



CALIFORNIANS FOR PRESERVATION ACTION NEWSLETTER

Volume I, Number 4

October 1976

Important Federal Legislation Signed into Law

Changes (Amendment No. 1905) suggested by Senator J. Glenn Beall (R-Md) to the Tax Reform Act of 1976 have finally addressed a major preservation problem. Developers can no longer deduct demolition costs when they destroy landmarks, nor may they receive accelerated depreciation on new buildings constructed on the site of demolished landmarks. Owners who rehabilitate and reuse landmark commercial buildings are now permitted a five-year write off of expenses incurred in rehabilitation. In an October 4 news release National Trust President James Biddle comments, "The private owner now has a true choice between demolishing and rebuilding, on the one hand, or retaining and rehabilitating on the other."

Registered properties or structures qualified for listing on the National Register, if the Secretary of Interior so rules, can benefit now from this demolition disincentive. In practical terms a qualified property costs more to knock down, and new buildings on the site lose a tax break; these costs may add significantly to project costs and may tip the balance toward preservation of a building. Further, there is the added write off incentive to preserve and restore historic structures.

If your local landmark is threatened, start filling out those National Register forms immediately. Developers may not look at documentation of historic significance but they do pay attention to tax breaks; they should be informed of the important deductions they just lost. For a full text of the amendment, and Sen. Beall's comments, see Congressional Record, vol. 122, no. 114 (Wednesday, July 28, 1976).



The Pan Pacific, LA's classic streamline moderne landmark awaits destruction: Is the Tax Reform Act of 1976 enough?

LA Central Library Rescue Efforts

Library Alternatives, a citizens' action group in Los Angeles, is moving forward in its efforts to obtain a commitment from the city for the preservation of the landmark 1926 Los Angeles Central Library. To date, official planning for an expanded central library facility has ignored the fate of the Bertram Goodhue and Carleton Winslow designed monument. The outcome of this complex political issue is still uncertain, although Library Alternatives members have encountered a receptivity to the preservationist perspective in their meetings with several key City Hall figures -- not to mention the widespread public sentiment for the saving of the old library.

The National Trust for Historic Preservation, in letters from its president James Biddle to the elected members of Los Angeles city government, has expressed its keen interest in the library preservation issue. And in a related action, the Southern California Chapter of the American Institute of Architects has made application to the National Trust for a Consultant Service Grant to study the feasibility of alternative uses for the Los Angeles Central Library building.

CPA urges readers, particularly those in the Los Angeles area, to write to Mayor Bradley and respective Council representatives (c/o City Hall, 200 N. Spring Street, LA 90012) demanding that the city take steps to insure the preservation of the Central Library. For further information on the activities of Library Alternatives, contact Margaret Bach at (213) 392-9085.

Reprieve for Berkeley Landmark

In our last issue we reported that the University of California was moving ahead on plans to demolish John Galen Howard's Naval Architectural Building (Drawing Building). Californians for Preservation Action, with others, seriously questioned the adequacy of the environmental review done by campus planning and joined the suit challenging the University's action of filing a negative declaration.

The State Historical Resources Commission, on September 30, heard an application to place the Naval Architecture Building on the National Register. Architectural historian John Beach ably justified the significance of the landmark and the commission voted to recommend approval.

Peter Coppelman, the lawyer handling the suit, now reports that the Regents' Council of the University of California has agreed to have a full Environmental Impact Report prepared. A structure of this import deserved more concern and study than the superficial treatment given in the negative declaration background. The Regents' Council realized they were faced with 12 to 18 months' litigation that they would lose. Coppelman stated that the suit will be dropped when the decision to prepare an E.I.R. is officially made. We congratulate all concerned for a well-organized effort to force a just, if temporary, solution.

The Mauling of Pasadena, 1, 2, 3.



Pasadena, never too sure it wanted any part of California, is faced with the archetypical California answer to all problems- a "seen one, seen 'em all" mall which redevelopment fans call the most unique (sic) yet planned in the state. Opponents carried out a referendum on lease revenue bonds only to see the City Council trash 7,000 signatures by turning to tax-allocation financing.

