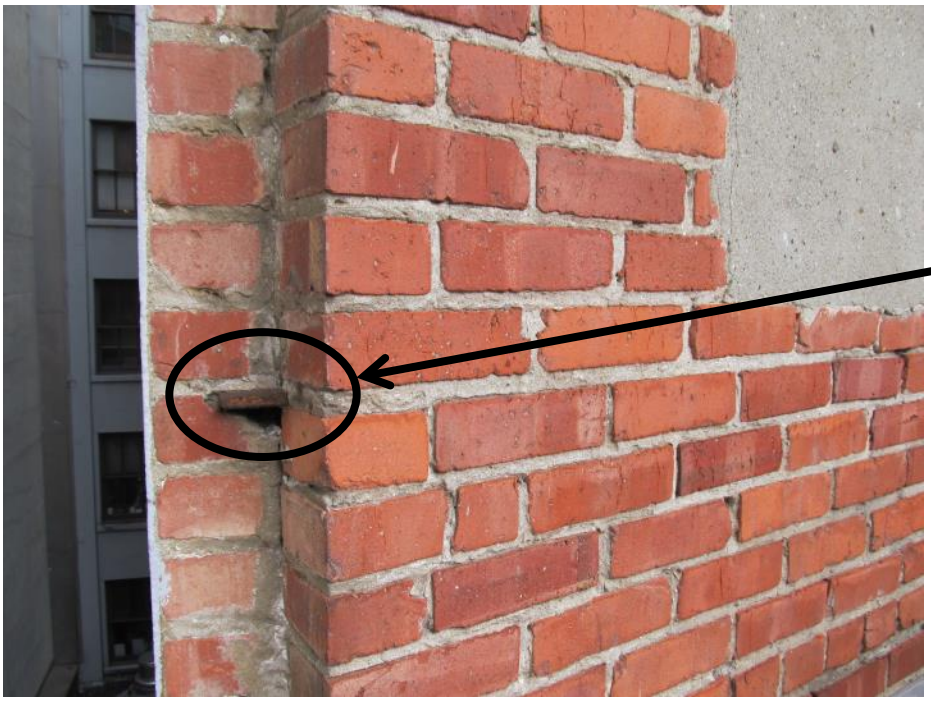


Photo 38

Drop #3 – south elevation at west corner.

Seventh floor beam.

Relief angle visible at corner.

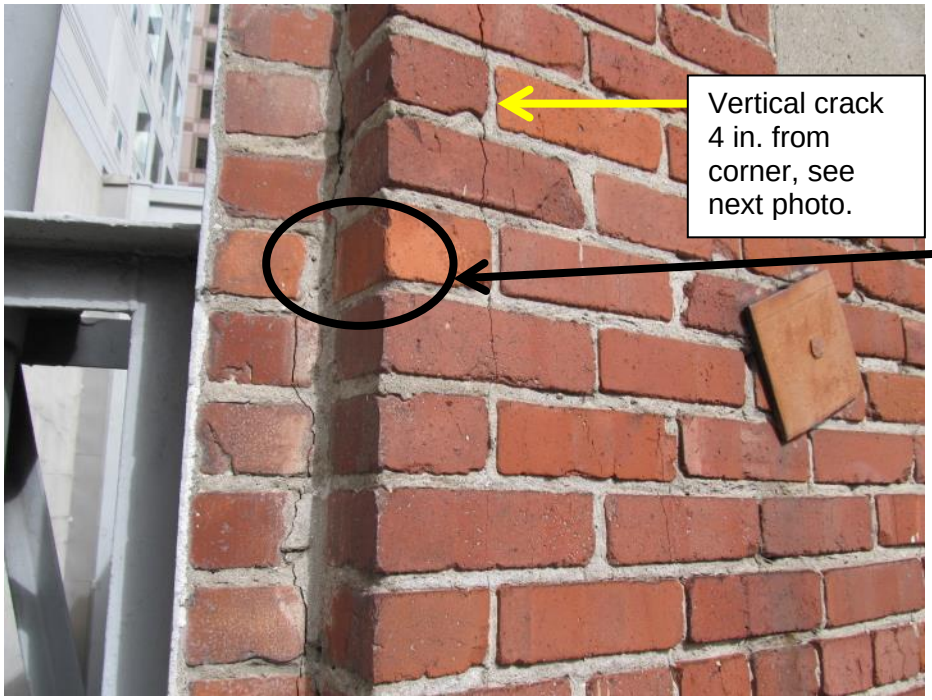


Photo 39

Drop #3 – south elevation, west corner.

Ninth floor beam.

Relief angle missing at corner.

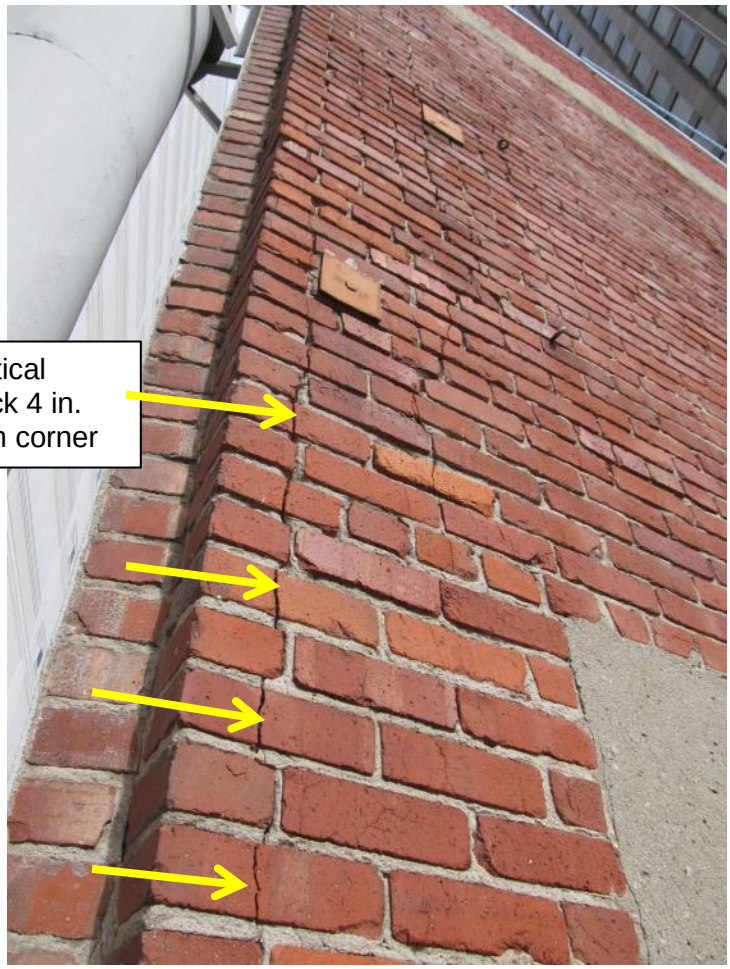


Photo 40

Drop #3 – south elevation, west corner.

Above ninth floor beam.

Relief angle at ninth floor is missing, see previous photo.

Photo 41

Drop #4

Horizontal crack between window heads.

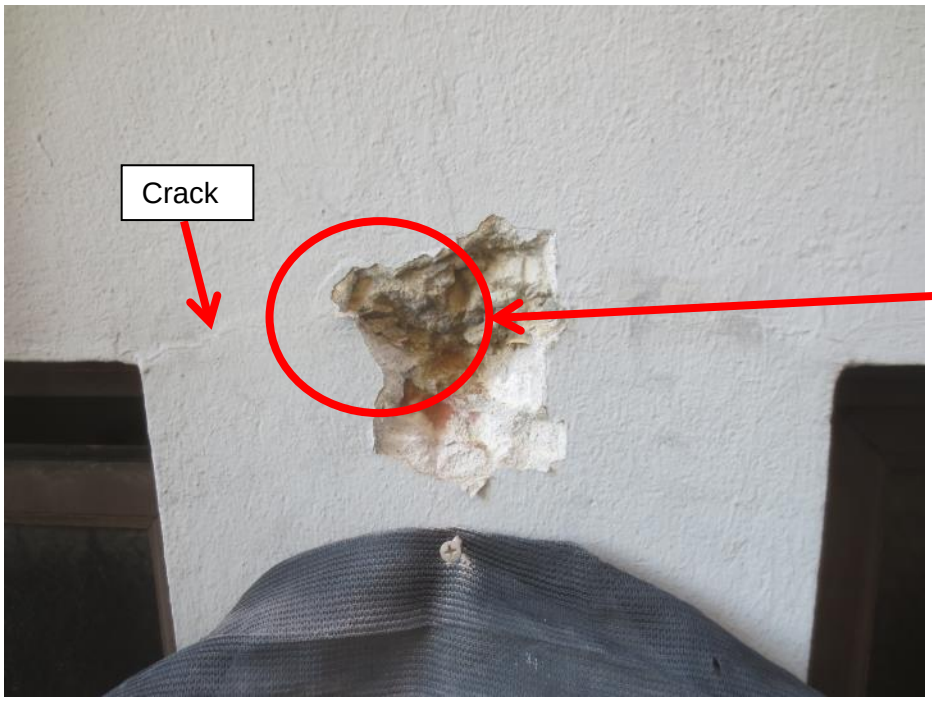


Photo 42

Drop #2 – DT2.1.

Investigative opening at horizontal crack located between window heads.

See next photo.

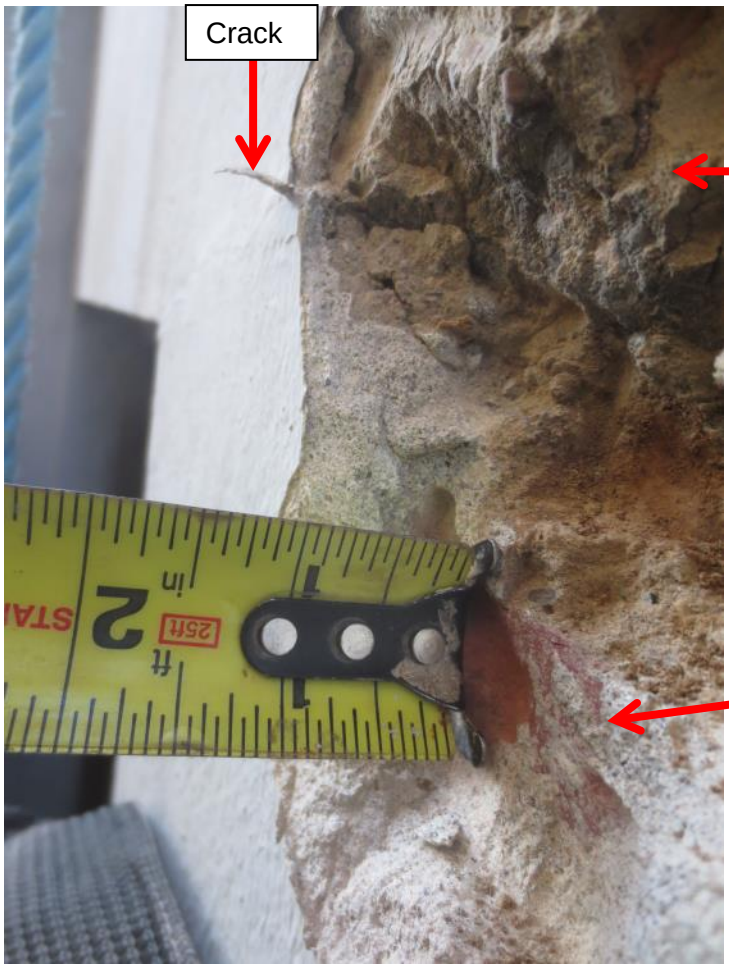


Photo 43

Drop #2 – DT2.1.

Horizontal crack between window heads is coincident to cold joint between bottom of concrete encased beam and brick construction.