Pasadena has been slashed by a Cal-Trans special, watches Parsons Engineering slowly gobble up its pre-1900 commercial core, and now faces a total demolition of nearly five historic and architecturally irreplaceable blocks in the central downtown. Coincidentally, and ironically, the City is building a reputation for being "historic preservation conscious" with a new ordinance, commission and soon-to-begin state-funded survey of what remains. The mall, freeways and complementary street widening program promise to make things easier for the survey by removing numerous structures worthy of inclusion in the state inventory, some qualified for National Register nomination. Opponents are investigating legal recourse.



1977 State Preservation Conference Planned

The State Office of Historic Preservation, Pasadena Junior League and Californians for Preservation Action are preparing preliminary plans for a March conference in Pasadena.

The 1977 conference would continue the pattern begun last year at Filoli and Riverside but will be one time only with the yearly conference shifting to Northern California in 1978.

At this time plans are for two days of full sessions supplemented by tours and travelling workshops. Tentative dates are late February or early March, 1977. Our next newsletter will provide more details.

Governor Signs Marks Bill-SB 2128

SB 2128 (Marks) has been signed into law as the Marks Historical Rehabilitation Act, Chapter 1345 of the Statutes of 1976. This law enables cities, counties and redevelopment agencies to issue revenue bonds for low-interest loans for the rehabilitation of historic properties. It is now up to the local agencies to enact such a program and up to you to prod, prompt and persuade them to do so. For more information about this law, contact your local legislator or the Senate Local Government Committee, 2045 State Capitol, Sacramento (916) 445-9748. We all owe Senator Marks a debt of gratitude for carrying this measure successfully.

Berryhill Buried

SB 1514, the dreaded Berryhill Bill, was killed in Assembly committee in August. This bill would have required prior approval of an owner before a property could even be considered for the National Register or as a State Historical Landmark. CPA led the fight against this bill, and an impressive number of preservationists from throughout the state came to Sacramento to oppose it. CPA members should be proud of their effective work to kill this bill.

On the Ballot

Preservationists should Vote Yes on both Proposition 1 and 2 on the November ballot. Proposition 1 will provide 500 million dollars in bonds for the new California Housing Finance Agency (CHFA). One of the highest priorities for the use of this money will be rehabilitation of older housing in neighborhood preservation areas. Proposition 2 is the Nejedly-Hart State Urban and Coastal Parks Bond Act of 1976. It will provide 280 million dollars in general obligation bonds for acquisition, development or restoration of properties for parks, beaches, recreation or historic preservation.

Legislative Update

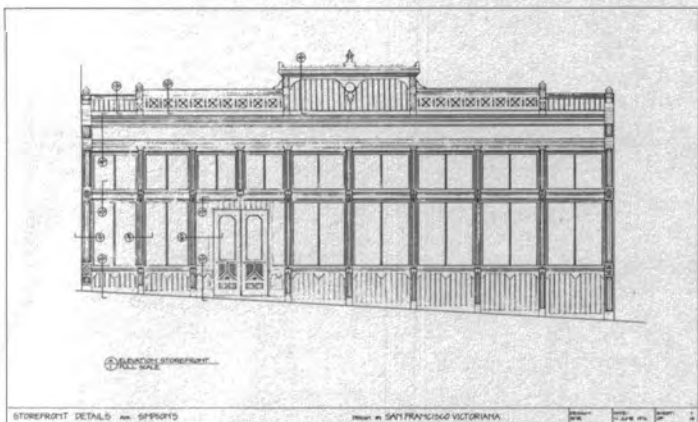
When the new legislature convenes in December there should be a number of bills of importance to preservationists.

Senator Milton Marks (San Francisco), assuming he is reelected, will reintroduce a measure to insure that homeowners who rehabilitate their property are not penalized by the imposition of higher property taxes. Assemblyman Vic Fazio would like to carry enacting legislation to grant the tax break for historic structures which was made constitutional by the passage of Proposition 7 last June. Because both of these measures will cost the State money, it will be essential for CPA members to work hard to get these bills through.

Herbert Rhodes, Director, State Department of Parks and Recreation, has asked CPA and other preservationists to work with him on preservation legislation. While we are not yet sure what bills will result, we are encouraged by Mr. Rhodes' active interest in preservation legislation.