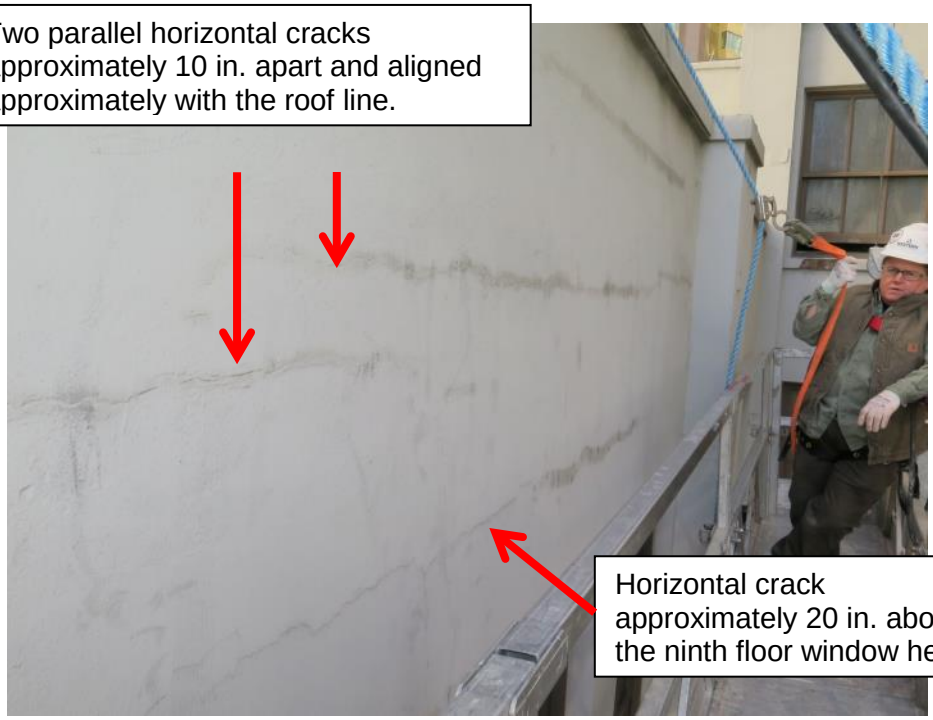


Photo 44

Drop #2

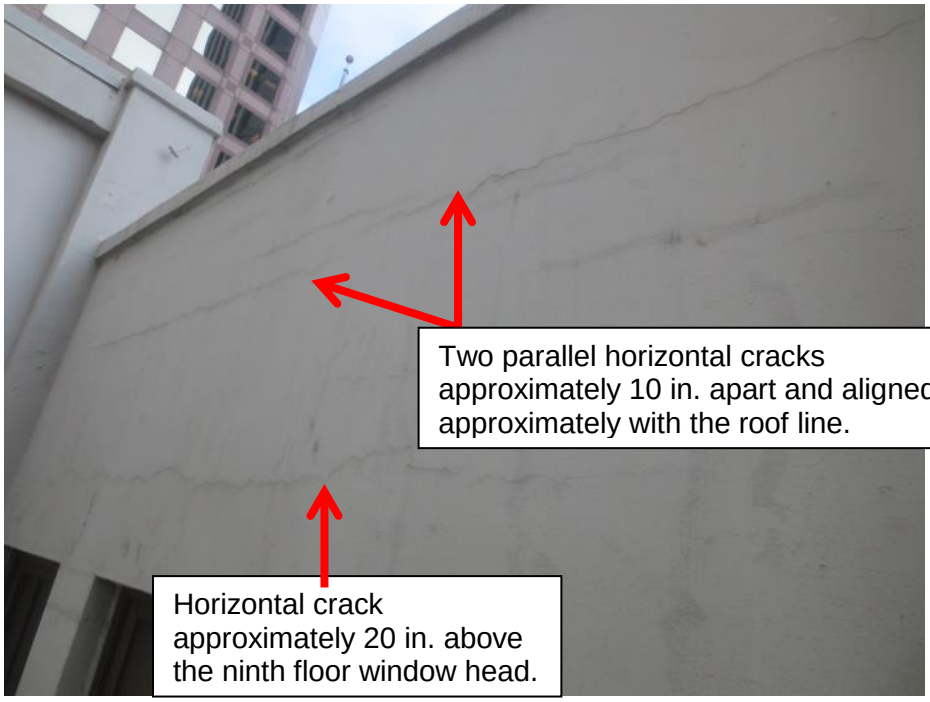


Photo 45

Drop #4

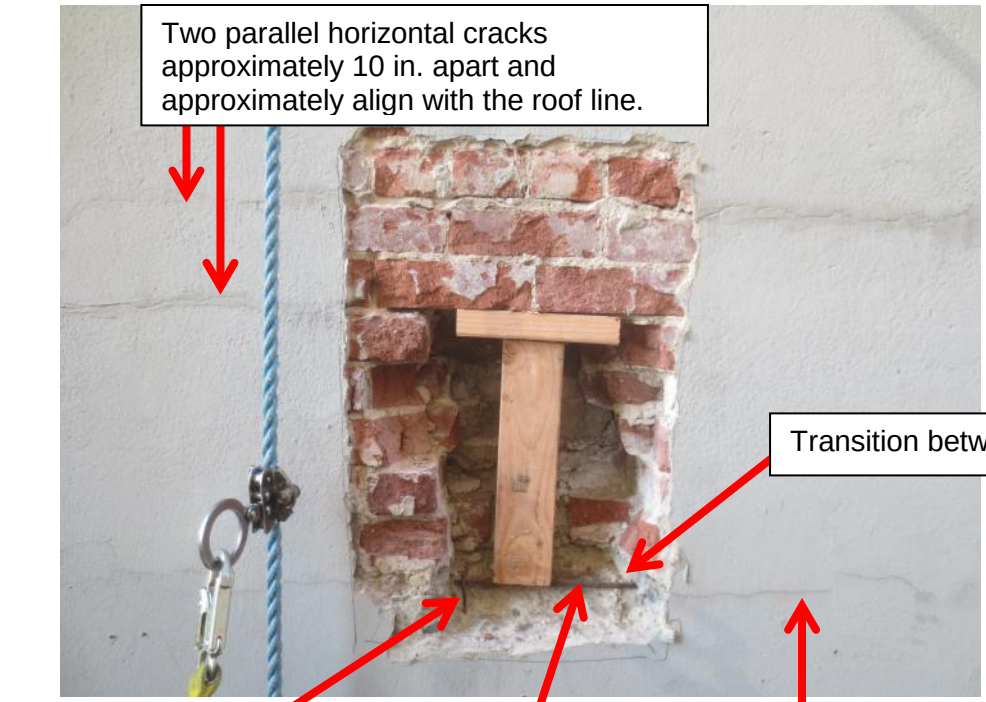


Photo 46

DT#2. 1

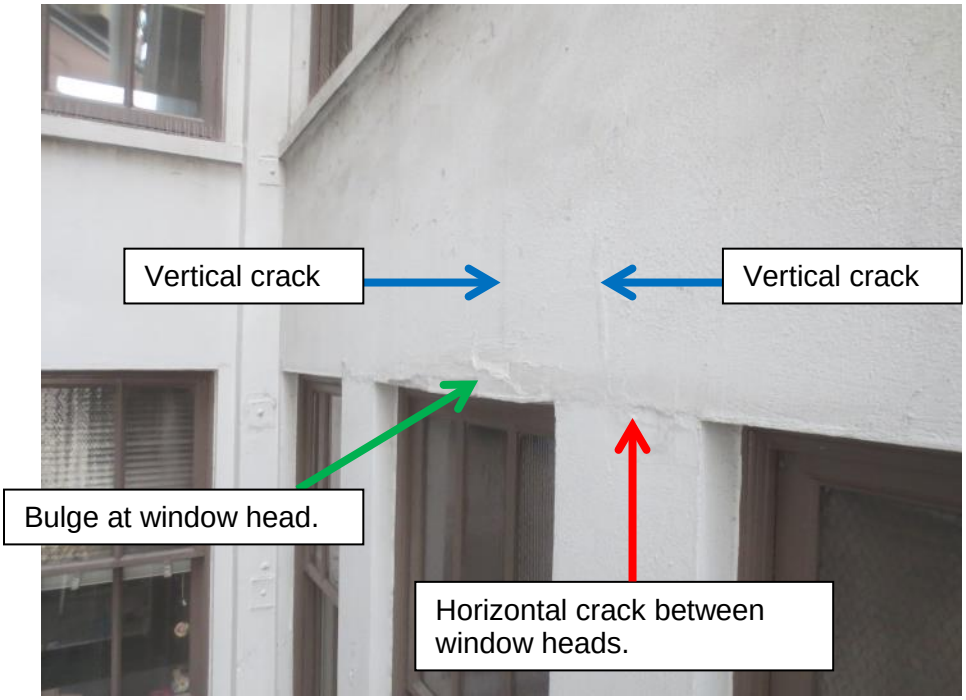


Photo 47

Drop #4

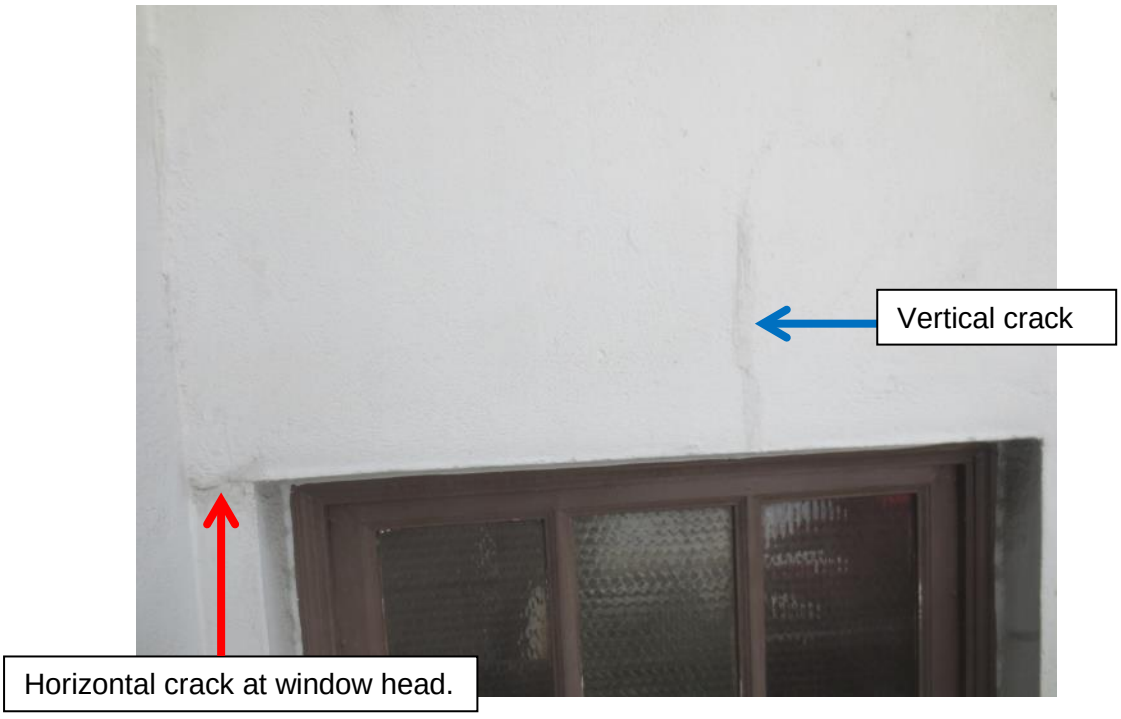


Photo 48

Drop #4

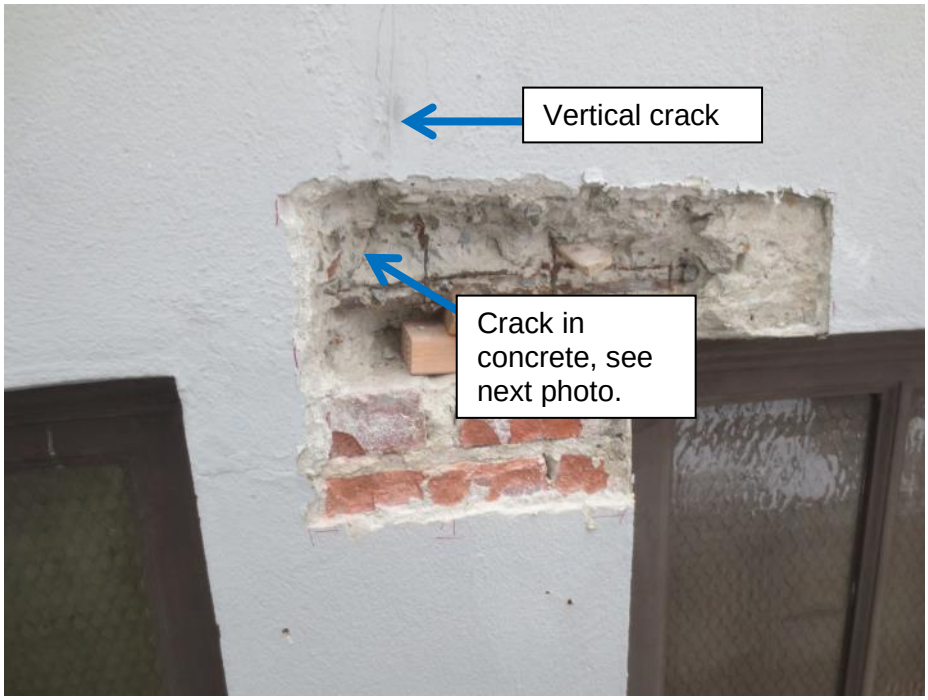


Photo 49

DT#4.2

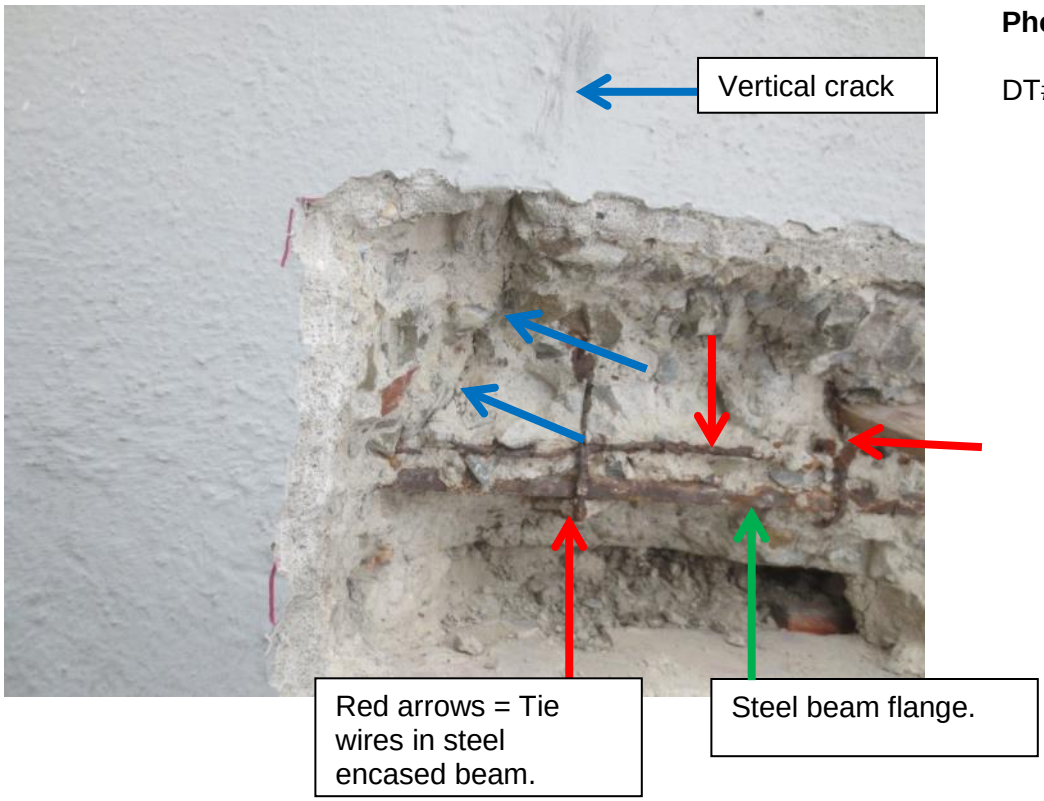


Photo 50

DT#4.2

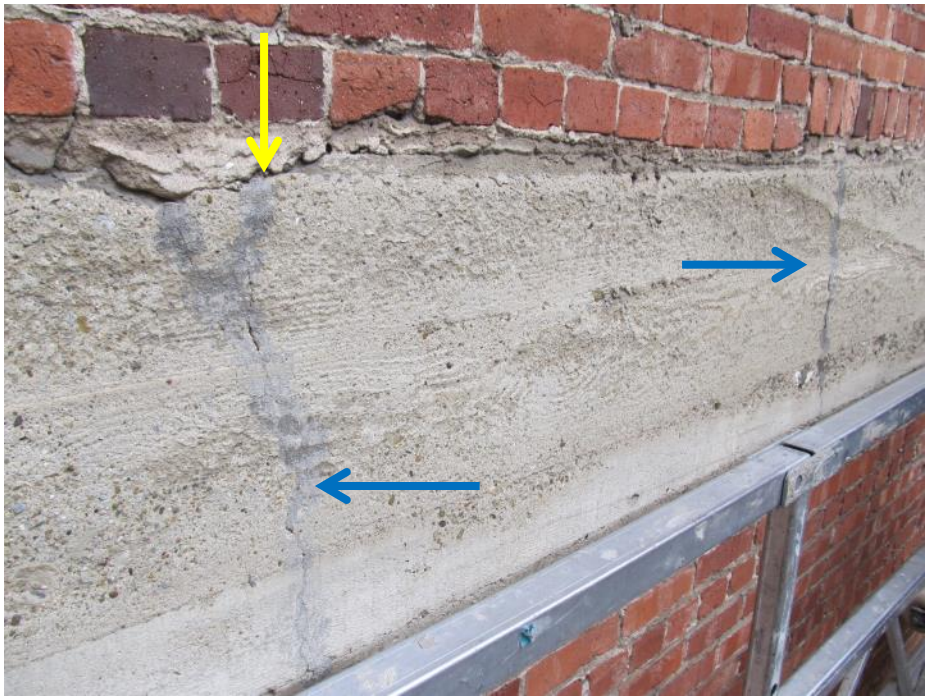


Photo 51

Drop #3 – third floor slab.

Vertical cracks in floor beam concrete encasement.

Horizontal crack between the concrete encasement and the brick above.

Beam does not have parge coat .

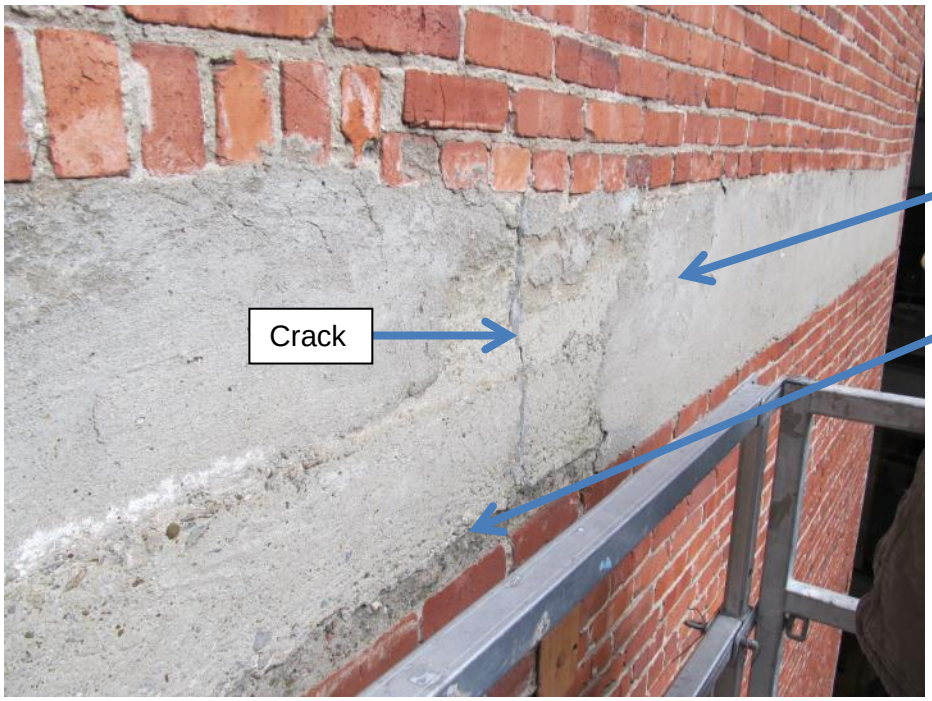


Photo 52

Drop #3 – fourth floor.

Parge coat over the concrete encased beam.

Exposed concrete encased beam (no parge coat).

Photo 53

Drop #2

Crack at window sill.

Photo 54

Drop #2

Cracks at window sill.

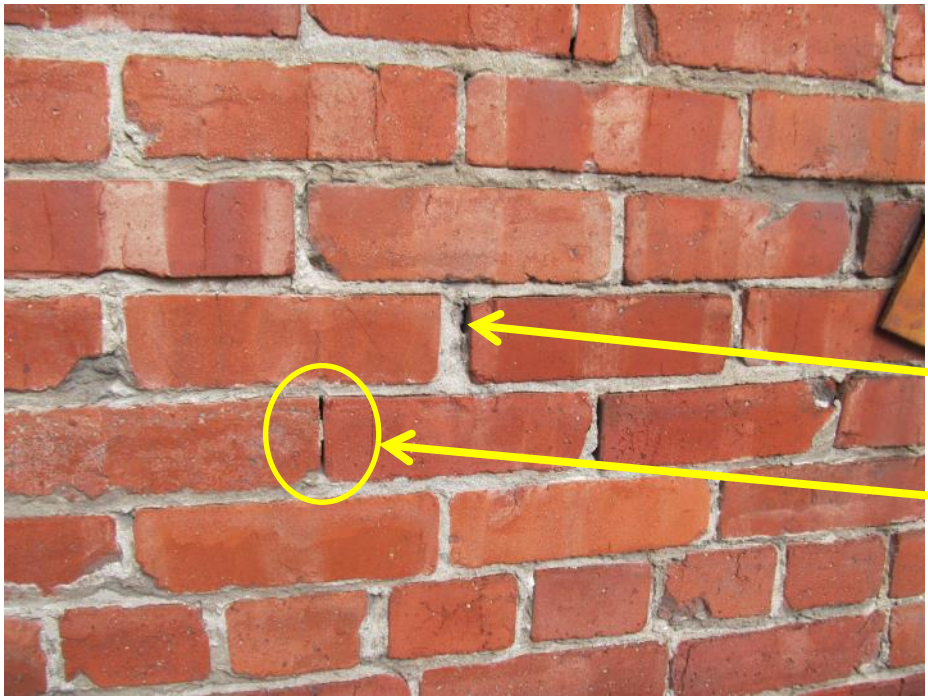


Photo 55

Drop #3 – brick at fourth floor.

Photo 56

Drop #3 – brick at seventh floor.

Mortar joints flush with brick.

Photo 57

Drop #3 – brick at ninth floor.

Mortar joints are slightly eroded.

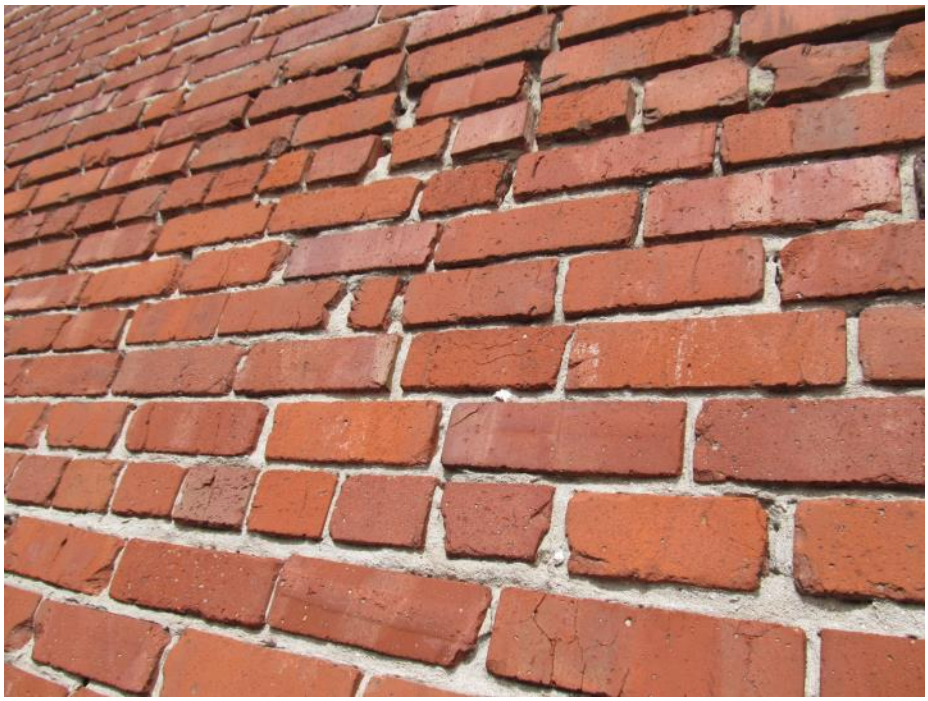


Photo 58

Drop #3 – brick at ninth floor.

Eroded mortar joints.

Photo 59

Drop #6 – west elevation at floor levels 2 and 3.

Brick is painted and paint is peeling.

Photo 60

Drop #3 – brick at parapet.

Mortar joints are highly eroded.

Brick painted.

Photo 61

East elevation.

Brick from level 1 to level 2 is not uniformly aligned, and the mortar joints are not tooled.

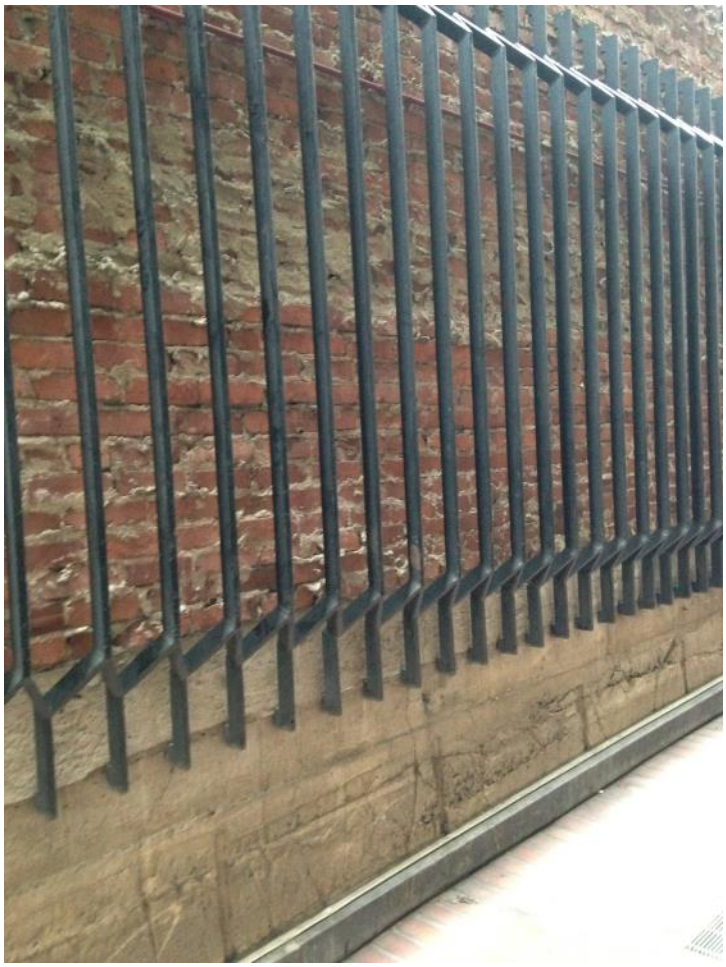


Photo 62

East elevation.

Brick from level 1 to level 2 is not uniformly aligned, and the mortar joints are not tooled.

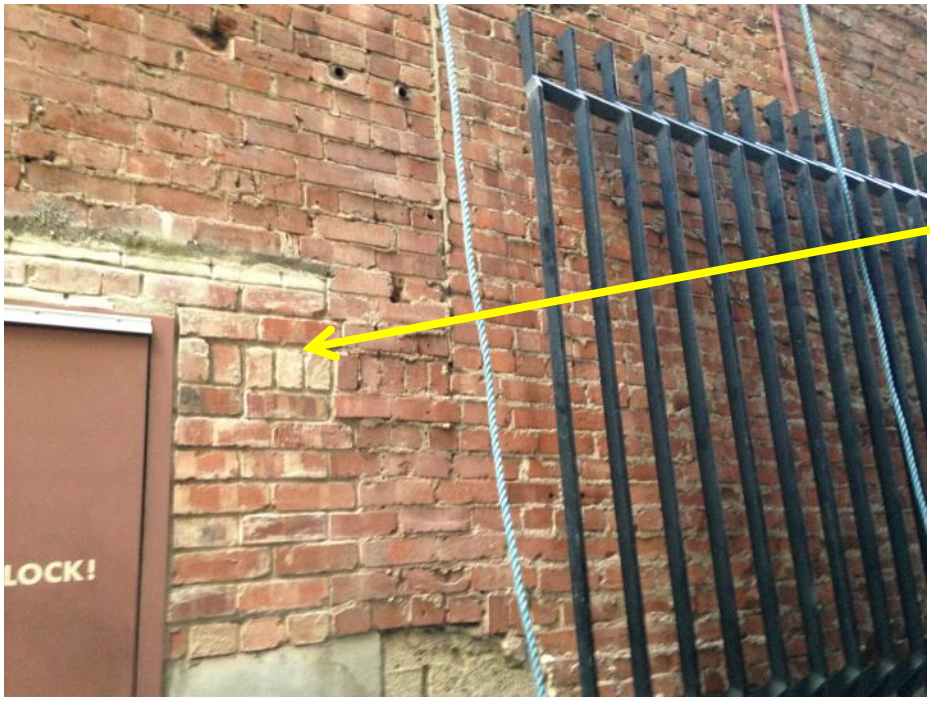


Photo 63

East elevation at south end.

Brick color does not match the brick on rest of the building.

Photo 64

South elevation.

Cement plaster parge coat patched at window head.

Photo 65

Drop #2

Cement plaster parge coat patched at window head.

Photo 66

East elevation.

Photo 67

Aluminum coating applied over roofing membrane (felt paper) on top of parapet wall.

Steel parapet bracing fastened to the top of the parapet wall.

Photo 68

Typical Parapet.

Photo of southwest corner.

See next photo.

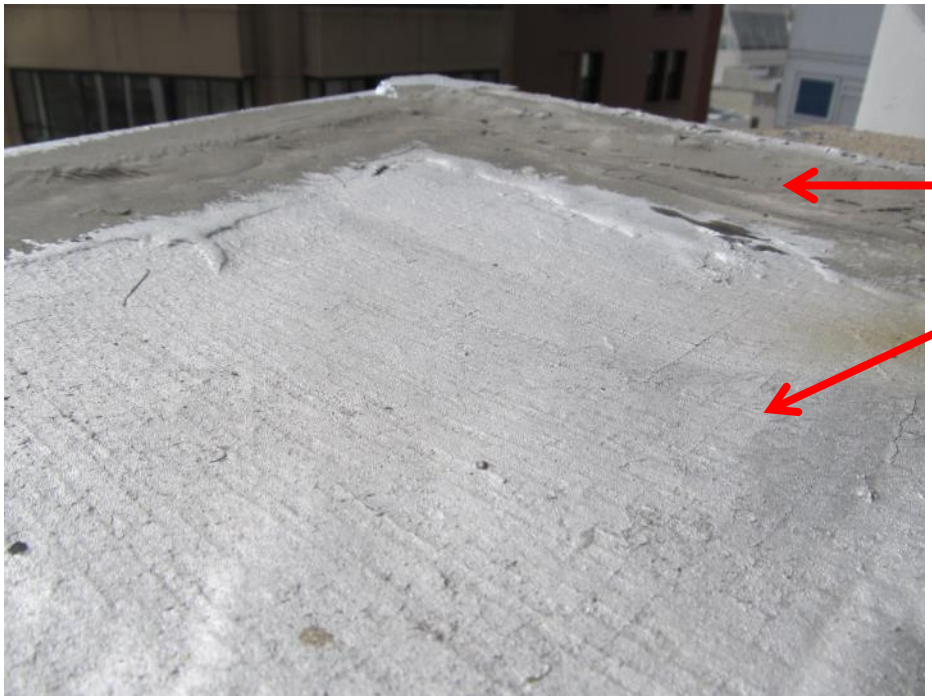


Photo 69

Top of parapet wall.

Sheet metal angle with sealant or mastic applied.

Silver coating applied over roofing membrane.

Photo 70

Top of parapet wall at southwest corner.

Brick exposed to weather. See Photo 66 for the wall below.

Sheet metal angle stops at corner.

Photo 71

Photo 72

Drop #4 – south elevation, west corner.

Displaced brick at roof line.

Photo 73

East elevation – south end.

Sheet metal coping at top of wall.

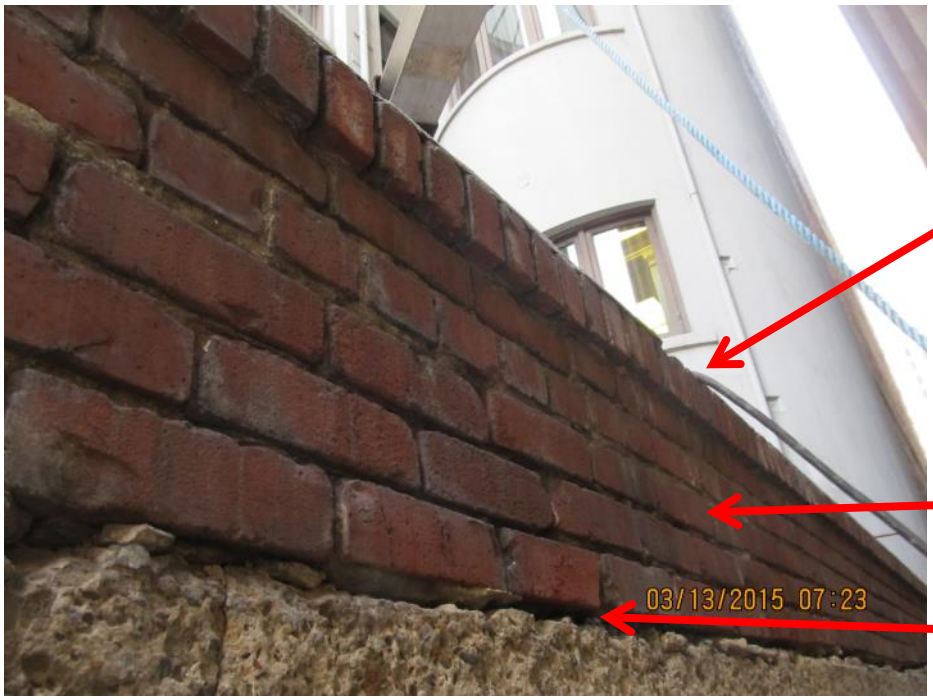


Photo 74

East elevation – Drop #5 – level 2 Mezzanie Roof.

No Sheet metal coping at top of wall.

Weathered mortar joints.

Crack between concrete and brick.

Photo 75

Fifth floor roof at curved wall.

No sheet metal coping.

Photo 76

Level 3 and level 4 roofs at west elevation.

Sheet metal expansion joint cover at the property line (boxed).

No sheet metal coping at top of wall, see arrows and next photo.

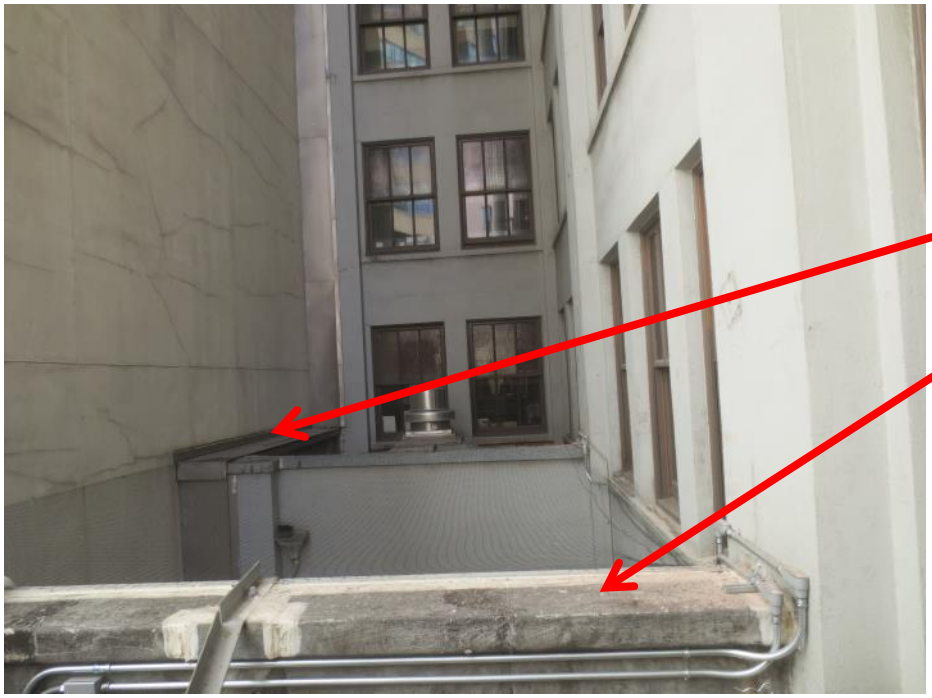


Photo 77

Level 3 and level 4 roofs at west elevation.