Designed and produced by the Californians for Preservation Action Newsletter Committee. An open committee, we encourage you to take part in this production. If you have a talent or interest in helping, call (213) 794 6876

Rumbles of a Restoration Boom



The drawing above represents one of the firm's most recent accomplishments, the recreation of a Victorian storefront based on a 19th century plan book. The building now houses Giacomo's Italian restaurant, 4248- 18th Street, in the Eureka Valley neighborhood in San Francisco.

Authentic restoration, faithful to the vision of the Victorian architect or builder, is often a dilemma. In San Francisco, half of the City's Victorians are disguised by "misguided improvements", the stucco, permastone, tarpaper, brick and asbestos shingles which are the dreary legacy of several decades of modernizations. The second difficulty is the scarcity of early records and photographs, most of which were lost in the fire which followed the 1906 earthquake. Most Victorian buildings are anonymous and undated; owners can seldom find other homes by the same builder, as a clue to what details should be replaced.

A fortuitous combination of an ardent San Francisco-ophile, a master woodworker and a business administration graduate created the restoration firm San Francisco Victoriana. Their private collection of 19th century house plan books and trade catalogues rivals that of any museum; from these resources they can correctly redesign virtually any Victorian building. The design is only the beginning; then Victoriana's millworks use fifteen woodworking machines to reproduce any part found on a Victorian house.

The founders of Victoriana had a common vision, the authentic restoration of the architectural heritage of the Victorian era. However, their backgrounds are quite different. San Francisco native Gary Kray, who first noticed stuccoing and demolition of Haight-Ashbury Victorians at the age of seven, grew up compelled to "undo the horrendous damage done to one of the most fabled cities in history." Gary Root, another co-founder and partner, spent his early years working in his father's wood shop in Michigan. A visit to San Francisco stunned him; the houses are a woodworker's dream, laden with wondrous varieties of redwood enrichments. Kray had the dream, and Root had the practical skills; the addition of Bill Lambert, who is both a University of Virginia business graduate and an architectural designer, assured their success. Additional staff to augment design and manufacturing capacity now include their chief designer, Steve Rynerson, and Shop Superintendent Kent Halsted.

After two years of intensive research and preparation, they opened for business April 4, 1973. Their achievements are already substantial; 35 complete house facades, partial res-

toration of more than 200 other buildings, an 18th century room in the S.F. de Young Museum, and the 1852 Hastings Courtroom in Old Sacramento. They were recently featured in a movie about restoration produced by the National Trust for Historic Preservation.

Victoriana's speciality is custom design and production of entire house fronts---authentic recreations of the 19th century originals. You can telephone (415) 864-5477 for an appointment for a free consultation in their showroom. Bring a current photograph of your house; a restoration specialist will describe what details used to grace your "misguided" home and give you a rough estimate of the cost of a new Victorian front, which may average \$8000 to \$10,000 for a two story building. Because authenticity is their goal, they insist that the final design be completed after the "misguided improvement" has been removed and the original surface is examined. Kray estimates that every \$1 spent recreating a house front will add at least \$3 to its overall value, usually more.

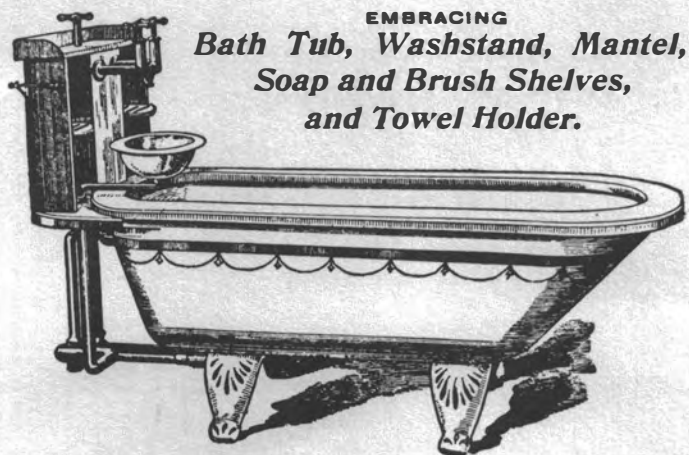
Victoriana has available 75 kinds of molding, 22 door designs, 8 gable finials, and 8 decorative shingle patterns. They even have 40,000 yards of 85-year-old embossed wallpaper borders recently discovered in an Eastern farmhouse. Their showroom in downtown San Francisco at 606 Natoma Street is opened Monday-Friday from 9-5 and Saturday from 10-3.