Sheet metal expansion joint cover at the property line.

No sheet metal coping at top of wall.

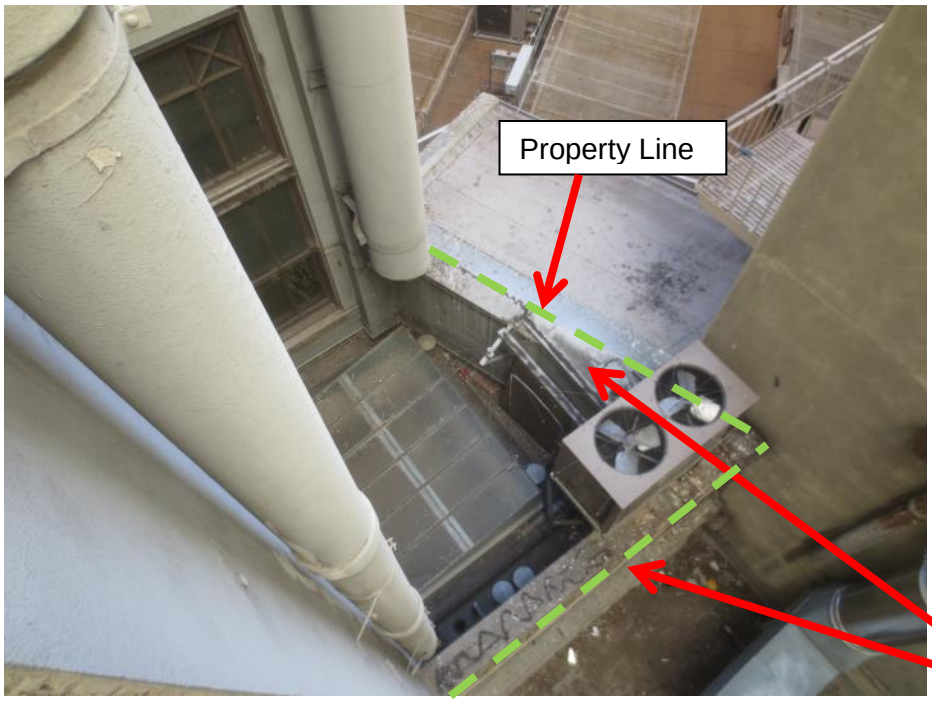


Photo 78

Level 1 roof at southwest corner.

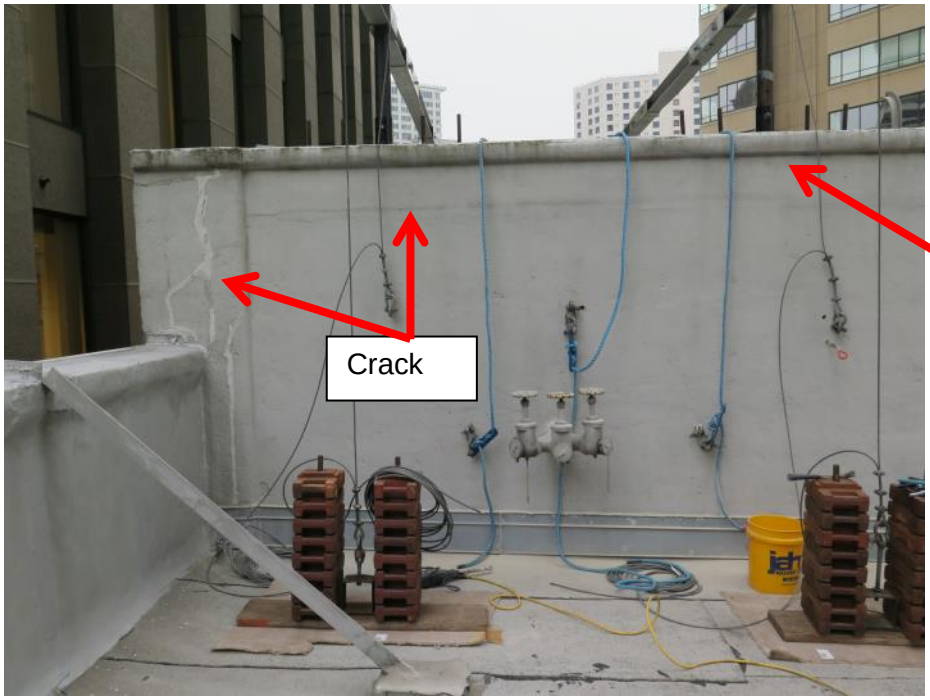


Photo 79

Penthouse north elevation.

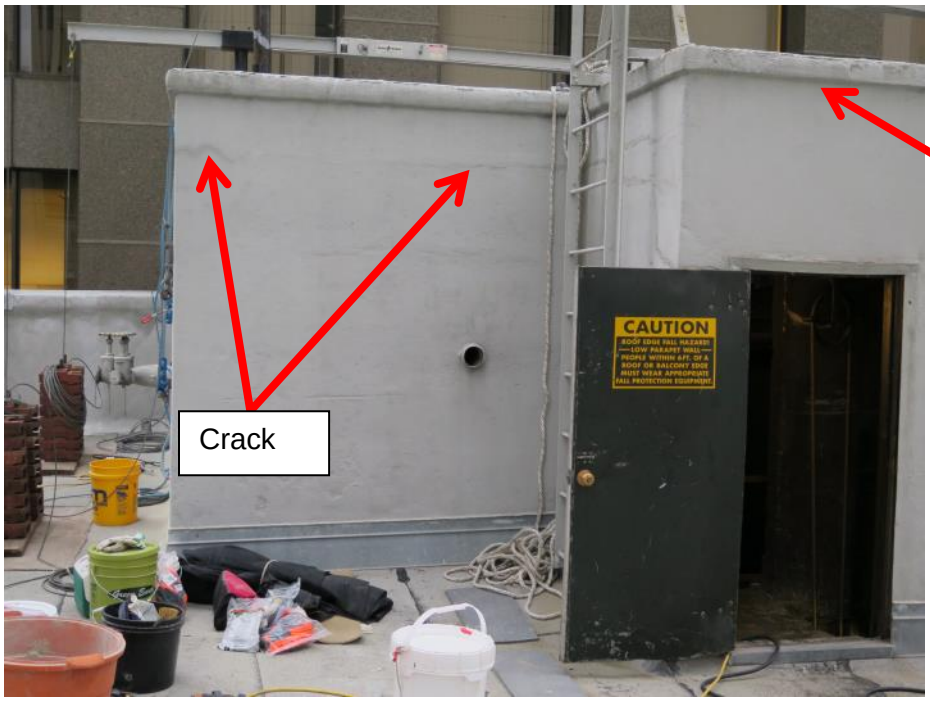


Photo 80

Penthouse west elevation.

Photo 81

Photo from WWP.

Drop #5 – Self-adhered membrane installed as temporary repair.

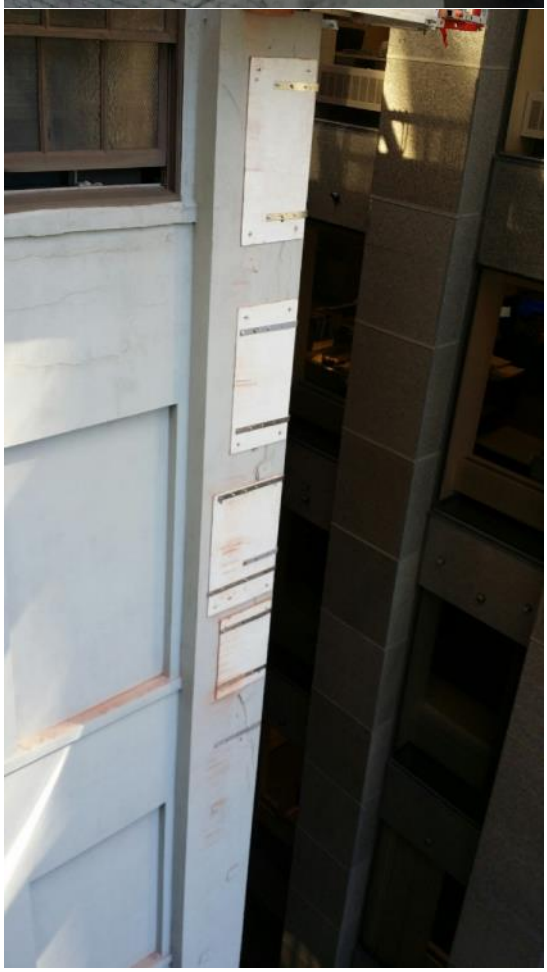


Photo 82

Photo from WWP.

Drop #1 – southeast corner.

Plywood anchored to wall with wedge anchors. WWP also installed metal straps onto the plywood and wedge and epoxy anchors onto the metal straps.

Photo 83

Photo from WWP.

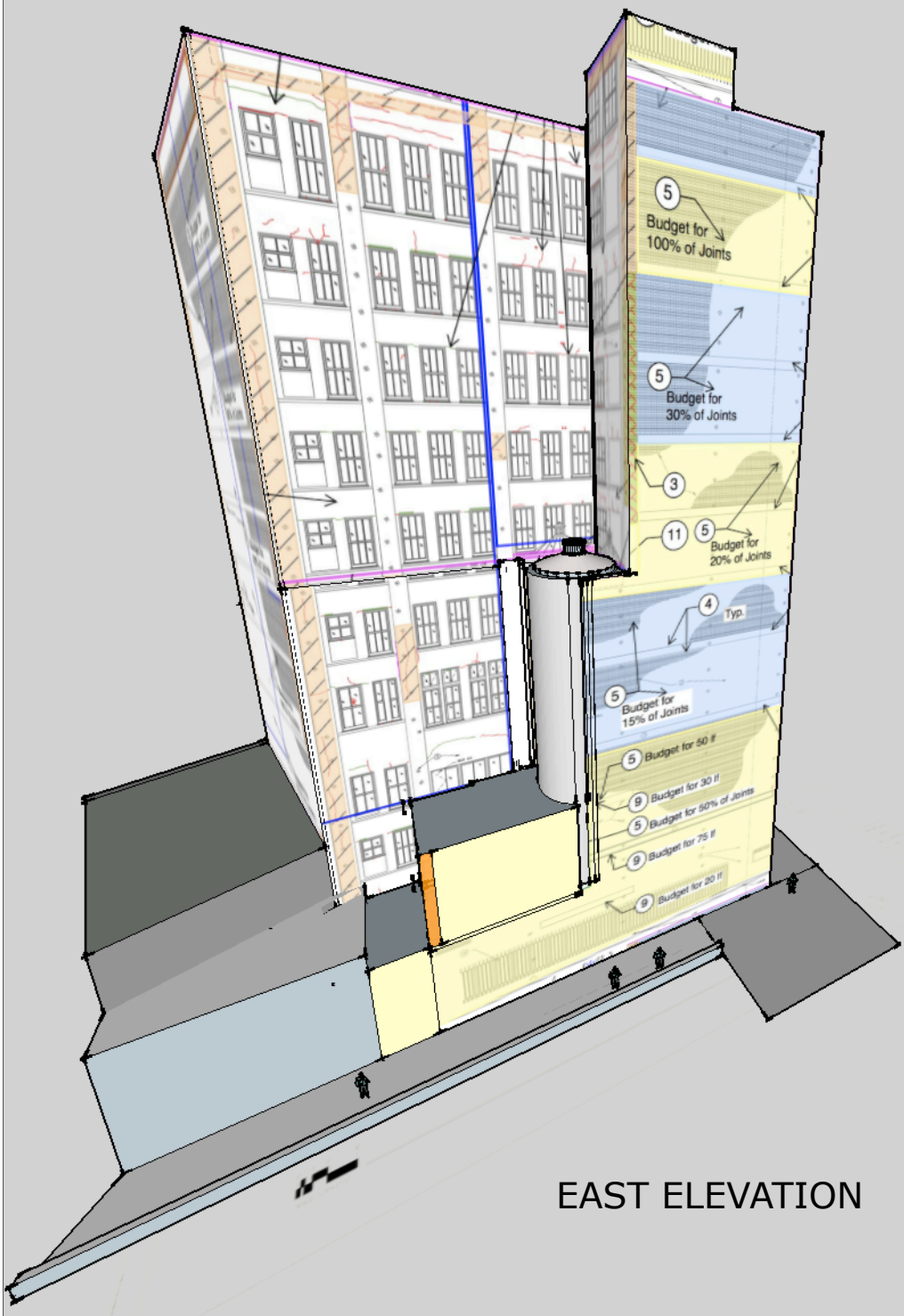
Drop #1 – southeast corner.

Plywood anchored to wall with wedge anchors. WWP also installed metal straps onto the plywood and wedge and epoxy anchors onto the metal straps.

Photo 84

Photo from WWP.

Drop #5 – WWP drilling helical anchor into wall.



EAST ELEVATION

NOT TO SCALE

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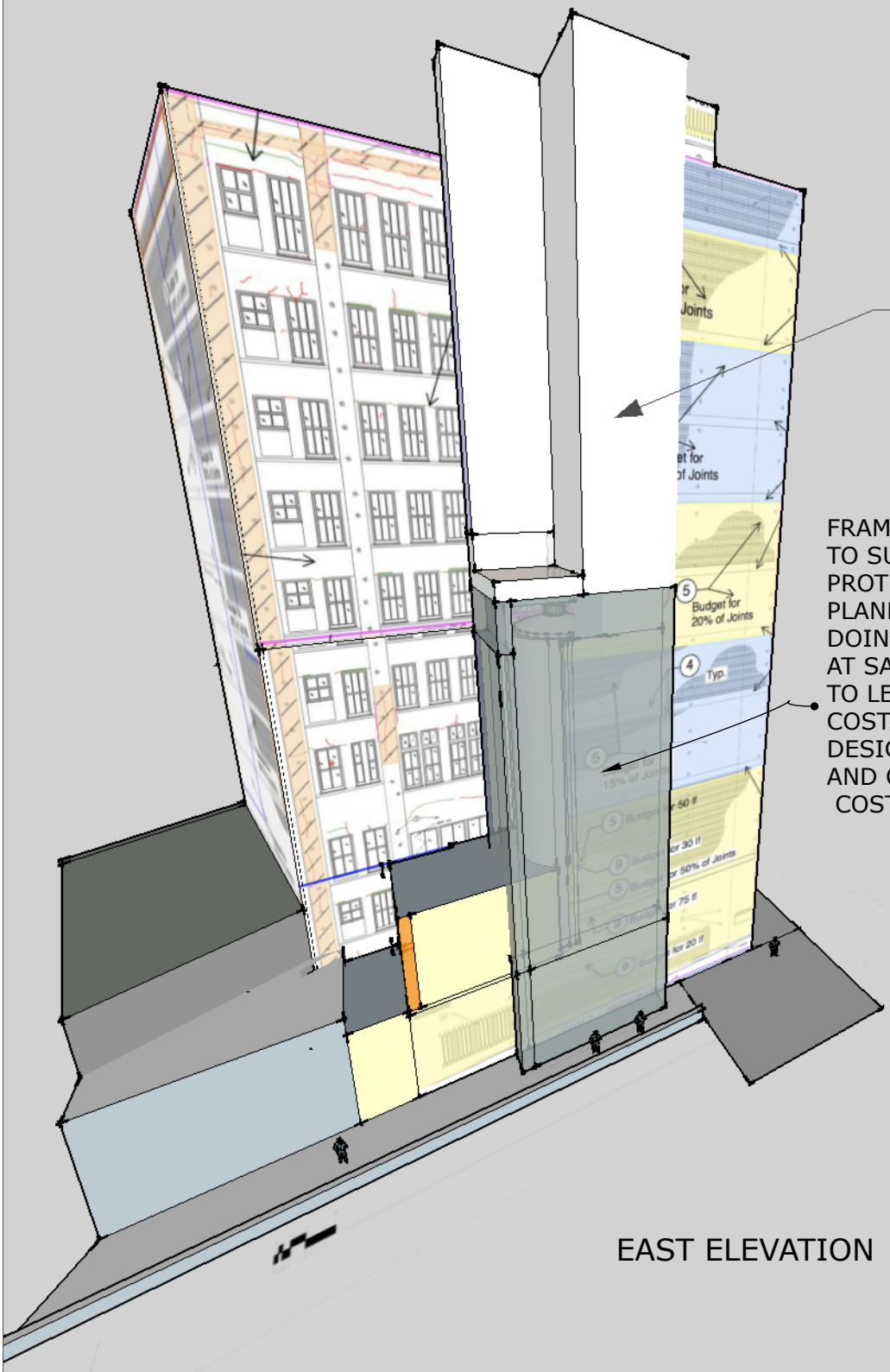
Project: MECHANIC'S INSTITUTE	Proj. #	SK1
	Date: 3-28-16	
Sheet Title: SUGGESTED PHASING PLAN	Drawn by: MC	
	Scale: As noted	Sheet No.