Kray feels an awareness of authenticity is urgent, since many people are now beginning to "cash in on a trend." Some have seriously suggested the manufacture of styrofoam brackets to adorn stucco bungalows, and a developer in nearby Danville plans a subdivision of new pseudo-Victorians, complete with "lots of gingerbread trim." To help people value authenticity and recognize fraud, Kray and Lambert lecture at the University Extension, to civic groups and to realtors. Kray will give a slide presentation about Victorian architecture and facade restoration at the next CPA workshop, December 4th in Los Gatos, described more fully elsewhere in the newsletter.

...PATENT...

Combination Bath Tubs.

DESCRIPTIVE CIRCULAR ON APPLICATION.



News from Sacramento

The State Office of Historic Preservation is putting a new impetus behind the Statewide Inventory. Pamela McGuire has recently joined the Office as the coordinator for the Statewide Survey and Inventory.

The survey and inventory program is being conducted by both a volunteer effort and by Local Survey contracts funded under the National Historic Preservation Act. Workshops, guidelines and criteria are currently being formulated for both aspects of the program.

Local Survey contract funds for 1975-76 have all been allocated. Twelve cities and counties are participating in the pilot program. Marion Mitchell-Wilson, who administers the contracts for the Local Survey, considers the first year of the project a great success. Additional funding for Local Survey contracts is anticipated by February of 1977.

Once a contract for a Local Survey has been awarded all questions regarding the survey itself should be directed to Ms. McGuire with questions concerning funding or the contract process directed to Ms. Mitchell-Wilson. For further information contact either staff member at the Office of Historic Preservation, P. O. Box 2390, Sacramento, California 95811, (916) 445-8006.

In the next issue of the newsletter we intend to investigate and report on past and current survey efforts in California. If your community is engaged in planning or carrying out a survey we would like to know about it- your funding, structuring and goals.

AN OPPORTUNITY

The Department of Parks and Recreation is soliciting suggestions for a legislative program to serve historic preservation goals in the next legislative session. Director Herbert Rhodes wrote in an August 3, 1976 letter to us, "I am very concerned about the need to provide more funding and protective legislation in the area of historic preservation."

Californians for Preservation Action has prepared a comprehensive program including immediate and long range preservation needs, and has submitted our suggestions to Director Rhodes. We expect to meet with him and his staff before the December legislative session opens to plan for the next two-year program. We encourage you and your group to do the same.

THE LATEST ON ALTERNATE CODES

The Building Code Advisory Committee is progressing in their work of preparing an alternate code for historic structures. For now, a very flexible "interim statement" is in effect; the interim statement has been adopted by the State Fire Marshall but is still being questioned by Cal OSHA and the State Department of Rehabilitation.

In the meantime the Building Code Advisory Committee is beginning to fill a second function. Questions about the "interim statement" application are coming in from local jurisdictions and the Advisory Committee is consulting and advising local agencies on specific problems where alternatives might be applied for historic structures. Private individuals cannot avail themselves of this consultation and advice service, but state and local agencies can by calling the Office of the State Architect (916) 445-0769. Take your problem to your local building official and have him make the call.

Publications

Bay Area Houses by Sally Woodbridge, et al., a beautifully illustrated book on a significant stylistic development (Oxford, 1976). L.A. has a chance to meet Charles Moore, author of one of the essays in this book at an autograph party at Hennessey & Ingalls Bookstore, 11833 Wilshire Blvd., (213) 473-0380. Tues., Nov. 2, 7-9pm.

The September, 1976, issue of Preservation News contains an excellent article on San Diego's Gaslamp Quarter. "Restoring San Diego's Skid Row" by David Good expands from a single example, to a larger question, is preservation for the people or just for certain people?