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Project: MECHANIC'S INSTITUTE	Proj. #	SK1.1
	Date: 3-28-16	
Sheet Title: PHASE - PILOT 1	Drawn by: MC	
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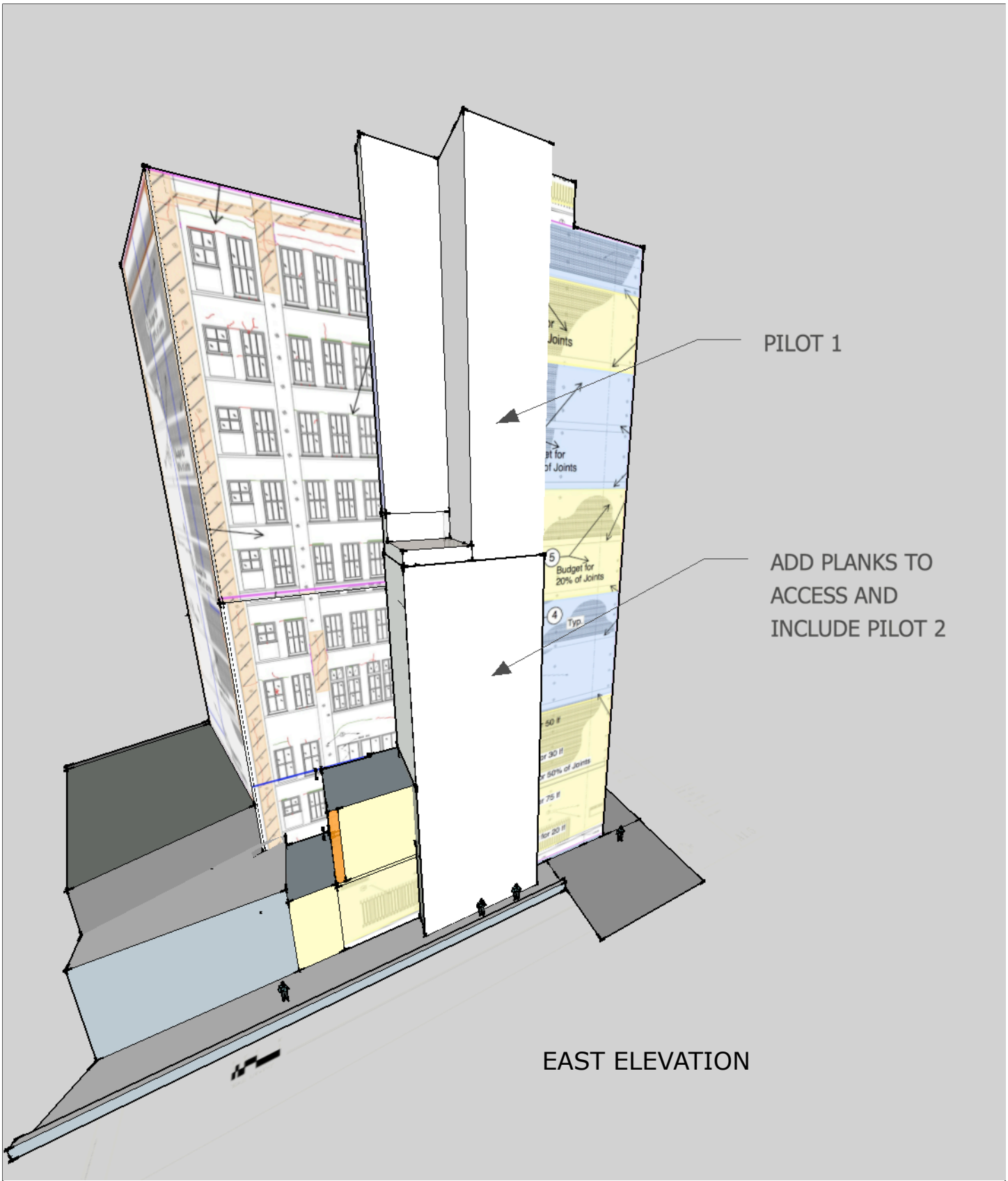

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Project: MECHANIC'S INSTITUTE	Proj. #	SK 1.2
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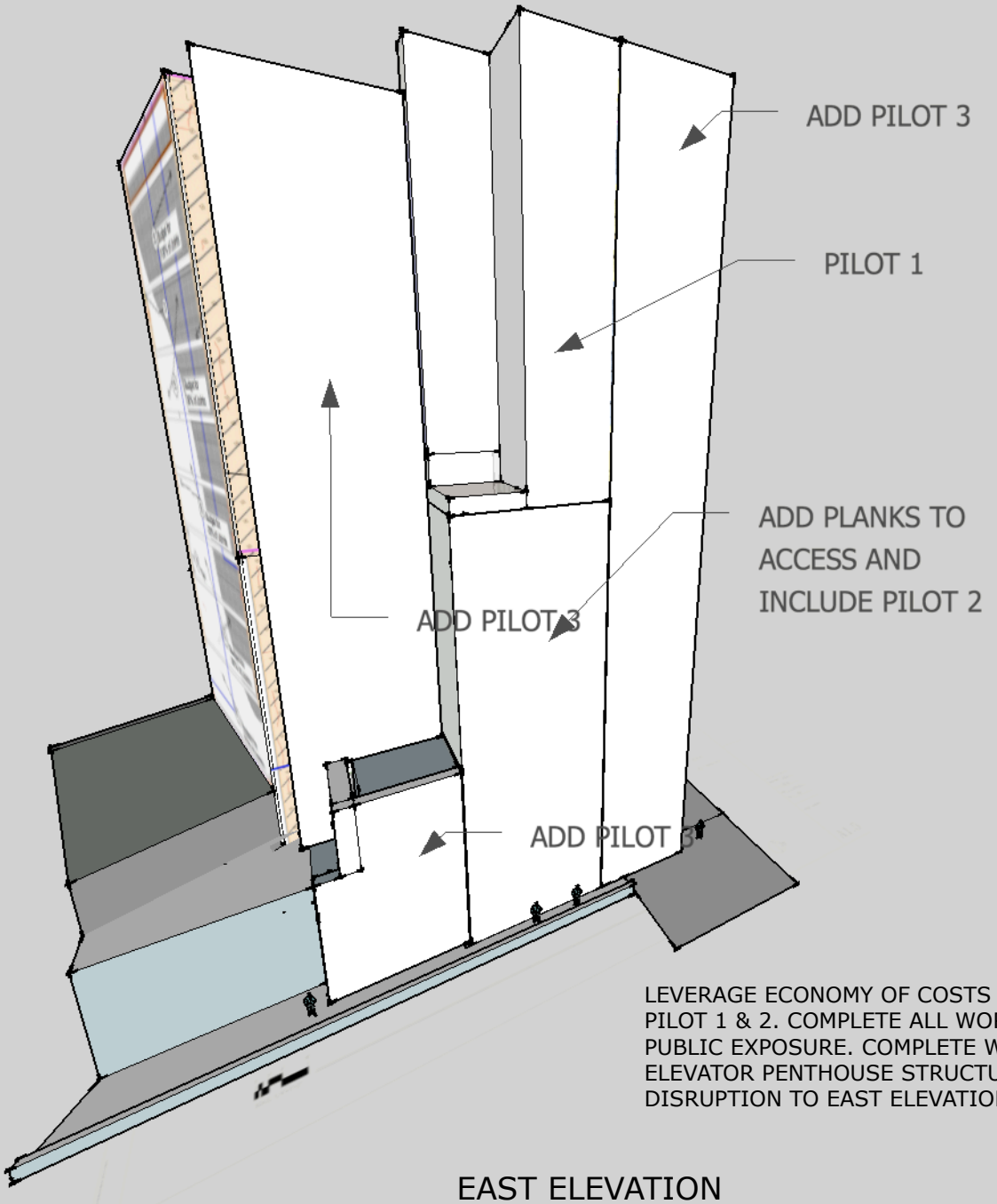
	Scale: As noted	Sheet No.



LEVERAGE ECONOMY OF COSTS RELATED TO PILOT 1 & 2. COMPLETE ALL WORK AT EAST WITH PUBLIC EXPOSURE. COMPLETE WORK AT CRITICAL ELEVATOR PENTHOUSE STRUCTURE. ONE TIME DISRUPTION TO EAST ELEVATION TENANTS.

EAST ELEVATION

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Project: MECHANIC'S INSTITUTE	Proj. #	SK1.3
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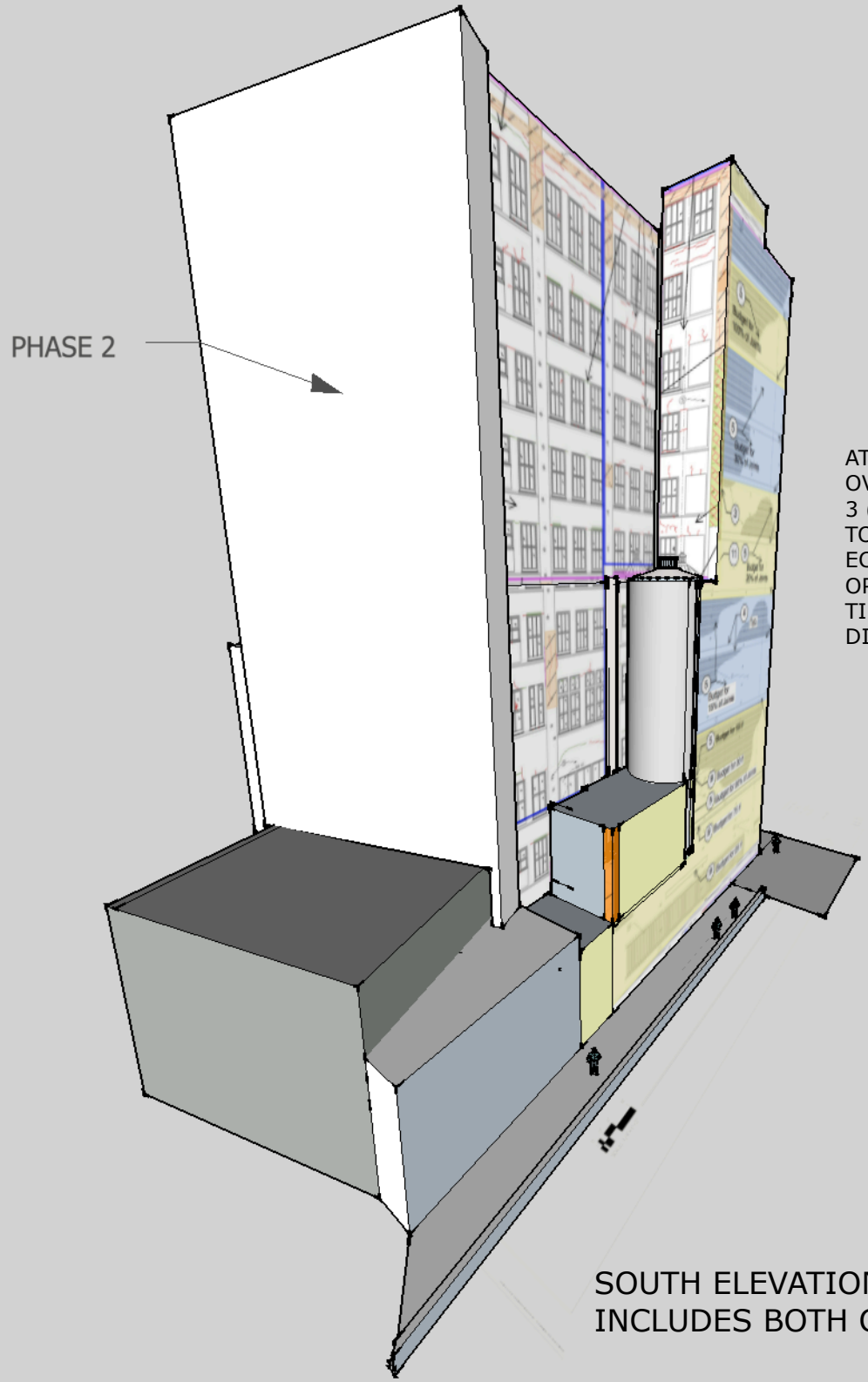
Sheet Title: ADD PILOT 3 TO PILOT 1 & 2	Drawn by: MC	
	Scale: As noted	Sheet No.



AT FUTURE DATE OR OVERLAPPING WITH PILOT 1,2 & 3 (PHASE 1) MOVE DIRECTLY IN TO PHASE 2 TO LEVERAGE ECONOMY OF CONTINUOUS OPERATIONS AND TO MINIMISE TIME LINE FOR TENANT DISRUPTIONS.

SOUTH ELEVATION = PHASE 2
INCLUDES BOTH CORNERS

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Project:
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Sheet Title:
PHASE 2 - SOUTH WALL AND CORNERS

Proj. #

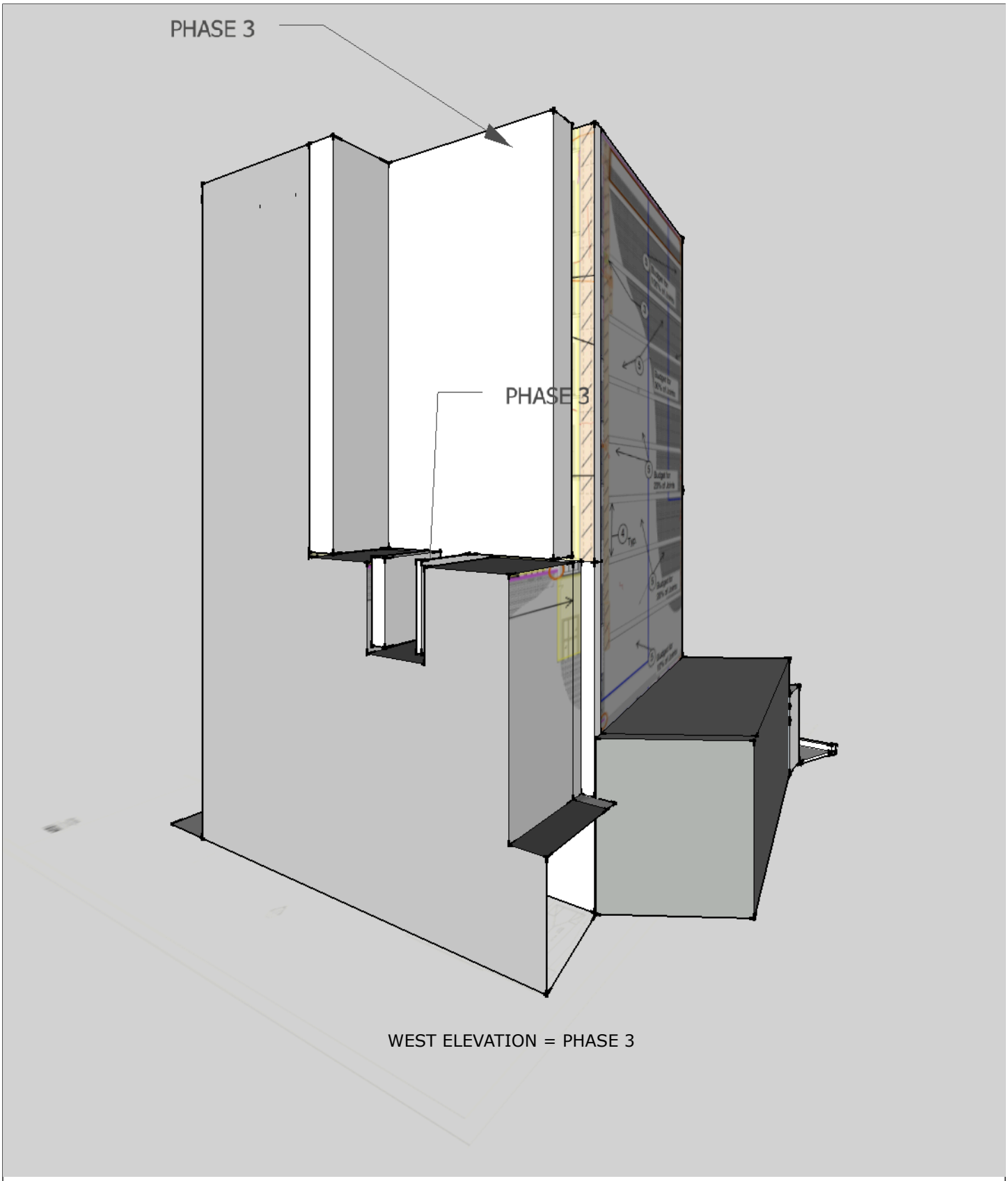
Date:3-28-16

Drawn by: MC

Scale: As noted

SK P2

Sheet No.



WEST ELEVATION = PHASE 3

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Project: MECHANIC'S INSTITUTE	Proj. #	SK P3
	Date: 3-28-16	
Sheet Title: PHASE 3 - WEST ELEVATION	Drawn by: MC	
	Scale: As noted	Sheet No.

Mechanics' Institute

ANNUAL REPORT 2017

This year the *San Francisco Chronicle* named the Mechanics' Institute "Best of the Bay" and stated that "the Institute stands as a beacon of what a cultural institution can be for all citizens."

The writer of that article described our mission perfectly – true since our founding over 160 years ago. A valued supporter, you are essential to keeping Mechanics' a San Francisco treasure true to its mission: a beautiful refuge with dedicated staff, services tailored to your needs, the latest books and electronic resources, and an array of classes, activities, and events to keep your intellect growing and your understanding of the Bay Area strong.

As you turn the pages of this report you'll see a lively thoughtfulness in the work we do. You'll also notice a healthy financial report. For the first time in 10 years, MI is not running a deficit. Our strength only comes with your support, for which we are grateful.

One of my favorite parts of the day is talking with people at the Institute. I'm often stunned by the passion and joy with which people talk about this place. One member recently said the Mechanics' Institute is "a place of inspiration in the center of city storms." I couldn't agree more. We need Mechanics' and all that it represents as much as ever.

As we reflect on 2017, I ask that you think about what makes the Mechanics' Institute special to you, and remember us in your year-end giving and estate planning. With your generosity, we'll be able to achieve even more in 2018.

With my best wishes,

Ralph Lewin,
Executive Director

Executive Director Ralph Lewin (l) with DaDa Art Gallery & Bar owner Michael Gouddou shortly before the January opening in the Mechanics' Institute building. Photo credit: Scott Strazzante/San Francisco Chronicle/Polaris

Year in Review

The 2017 Mechanics' Institute Member Survey revealed that members want the Institute to continue its historic role as a center for learning and cultural exploration and expression. While they want to see our landmark building retain its charm and character, they would like to see modern amenities added to our Library and Chess Room spaces. They also enjoy our expanded roster of programming on themes relevant to San Francisco Bay Area civic life, social justice, literature, entrepreneurship, and the craft of writing.

A Convergence of Community: Readers, Learners, and Doers at MI Library

If you've noticed that the Library seems more crowded recently, you're not imagining it. We indeed have more members and many of them spend a good deal of their days here working, writing, reading, and thinking rather than running in and out solely to check out library materials. We welcome the increase in activity, and are interested in the myriad ways our members use the Institute.

(Above): A cross-section of staff sporting our newest tee shirts with our earliest motto: Be Just and Fear Not!

(Below): Librarian Taryn Edwards staffing the MI table at SF History Days.

Chances are, you've made an appointment with a librarian at one of our Technology Office Hours or attended a Library Downloads Workshop. You may have attended a book group, knitted with fellow members, or discussed topics such as Kevin Kelly's *How AI Can Bring on a Second Industrial Revolution*, at TED Talk discussions. If you haven't, why not?

Mechanics' Institute librarians work hard to develop partnerships with local organizations such as the San Francisco Writers' Workshop, the SF–Marin Food Bank, the SF History Days annual celebration, and the *San Francisco Chronicle*. These relationships enable us to increase awareness of the Institute, provide professional-level "useful knowledge" to our members, engage with the community at large, and do good in the world.

Not only do library staff answer questions and help you find materials, our librarians also add an average of 300 new items to the collection each month! As a member, you have access to 160,000 print resources, more than 16,000 ebooks, eaudiobooks and emagazines and over 100,000 digital articles from our databases. Interested in learning more about Mechanics' Institute's history? We are collaborating with the Internet Archive to make our fair reports and other archival materials accessible online at the Internet Archive's MI page. More archival materials will be added, so check back often.

Book displays, classes, historical resources, discussion groups, digital materials… If it's been awhile since you visited the MI Library, come see what's new!

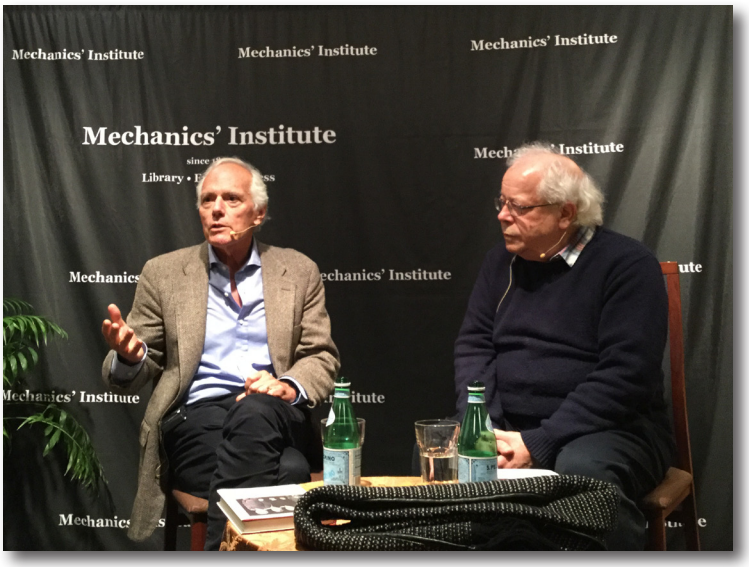
Festival Collaborations, CinemaLit Spectacular, and New Programming at MI

MI participated in two city-wide festivals this year – Litquake and American Institute of Architects SF's annual festival – providing members with stellar experiences while expanding our audience. The 6 Litquake events included author talks, panels, and literary lunches. For the *Architecture in the City: Secret City Festival*, we hosted the MI Treasure Hunt, which took place on four floors of our historic building, allowing participants to explore MI's literary, historical, and architectural riches with a traditional treasure hunt, artist-designed stamps, a literary café with historic personae, and a finale at the DaDa Bar. To cap the month, we presented "Hallidie: the Man, the Building, and the Restoration," a sold-out event featuring librarian Taryn Edwards, tour guide Rick Evans, and Hallidie Building Project Manager, Bruce Albert. Together, they revealed many little known facts about the famous San Francisco landmark and its namesake – inventor and MI past president Andrew Smith Hallidie.

CinemaLit continues to attract a loyal following. *Marie Antoinette* (1938) was the highlight of the summer, coinciding with the always popular Bastille Day Celebration. The Fall season featured *Hollywood Divas*, *Writers in Action*, and *Au Revoir, Jeanne Moreau*, featuring guest speakers at salon discussions.

MI's newest thematic program series continues to explore the Bay Area's innovative spirit, social and cultural trends, and pressing political issues. Recent events analyzed Trump's impact on the Bay Area, examined the issue of housing in San Francisco, and delved into topics such as the future of privacy and security, cannabis, and virtual reality – all moderated by local experts. In March, we began broadcasting selected events via Facebook Live, bringing our programs to remote viewers in real time. If you aren't able to join us "IRL" *(In Real Life*), check out our live feeds and find archived videos on our Facebook page. In 2018, look for stimulating and thought provoking programs to keep you informed and engaged.

[Top - Bottom]: Rick Shelton as Gertrude Stein, Joe Christiano as Bret Harte, and Bruce Bierman, one of the Dada poets performing during the MI Treasure Hunt.



(L-R): Margaret Wilkerson Sexton and Rachel Khong in Litquake's "First Fiction: Ties that Bind"; Erik Lax and David Thomson in a special CinemaLit presentation of Lax's book, Start to Finish: Woody Allen and the Art of Moviemaking.

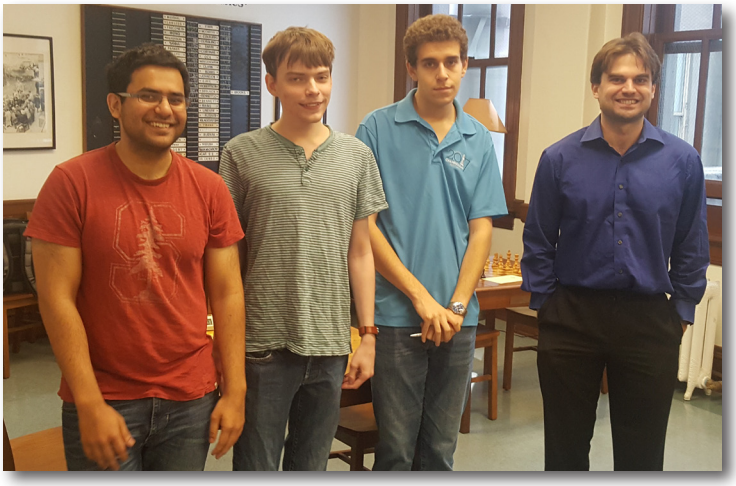
Chess, Outreach, Marathons, and Record-Breaking Tournament Play

The Mechanics' Chess Club is home to players of all abilities, from beginner to Grandmaster. Many of the Club's activities – classes, weekly tournaments, and lectures – are aimed at amateur players with a hunger to learn "the royal game".

The Imre Konig Memorial, held in September, was an exception to the regular events held in the MI Chess Room. The four-player double round robin tournament was the highest-rated competition in the history of the Mechanics'. Stanford student Parimarjan Negi topped the all-Grandmaster field with a score of 4-2 followed by Sam Shankland at 3 ½, Conrad Holt at 3, and Daniel Naroditsky with 1 ½.

MI's Youth Chess Outreach Program is in 19 schools reaching more than 500 students each week, helping them to improve their cognitive reasoning skills while learning strategy. This year's Scholastic Chess Tournament attracted 238 elementary, junior high, and high school participants. Grandmaster Daniel Naroditsky played 41 opponents simultaneously, following the tradition of Capablanca, Spassky, and Schapiro in allowing his fans to have a shot at victory over a champion. They all lost, but had great fun trying!

The Tuesday Night Marathon series continues to be the heart and soul of our chess community. The TNM attracts a diverse range of competitors ranging in age from 6 to 86 who come from as far away as Santa Rosa, San Jose and Vacaville. Elementary school students, tech workers, and retirees play together and converse, not only in the universal language of chess, but also in Mongolian, Russian, Armenian, Polish, German, Chinese, Tagalog, Farsi, Thai, Spanish, Dutch, Tamil, Hindi, Urdu, and English. Who knew the United Nations of chess is located here at 57 Post Street?



(Above, L-R): Parimarjan Negi, Conrad Holt, Daniel Naroditsky, Sam Shankland were high scorers in the Imre Konig Memorial Tournament.

(Middle): Elliot Winslow converses with young chess enthusiasts during SF History Days.

(Below): Sophie Adams oversees a game between two Scholastic Chess Tournament participants.

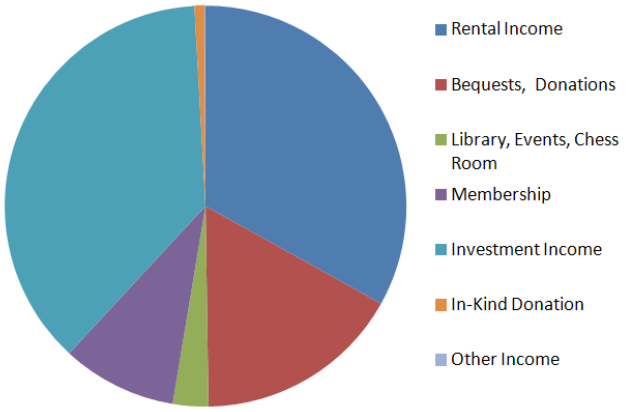
Financial Highlights

Financial Summary (Audited), Fiscal Years Ended August 31, 2017 and August 31, 2016

Total Assets (cash, accounts receivable, prepaid expenses, investments at fair market value, deferred rent, building and equipment) $17,115,151

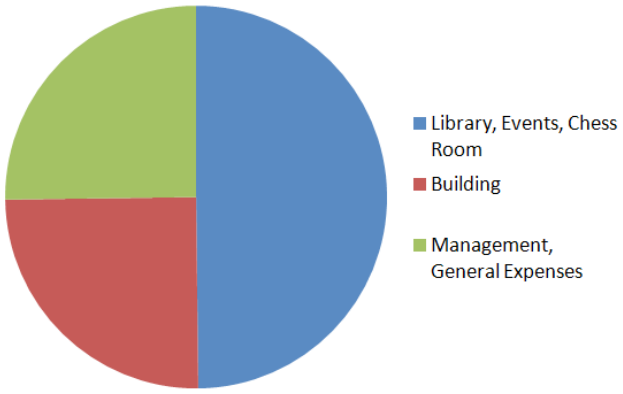
Total Liabilities (accounts payable, other liabilities, unearned income, tenants' deposits) $417,307

Net Assets $16,697,844



Changes in Total Support & Revenue

2017	$3,593,100
2016	$2,968,497
Increase:	**$624,603 (21%)**



Changes in Total Expenses

2017	$3,197,652
2016	$2,961,058
Increase:	**$236,594 (8%)**

Income

Rental income	$1,188,053
Bequests, Donations	$600,304
Library, Events, Chess Room	$102,793
Membership	$333,080
Investment Income	$1,336,968
In-kind Donation	$29,123
Other Income	$2,779

Total Income $3,593,100

Expenditures

Library, Events, Chess Room	$1,593,250
Building	$798,400
Management, General Expenses	$806,002

Total Expenses $3,197,652

Many Thanks: 2017 Donors

The Mechanics' Institute thanks the generous individual, foundation, and corporate donors who make our continued growth possible. The following listings reflect gifts made between September 1, 2016 and August 31, 2017. We strive to make the listing of names as accurate as possible. Please contact Jessica Neaves, Development Director, if there are any discrepancies or if you would like your name listed differently in the future at jneaves@milibrary.org.

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Did You Know?

Membership dues cover 10% of the Mechanics' Institute's operating costs; building rents and investments cover the next 62% of expenses. Contributions are essential to sustaining programs and services.

What Your Gifts Support

1) The purchase of library materials
2) Necessary repairs to our landmark building
3) Upgrades to MI facilities, such as classrooms and archival storage
4) Furniture for the Library, Chess Room, and Event Space
5) Programming, i.e., Scholastic Chess Outreach

How You Can Contribute

1) Join the James Lick Legacy Society
2) Make a one-time gift
3) Take advantage of your company's matching funds program
4) Donate library materials
5) Volunteer for events and chess programs, or as a library helper

Donors: Time, Materials, and Gifts

Thank you to all of those who donated their time to the MI in 2017. More than 30 volunteers have helped at chess programs, hosting special events, and in the library.

Thanks to those who donated materials to the Library this year. Librarians added a record number of 1,288 donated items to the collection in 2017.

Thank you to the 270 MI members who contributed $5 - $99 in 2017. Every dollar counts!