The September 1976 issue of Challenge, the official departmental magazine of HUD, contains several articles of interest to California preservationists, including "Reclaiming San Francisco's Older Neighborhoods" by Judith Waldhorn, and "The Los Angeles Community Design Center" by Gary Squier. Copies of this issue can be obtained for \$1.40 each from the Superintendent of Documents, Government Printing Office, Washington, D.C. 20402.

The Downtown Neighbors Association in Santa Cruz has made available to the public a report on the objectives, organization, and program of its "Old House Workshop" held last February. Send requests for this material to Downtown Neighbors Association, 303 Walnut Avenue, Santa Cruz, CA 95060.

Please Note

State Parks and Recreation Director Herbert Rhodes has established a confidential phone line for citizens and employees to ask questions or offer suggestions for improvement in any of the Department's three areas of responsibility - the State Park System, Grants and Local Assistance and the California Exposition and State Fair. Director Rhodes has indicated that this is his Department's year for Historic Preservation. Call (916) 322-6927 with your suggestions for funding, legislation, programs.

The unaffiliated national counterpart to Californians for Preservation Action is the organization Preservation Action. Their express purpose is to monitor, influence, and assist in drafting new legislation for the protection and enhancement of our man-made environment. For membership information, write Preservation Action, 2101 L Street N.W., Washington, D.C. 20037.

The Committee to Save the Tilden Merry-Go-Round, an East Bay citizens' action group, has received a commitment from the East Bay Regional Park District for public purchase of the popular antique merry-go-round to insure the attraction's survival. The Park District, however, lacks sufficient funds to purchase the facility from its current private owners. An additional \$20,000 must be raised by the end of November through an effort spearheaded by the Committee. Please send contributions to the Committee to: Save the Tilden Merry-Go-Round, 2323 Grant Street, Berkeley, CA 94703. For further information, contact Karen Esmaili, (415) 843-2869.

Conferences and Programs



California Street, before the fire and after

As We Were, As We Are, the San Francisco Fine Arts Museums' Bicentennial exhibit extends from October 9, 1976 to January 30, 1977. The photographic exhibition at the M.H. de Young Memorial Museum includes: As We Were-a visual history since the fire; Houses of Our Own-the homes of the well-to-do; A Gift to the Street-the profuse and exuberant Victorian remnants; and, As We Are-the energy of the city and its people today. This important exhibit is supplemented by a full series of programs including speakers and films. An attractive newspaper, As We Were As We Are, is full of good information about neighborhoods. The newspaper and further details are available from The Museum Society, M.H. de Young Memorial Museum, Golden Gate Park S.F. 94118.

San Francisco's Heritage offers a number of significant programs for the remainder of the year. Each weekend in October and November urban historian Randolph Delehanty will conduct walking tours of the city. A fall lecture series, "S.F. Architecture of the 20's and 30's" continues through December 1 at the Fireman's Fund Auditorium. A preview of Dr. Kevin Starr's new book will be presented at the Haas-Lilienthal House on November 16 at 7:45 in a talk "Prophetic Patterns in S.F.'s Past." For more information call (415) 441-3000 or write Heritage, 2007 Franklin, San Francisco, CA 94109.

Society of Architectural Historians 30th Annual Meeting will be held in Los Angeles at the Biltmore Hotel, February 2-6, 1977. Scholarly sessions, exhibitions, tours, etc. David Gebhard of Santa Barbara is acting local chairman for this national meeting. More on this in our next newsletter, but for information contact SAH-SCC secretary Kathryn Smith, 833 No. Kings Road, L.A. 90069.

"Santa Barbara's Vintage Buildings", a presentation by Walker Tompkins, last in an Adult Education Heritage Association of Santa Barbara series --Thursday, Nov. 4, 7:30-9:30 p.m., Recreation Center, 100 E. Carillo.

SCI-ARC Design Forum Fall '76: Modern Architecture Los Angeles: Beyond Neutra and Schindler. Final workshop: 'Which Way to the Future... Elitist, Idealist, Adhocist, Technologist, Environmentalist?' Charles Moore, Frank Gehry, Helmut Schulitz, Peter de Bretteville, Roland Coate, Glen Small. Co-ordinated by Shelly Kapp, SAH. 8pm, Wed. Dec. 1. Free. (213) 829-3482, 1800 Berkeley St., Santa Monica.

PLANNING FOR COMMUNITY CONSERVATION, a two-day conference, November 12 & 13, at the Saddleback Inn, Santa Ana (\$85). Sponsored by the National Trust and U.C. Irvine Extension, the conference is aimed primarily at public officials and planning staffs. For information, contact: University Extension Information Office, room 102, Adm. Building, Irvine, Calif. 92717.

"The course includes information about how to recognize and evaluate existing resources and how to protect them by law and finance their future; it also deals with the factors to consider in preparing a historic preservation element of the local General Plan."

Interpretation of Historic Sites: a regional conference- a N.E.H./American Assoc. of State and Local History program- will be held in the L.A. Harbor area, Feb. 7-9, 1977. For details, contact: Beverly Bubar, Banning Residence Museum, (213) 549-2920.

The Tax Game--A Continuing Saga

In June voters approved Proposition 7, a required step in implementing ACA 111. The intent was to provide tax breaks for owners of "historic properties" who were willing to restrict the property to present use, by contract, for twenty years.

At their Wilmington meeting, the State Historical Resources Commission heard Chairman Ray Girvagian explain the need for still more legislation in the area of tax relief. Tax Rule 60, a State Board of Equalization ruling, remains in effect and negates Proposition 7.

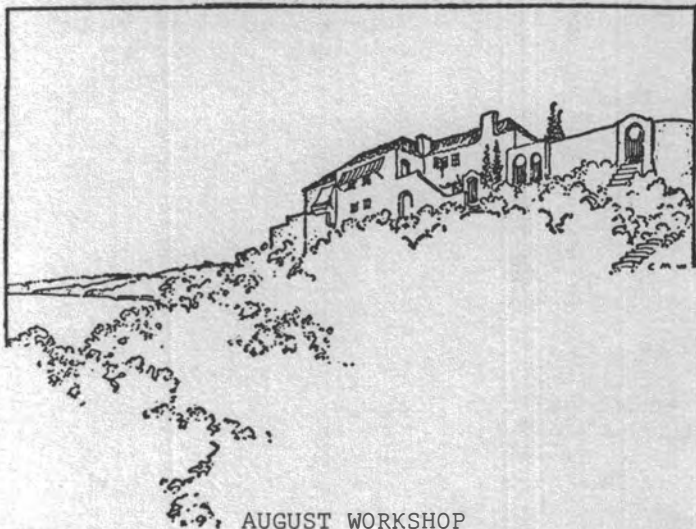
The Commission approved a letter to Director Rhodes urging his department (1) to attempt to get the State Board of Equalization to amend Tax Rule 60, (2) to prepare a model contract for property owners to use in pursuing the tax break and, (3) since SB 357 called for owners seeking tax breaks to preserve, maintain, and restore historic properties, to prepare guidelines to enable owners to comply.

The State Board of Equalization has taken the stand that Proposition 7 enabled the legislature to determine standards and set rates, e.g. contract equals certain percentage tax-relief; it's not their job and without legislative direction no uniform guidelines are possible. Discussions on legislation to determine standards and assessment rates has begun.

More Good News

The State Historical Resources Commission has begun to recognize that their impact is greater in some parts of the state than in others. At their September meeting they discussed the possibility of setting up a toll-free number so that the entire state could call in for assistance without amassing an enormous phone bill. They also discussed plans to make use of existing State Department of Parks and Recreation branch offices as first points of contact. Californians for Preservation Action is gratified to see that the State Historical Resources Commission is taking meaningful and concrete action to provide service to an entire state of preservationists.

CPA Educational Workshops



AUGUST WORKSHOP

CPA's first workshop, August 21, was a lively session in Santa Barbara, where participants learned about the mysteries of the legislative process, ways to influence its workings, and state resources aiding preservation.

Peggy Lang (assistant consultant to the Senate Committee on Local Government) explained the intricacies of introduction of legislation, assignment to committees, hearings and amendments. Mary Margaret Overby (administrative assistant to State Senator Omar L. Rains) told the group the most effective ways to attract the attention of a legislator.