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Mechanics' Institute Board of Trustees

MEMBERS' MEETING

December 7th
4th Floor Meeting Room
Reception 5:30 p.m.
Meeting 6:00 p.m.

Join us for the bi-annual Mechanics' Institute community gathering to meet fellow members, staff, and trustees. Hear about new plans and programs, technology updates, and our efforts to improve your member experience.

Free; MI members and their guests

MEMBERS' HOLIDAY GATHERING

December 14th
2nd Floor Library
5:30 p.m. - 7:00 p.m.

Celebrate the winter holidays with your Mechanics' Institute community. Enjoy hors d'oeuvres, gourmet cheeses, delectable desserts and tempting libations!

Advance registration required; $15 for MI members and their guests

SINCE 1854
MECHANICS' INSTITUTE
LIBRARY & CHESS ROOM

Mechanics' Quarterly

Vol. 1, No. 4
October - December 2017

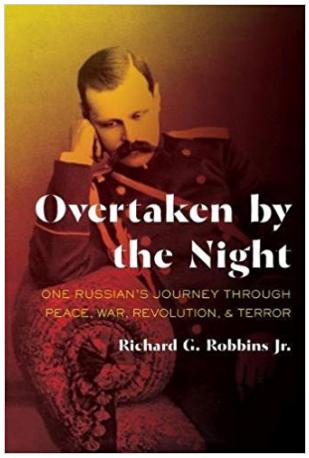
Seize the Day: A Russian Revolution Centennial

A daylong event with authors, experts, Russian tea and cuisine

Wednesday, November 8

Immerse yourself in a historical milestone that marks the fall of the Winter Palace and the takeover by the Bolsheviks of Russia, led by Vladimir Lenin. Hear two views of the Revolution – first from an insider, Dzhunkovsky, a civil servant and confidante of the Tsar; and then learn about the residents of the House of Government, who came to power and were caught in the conflicts of ideology and the shift to Communism.

Co-sponsored by the Institute of Historical Study



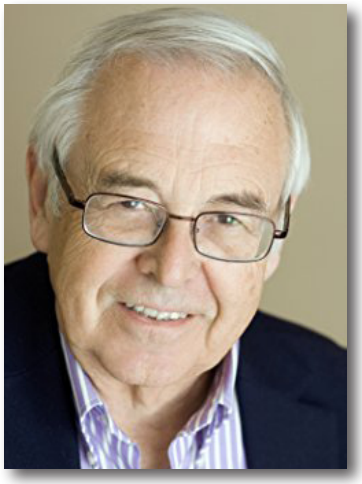
***Overtaken by the Night: One Russian's Journey through Peace, War, Revolution and Terror,* with author Richard G. Robbins, Jr.**
12:30 p.m.

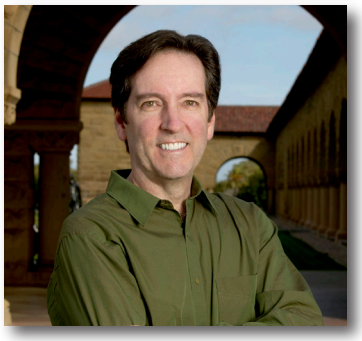
Vladimir Fedorovich Dzhunkovsky witnessed Russia's unfolding tragedy — from Tsar Alexander II's Great Reforms, through world war, revolution, the rise of a new regime, and finally, his country's descent into terror under Stalin.

The House of Government: A Saga of the Russian Revolution*, author Professor Yuri Slezkine in conversation with Bertrand Patenaude, author of *Trotsky: Downfall of a Revolutionary
6:30 p.m.

This gripping narrative tells the true story of the residents of an enormous Moscow apartment building where top Communist officials and their families lived before they were murdered in Stalin's purges. A vivid account of the personal and public lives of Bolshevik true believers.

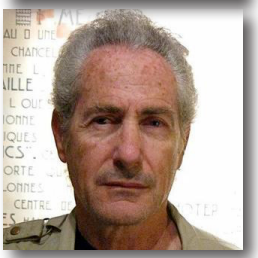
Check milibrary.org/events for complete details and to register for these and more events exploring this watershed moment in world history.

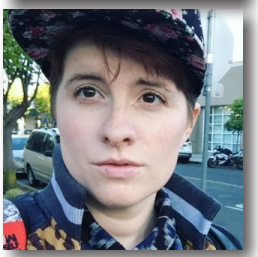


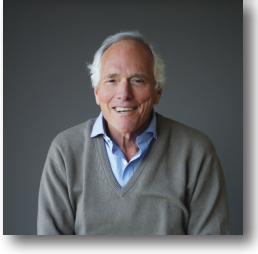


(Top - Bottom): Richard G. Robbins, Jr., Yuri Slezkine, Bertrand Patenaude

Litquake Events at MI







(Top - Bottom): Margaret Wilkerson Sexton, Rachel Khong, Meghan Ward, Barry Gifford, Mallory Ortberg, Eric Lax (image copyright Michael Lionstar)

First Fiction: Ties That Bind

October 10, 6:30 p.m.

Margaret Wilkerson Sexton and Rachel Khong plumb the richness of familial relationships in their debut novels to great effect. These two critically acclaimed authors read and discuss their recent books with author, journalist, and teacher Meghan Ward. Register for this event at litquake.org. MI members register for free with code: MECH.

Literary Lunch: The World of Elena Ferrante

October 11, 12:30 p.m.

The wildly popular yet pseudonymous Italian author known as Elena Ferrante is best known for her four-volume *Neapolitan Novels* series, which follows two girls from Naples who attempt to create lives for themselves within a violent and stultifying culture. Writer and Professor of Comparative Literature Sara Marinelli speaks on Ferrante's narrative world and cultural relevance. Bring your own lunch; reservations are not required for this event.

Maximum Punch, Minimum Words: The Short Fiction of Barry Gifford

October 11, 6:30 p.m.

For 40 years and at least that many printed works, Barry Gifford has been known as a writer's writer. Jonathan Lethem says he "invented his own American vernacular: William Faulkner by way of B-movie film noir, porn paperbacks, and Sun Records rockabilly." Gifford will discuss his new short fiction collection, *The Cuban Club*, with bestselling author Tom Barbash. Register for this event at litquake.org. MI members register for free with code: MECH.

Literary Lunch: Jane Eyre Turns 170

October 12, 12:30 p.m.

Mallory Ortberg speaks on the continued popularity and relevance of Charlotte Brontë's classic Gothic-Victorian novel. First published in 1847 under the pseudonym "Currer Bell," *Jane Eyre* revolutionized the art of fiction, and although criticized as anti-Christian, was eventually praised for its fearless exploration of the themes of classism, sexuality, religion, and feminism. Bring your own lunch; reservations are not required for this event.

Gotta Get Outta Here: Why We Love Science Fiction and Fantasy

October 12, 6:30 p.m.

Why do people value entertainment and escapism above almost anything but food and shelter? Why do we plunge ourselves into made-up worlds? Is it because reality sucks? Or because storytellers present worlds we can strive to build? And how do our minds respond to the impossible? We'll investigate these questions and yours, with the help of Nick Kanas (neuroscientist), Jonathan Keats (philosopher), and authors Meg Elison, Pat Murphy, and Ransom Stephens (moderator). Register for this event at litquake.org. MI members register for free with code: MECH.

Litquake/CinemaLit Special Event

October 13, 6:30 p.m.

***Start to Finish: Woody Allen and the Art of Moviemaking*, author Eric Lax in conversation with Film Critic David Thomson, with an introduction by Michael Fox, CinemaLit Film Series Curator**

Eric Lax invites us onto the set – and even further behind the scenes – of Allen's *Irrational Man*, which was released in 2015, starring Joaquin Phoenix and Emma Stone. Revealing the intimate details of Allen's filmmaking process, Lax shows us the screenplay being shaped; the scenes being prepared; the actors, cinematographers, other crew members, and editors engaged in their work. Register for this event at milibrary.org/events.

December Member Events

Bi-annual Members' Meeting

December 7, reception at 5:30 p.m., meeting at 6:00 p.m.

Join us for the bi-annual Mechanics' Institute community gathering to meet fellow members, staff and trustees. Hear from staff about new plans and programs, technology updates, and our efforts to improve your experience as members.

Annual Members' Holiday Gathering

December 14, 5:30 p.m. - 7:00 p.m., advance registration required ; $15 for MI members and their guests

Celebrate the winter holidays with your Mechanics' Institute community. Enjoy hors d'oeuvres, gourmet cheeses, delectable desserts and tempting libations!

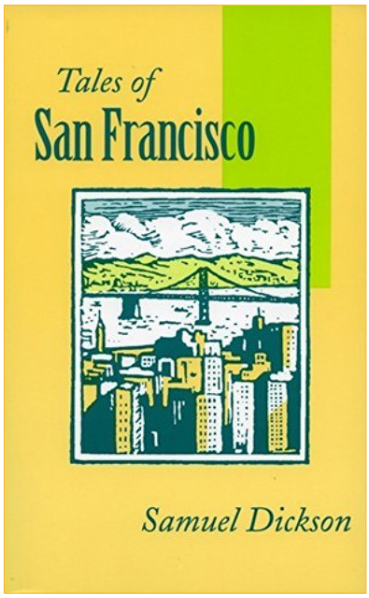
Mechanics' Members Through the Ages

by Pam, Mechanics' Institute Events Assistant

A glimpse of one of the MI Library's past regulars is offered in Samuel Dickson's 1955 book, *The Streets of San Francisco*. Dickson devotes an entire chapter to David Josephi, a quietly brilliant man obsessed with educating himself. According to Dickson, Josephi could "discuss the architecture of Flanders or that of Byzantium," or "the science of Newton and of the new man, Einstein."

In a 1926 interview, Dr. Simeon Edward Josephi of Oregon states that his eldest brother David came to San Francisco in the 19th century as a manager of a branch of their father's wholesale jewelry company, I & S Josephi & Co. Dickson says that around 1915, Josephi retired from the business world. The gentleman reportedly spent his mornings walking from his home near Sacramento and Divisadero streets. "Straight-shouldered, handsome, white-haired, in his immaculate black suit, clutching a black umbrella, he walked all the way downtown to the Mechanics' Library on Post Street near Kearny. He would sit there all day reading, studying, accumulating more and more knowledge; now he studied with almost a frenzy, like a miser accumulating as much gold as possible in his few remaining years. When the library closed at night, he would walk slowly home, a lonely, very old gentleman, with a brain that had become a treasure trove of knowledge."

If you consider yourself a Mechanics' Institute regular, you keep interesting company! Check the Library's copy of *Tales of San Francisco* to find the stories of David Josephi and others.



Recent Major Gifts

We are grateful for support from the following individuals and foundations, who make our continued growth possible. Thank you! The following contributions were received between June 1, 2017 and August 31, 2017.

Brewster West Foundation
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Library Programs: Useful Knowledge

Preserving Life Stories

Are you thinking about collecting and preserving your community's life stories in an organized way but don't know where to start? This one-day workshop will help jumpstart your project by focusing on the two most important aspects of oral history projects: the art of the interview and the art and technology of presentation. In order to provide adequate individual attention, the workshop is limited to the first 15 registrants. This all-day course focuses on both instruction and practice in large and small groups.

November 4
10:30 a.m. - 4:30 p.m.
45 minute lunch break
Members $75; Public $100
SAVE IT! How to collect, communicate, and share family and community life stories, with oral historian Basya Petnick

Résumé Clinic

Join a group of career changers in an immersive résumé makeover clinic with fellow job seekers, focusing on creative techniques to help transition to a new job function or industry. In this workshop, you will gain insights about innovative approaches, review résumé examples that follow best practices in a changing job market, and learn tips to strengthen your résumé for better results. Attendance is limited to allow individual, leader-led feedback and maximum interaction among attendees. Please bring a printed copy of your résumé and a digital copy on a flash drive.

November 6
3:30 p.m. - 5:00 p.m.
Free to Members & Public
Here's to Your Career Change! Résumé Makeover Clinic for Career Transitioning, with Marilyn Tullius of Career Ladder

How Knit Happens

by Lia, Mechanics' Institute Librarian

Somewhere around age 10, I watched my mother sitting on the couch knitting a sweater, and said, "I want to do that!" She put two sticks and some yarn in my hands, and said, "Copy what I'm doing." My first project wasn't a sweater – as I recall, it was a pair of mittens with a thumb longer than the rest of my hand. Nonetheless, it inspired my enduring passion for knitting.

Sometimes people ask me why I knit when I can easily buy sweaters, mittens, and hats in a store. For the most part it's not about the finished product – it's about the way I feel when I knit. When I'm knitting I feel relaxed, content, and calm. I'm not alone in feeling this way; studies have found that knitting helps people from all walks of life reduce their stress levels, combat depression, and stave off cognitive decline. As it turns out, your grandma's knitting circle was great for her health! On top of the benefits of knitting, socializing and forming bonds with others can also have a positive impact.

With this in mind, I started the **Knit Happens** group at Mechanics' Institute, for knitters and crocheters. Dropped your stitches? Not sure what to do next? We can help you. Bring a project and get to know others – I'd love to see you there. No need to register, just drop into Classroom B on the last Tuesday of every month at 5:30 (with December off due to holidays). **Want to learn to knit? Let me know at lryland@milibrary.org.**

A Selection of Coming Events

The Mechanics' Institute offers a host of chess events, classes, reading and discussion groups, series events, and special author engagements each week. For program details and to register for programs, check posters and flyers throughout the MI, visit our website at milibrary.org, or call the reference desk at 415.393.0102 between 10 a.m. and 5 p.m., Monday through Saturday. Below, find a partial list of offerings. Complete listings can be found on our website.

Chess

Tournaments 10:00 a.m. – 8:00 p.m.
October 7
17th Annual J.J. Dolan Memorial G/45
October 28 - 29
17th Annual Carroll Capps Memorial
November 18
17th Pierre St. Amant Memorial G/45
December 2
17th Annual Guthrie McClain Memorial G/45

Tuesday Night Marathon and Lecture By International Master John Donaldson
Lecture 5:15 p.m. – 6:15 p.m.
Marathon Play 6:30 p.m. – 10:30 p.m.
October 3, 24
November 7, 14, 21, 28
December 5, 12, 19

Wednesday Night Blitz
Directed by Jules Jelinek
6:30 p.m. – 8:50 p.m.
October 4, 11, 18, 25
November 8, 15, 29
December 6, 13, 20

Sunday Morning Chess Class for Women Taught by Sophie Adams and Ewelina Krubnik
11:00 a.m. – 1:00 p.m.
October 8, 15, 22, 29
November 5, 12, 19, 26
December 3, 10, 17

Saturday Morning All Ages Chess Class Taught by International Master Elliott Winslow
11:00 a.m. – 1:00 p.m.
October 7, 14, 21, 29
November 4, 18, 25
December 2, 9, 16, 23, 30

Selected Activities

Check milibrary.org for a new quarter of librarian-led classes on research databses (including Ancestry, finance, and the Internet Archive), metadata and XML courses, Library Downloads workshops, and many activity and discussion groups such as TED Talks, Brown Bag Mystery Readers, Writers' Lunches, Dwelling Dreamers, and much more.

Got a question about your device or other technology-related conundrum? **Technology Office Hours** are scheduled for October 12 and November 9. Contact Erik at esandall@milibrary.org to make an appointment.

On October 14, master memoirist **Adair Lara** will conduct a full-day course on the art of **crafting a compelling memoir**. Register online for this and other classes in our new writers' workshop series.

Join us for the **Mechanics' Institute Night Tour** with a wine and cheese reception to follow, on October 16.

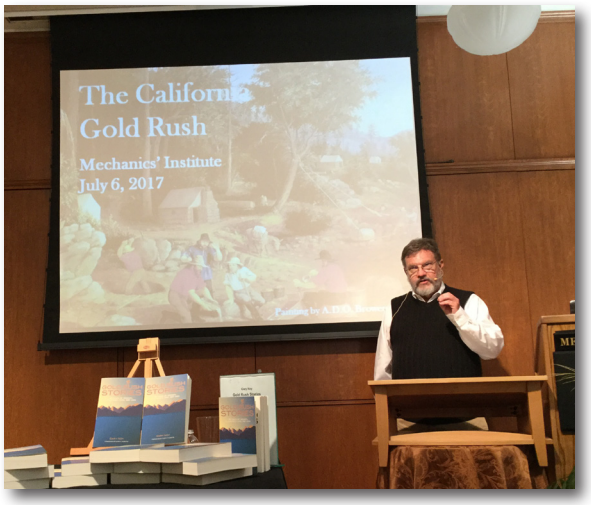
Learn at your own pace, one-on-one, about resources that will help you improve your financial know-how at our new **Financial Office Hours,** scheduled for October 19 and November 22. To sign up, contact Craig at acjackson@milibrary.org.

On November 3, tour the **Wells Fargo History Museum** with MI members and staff. Be sure to pre-register for this members-only event – tickets are going fast!

Not sure what to read next? Sign up for a November 7 **Reader's Appointment**. Contact Lia at lryland@milibrary.org to sign up.

Recent Happenings at Mechanics' Institute

As part of our **Transforming SF** series, moderated by the executive director of American Institute of Architects SF, Jennifer Jones (L) discusses The **Future of the City** with architects and experts John King, Marsha Maytum, and Craig W. Hartman (L-R).



Author and a native son of the Sierra, Gary Noy reveals the surprising and untold complexities of the Gold Rush from his book *Gold Rush Tales: 49 Tales of Seekers, Scoundrels, Loss, and Luck*.

Chris Mavraedis is a man who truly loves baseball, pictured here with his wife Liz Mavraedis, who translated his passion for the game in their book *Falling in Love With Baseball*.

CinemaLit: Upcoming Programs

Writers in Action!

October 6
Midnight in Paris
October 20
Infamous
October 27
Deathtrap

Au Revoir, Jeanne Moreau

November 3
The Train
November 17
The Old Lady Who Walked in the Sea

Season Finale December 1
The Last Tycoon

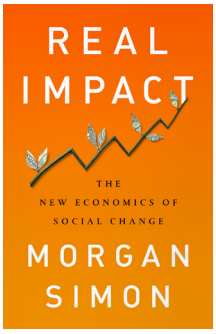
(image courtesy of Paramount Pictures)

Featured Upcoming Events

Impact Investment

Impact investment – the support of social and environmental projects with a financial return – has become a hot topic in the world's philanthropy and development circles, and is growing exponentially; in the next decade, it is poised to eclipse traditional aid tenfold. Yet for all the excitement, there is work to do to ensure that it actually realizes its potential. Will impact investment empower millions of people worldwide, or will it just replicate the same failures that have plagued the aid and antipoverty industry?

October 26, 6:30 p.m.
Members of MI Free; Public $15
Real Impact: The New Economics of Social Change, author Morgan Simon in conversation with Activist/Fundraiser Kath Delaney of Madera Group

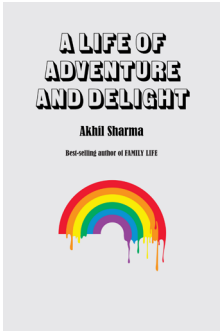


Morgan Simon (L), image credit: Javier Machado, Kath Delaney (below)

Short Stories

From the award-winning author of *Family Life* comes an engrossing window into the Indian experience at home and abroad. Akhil Sharma's deeply perceptive collection of short stories weaves between India, New York, and New Jersey, profiling flawed characters as they stumble, repent, reform, and relapse. Wrestling with tradition and temptation, they long for belonging and meaning but veer inexorably toward self-destruction, doomed to repeat their mistakes. Sharma masterfully depicts how the burdens of family and culture shape our choices, whether or not we try to resist them.

October 6, 12:30 p.m.
Members of MI and Friends of *ZYZZYVA* **Free; Public $15**
A Life of Adventure and Delight, author Akhil Sharma in conversation with Oscar Villalon, Managing Editor, *ZYZZYVA*

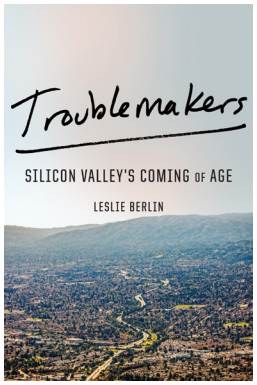


Akhil Sharma (L), image credit: Nicholas Prakas, Oscar Villalon (below)

The Evolution of Silicon Valley

At a time when the five most valuable companies on the planet are high-tech firms and nearly half of Americans say they cannot live without their cell phones, *Troublemakers* reveals the untold story of how we got here. This is the gripping tale of seven exceptional men and women, pioneers of Silicon Valley in the 1970s and early 1980s. Together, they worked across generations, industries, and companies to bring technology from Pentagon offices and university laboratories to the rest of us. In doing so, they changed the world.

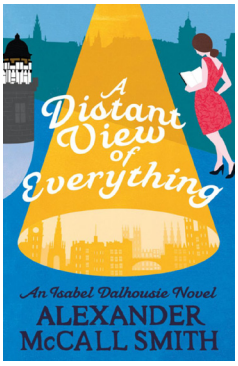
November 15, 6:30 p.m.
Troublemakers: Silicon Valley's Coming of Age, author Leslie Berlin in conversation with journalist Frances Dinkelspiel

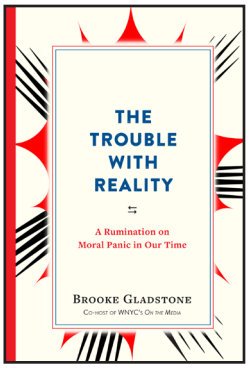


Leslie Berlin, image credit: Anne Barry

End Notes

Book Notes





Fiction books recently added to the library's collection with the highest rates of checkout include:

A distant view of everything by Alexander McCall Smith

On her majesty's frightfully secret service by Rhys Bowen

Penhale Wood by Julia Thomas

Athenian Blues by Pol Koutsakis

The Birdwatcher by William Shaw

Non-Fiction books recently added to the library's collection with the highest rates of checkout include:

The Trouble with reality: a rumination on moral panic in our time by Brooke Gladstone

You don't have to say you love me: a memoir by Sherman Alexie

Volunteer: a traveller's guide to making a difference around the world by Charlotte Hindle, et al

Victor Arnautoff and the politics of art by Robert W. Cherny

The chickenshit club: why the Justice Department fails to prosecute executives by Jesse Eisinger

Just in Time for the Holidays!

MI is rolling out some new branded items. Look forward to black zippered tote bags and improved t-shirts emblazoned with our historic motto "Be Just and Fear Not".

Totes will sell for $15 and the shirts for $20. These new items will make a great gift for the "mechanic" in your life!

Staff Updates

Diane Lai is now pursuing her passion right here at Mechanics' Institute; in September, she transitioned from Library Manager to Archivist. Former Public Services Librarian **Heather Terrell** has moved into the Library Manager role. You'll see a new face around the Institute – **Chris Burns** joins us as our new Public Services & Communications Librarian. Welcome to Chris, and congrats to both Diane and Heather!

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Library Hours
Monday - Thursday:
9 am - 9 pm
Friday:
9 am - 6 pm
Saturday:
10 am - 5 pm
Sunday:
1 pm - 5 pm

Holiday Hours
Indigenous Peoples' Day
Oct 9 Closed

Veterans' Day
Nov 10 - 11 Closed

Thanksgiving
Nov 22 Early Closure 5pm
Nov 23 - 24 Closed

Christmas
Dec 24 - 26 Closed

New Year's Eve
Dec 31 Early Closure 5pm

Editorial Staff
Cherilyn Banson
Heather Terrell

Litquake 2017@Mechanics' Institute


Margaret Wilkerson Sexton


Rachel Khong


Meghan Ward

Tuesday, October 10 6:30 pm
First Fiction: Ties that Bind
MI members FREE; Public $15

Two critically acclaimed first-time authors read and discuss their recent books with journalist Meghan Ward.


Sara Marinelli

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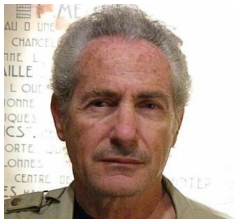
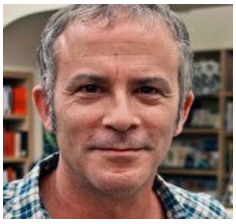
FREE to all

This "brown-bag lunch" program features Professor of Comparative Literature Sara Marinelli who will speak on Ferrante's narrative world and cultural relevance.


Barry Gifford


Tom Barbash

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Maximum Punch, Minimum Words: The Short Fiction of Barry Gifford
MI members FREE; Public $15

Barry Gifford discusses his new short fiction collection, *The Cuban Club* with bestselling author Tom Barbash.


Mallory Ortberg

Thursday, October 12, 12:30 pm
Literary Lunch: Jane Eyre Turns 170
FREE to all

This "brown-bag lunch" program features Mallory Ortberg (The Toast, *Texts From Jane Eyre*), speaking on the popularity and relevance of Charlotte Brontë's Gothic-Victorian novel.


Nick Kanas


Meg Ellison


Jonathon Keats


Pat Murphy


Ransom Stephens

Thursday October 12, 6:30 pm
Gotta Get Outa Here: Why We Love Science Fiction and Fantasy
MI Members FREE: Public $15

with Nick Kanas, Meg Elison, Jonathon Keats, Pat Murphy, and Ransom Stephens

Why do people value entertainment and escapism above almost anything but food and shelter? Why do we plunge ourselves into made up worlds?

LITQUAKE

www.litquake.org

SINCE 1854 MECHANICS' INSTITUTE LIBRARY & CHESS ROOM

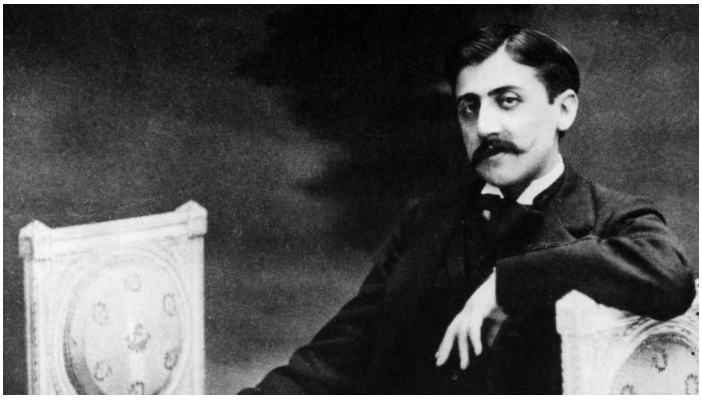
Time, memory, and the pursuit of the perfect madeleine...

Do you Proust?

READ THIS SEMINAL NOVEL AT M.I. WITH SFSU PROFESSOR OF COMPARATIVE & WORLD LITERATURE, DR. MARK CALKINS.

Marcel Proust's In Search of Lost Time (also known in English as Remembrance of Things Past) is a monumental, seven-volume novel that Edmund White calls, “the most respected novel of the twentieth century.” Whether you've been too intimidated to begin the novel, already wrestled with Proust's dense prose, or know the joys of savoring his work, you’ll find something of value in reading it with an expert guide.

The Proust Seminar at M.I., led by Dr. Mark Calkins, will begin its sixth 3-year cycle in September, starting again with Swann's Way. Check our website for Fall semester registration details. Contact Heather by email at hterrell@milibrary.org or by telephone at 415.857.6727 with questions about registration; contact Dr. Calkins with questions about the group.



Wednesday, March 8, 6:00 pm 2017

Author Gish Jen in conversation with writer Maxine Hong Kingston

THE GIRL AT THE BAGGAGE CLAIM

Gish Jen

EXPLAINING THE EAST-WEST CULTURE GAP

Maxine Hong Kingston

GISH JEN

Co-sponsored by ZYZZYVA
MI Members and ZYZZYVA friends FREE/ Public $15
Register: Call (415) 393-0100 or visit milibrary.org/events
Mechanics' Institute • 57 Post Street • San Francisco, CA 94109

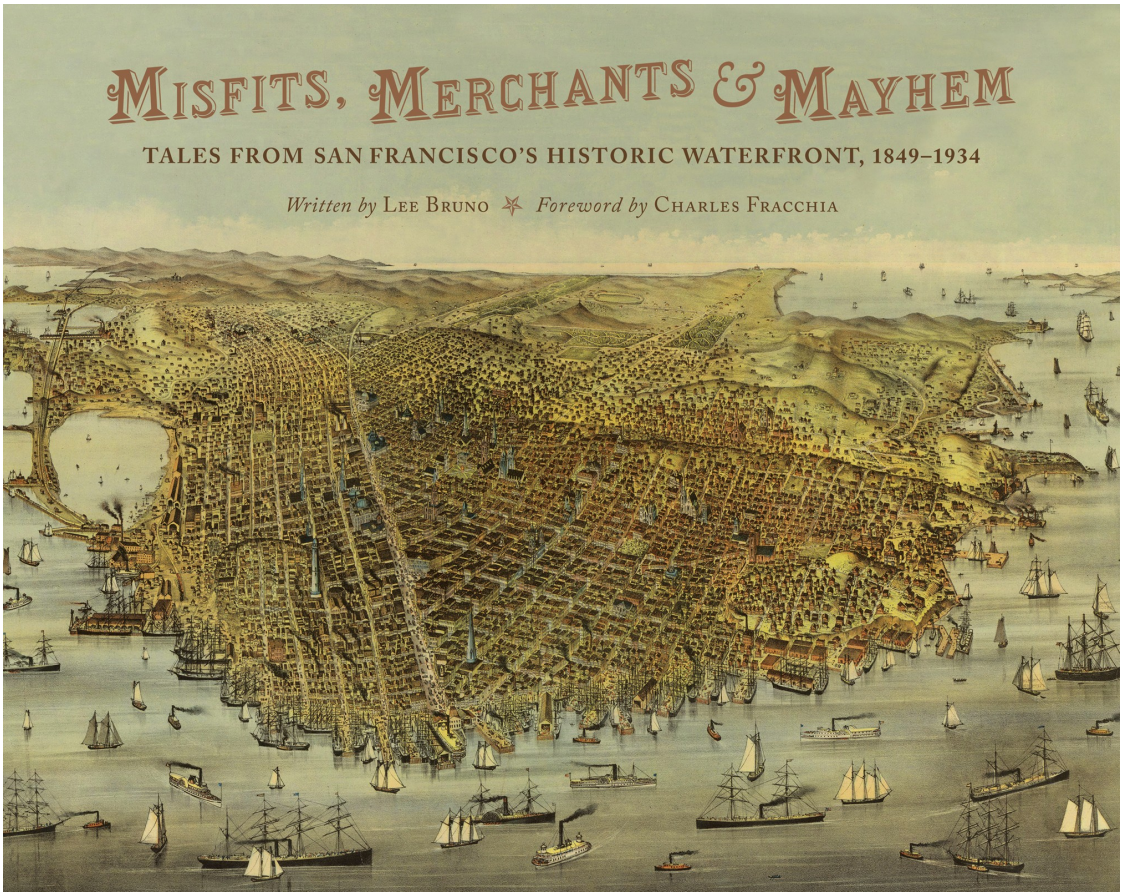
Misfts, Merchants & Mayhem

Tales from San Francisco's Historic Waterfront, 1849–1934

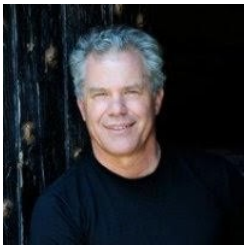
Feb 21, 6:00 - 7:30 pm, 2nd Floor Library

MI Members Only

Registration required, www.milibrary.org/events



Join us and MI member author Lee Bruno for an exploration of nearly a century of waterfront history, ranging from the Gold Rush to the Jazz Age. Mr. Bruno will tell tales of some of the enterprising entrepreneurs, reckless financiers, tireless reformers, visionary architects and city planners, and bohemian artists, musicians, and poets who all heeded the call of promise and headed to the Bay Area. Come celebrate the famous (and infamous) characters whose charismatic personalities and perseverance created the institutions, businesses, and cultural fabric of San Francisco. Mr. Bruno will present and sell his new book Misfits, Merchants and Mayhem - a collection of essays and historic photographs.



Ever since discovering his great grandfather Reuben Hale's inspiring letters and speeches, Lee Bruno has been digging into San Francisco's rich history. Lee, who received his MS in science journalism from Boston University, is the author of Panorama: Tales from San Francisco's 1915 Pan-Pacific International Exposition (Cameron + Company) and has been writing for over 20 years about business and technology for the Economist, the Guardian, MIT Technology Review, Red Herring magazine, and Wired, among others. He has lived in San Francisco for more than 30 years, raising a family of four boys with his wife and enjoying long open-water swims with the eccentrics at the South End Rowing Club.

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