California's two-year session was described, a time span chosen partly to avoid the last minute crush of business which once caused the Texas Legislature, at the end of its one-year session, to pass a resolution commending the Boston strangler for his beneficial effects on population control.

Tips on letter-writing, tracking bills through the process, and best times to present your new ideas were also discussed—clear ideas, carefully presented, make a better impression than "cosmic assertions", especially those unsupported by examples or evidence.

Strategies for attracting the favorable attention of legislators and staff are crucial to preservation interests, since they are inundated with letters, bills and other material. In his first month in office, Senator Rains had to consider and vote on more than 1500 bills.

For complete proceedings, "Lobbying and the Legislative Process", please send \$1 to CPA Education Committee, 4490 24th St., San Francisco 94114. Copies will also be available at the next CPA workshop, December 4th in Los Gatos.

Steve Rikala, Governor's Office of Planning and Research (OPR) described the labyrinth of state agencies: 66 departments, 800 divisions and bureaus, 109,000 employees, and a \$9 to \$10 billion annual budget. He said that three agencies have special historic preservation responsibilities. OPR is charged with developing the Governor's policy plans; you can receive a draft copy of the urban development policy plan by writing Michael Fischer, Deputy Director, OPR, 1400 10th Street, Sacramento, 95814. Other OPR responsibilities include preparation of administrative guidelines to carry out legislation. They have just prepared such guidelines for Historic Preservation Elements for local general plans. These guidelines will

be available Nov. 15 from OPR, 1400 14th Street, Sacramento 95814 or the State Office of Historic Preservation, P.O. Box 2390, Sacramento 95811.

The State Department of Housing and Community Development (HCD) is not directly charged with historic preservation responsibilities. However, it can have a significant influence on conservation of older neighborhoods, many of which have homes of architectural or historic merit. HCD staff prepares the Statewide Housing Element, which analyzes housing conditions and need for rehabilitation efforts. HCD and the State Housing Finance Agency can also help fund certain concentrated rehabilitation area projects. For more information, write for the name of your community representative: HCD, Community Affairs Division, 1907 13th Street, Sacramento 95814.

The third agency, Department of Parks and Recreation—Office of Historic Preservation (OHP), most directly responsible for preservation, was discussed by Historic Preservation Specialist Bill Padgett. Besides describing the range of funding and technical assistance programs available from OHP, Padgett also gave good advice for those seeking funding from any government source. Of primary importance is a well-conceived and organized application, sent to the correct agency. Key application elements are the accurate establishment of need and evidence that your proposed program relates to other community priorities.

He recommended that you make a preliminary inquiry to the person in charge of the grant program, to explain your ideas and ask for suggestions. Letters of support from local preservation groups are a good addition to your application, but an official resolution from your local government is essential!

Finally, Padgett suggested patient waiting after the application is submitted. Do not antagonize the program representative, you only harm your cause. You might ask your local legislator to write a letter of support, but do not ask him or her to call and "lean on" program staff.

Other valuable information about state resources was presented at the workshop. The "Incomplete Guide to State Organizations and Resources", a workshop collection of state programs related to preservation, will be available at the next workshop.

CPA Schedules Victorian Restoration Workshop

Four Los Gatos preservation groups will join CPA in sponsoring our next workshop, "Victorian Restoration and Reuse", Saturday, December 4th. The Los Gatos Heritage Preservation Society, the Los Gatos Museum Association and the Santa Clara County Historical Heritage Commission will co-host the event. The fourth sponsor is Project Bellringer, whose renovation of Los Gatos Victorians was featured in the July, 1976, CPA newsletter.

A revival of interest in Victorian architecture is brightening cities and town throughout the state. The December CPA workshop features a presentation by the restoration firm San Francisco Victoriana, which has worked on more than 200 buildings in San Francisco and elsewhere in California. Victoriana will present a slide lecture on the technical aspects of authentic facade restoration, from design to production and installation. They will also offer a glimpse into the mysteries of the



house plan books and trade catalogues which inspired the carpenters, architects and contractors of the Victorian era.

Adaptive use of Victorian mansions is often advisable if retention of single family use is prohibitively costly. In San Francisco the Preservation Group, headed by CPA board member Harold Major, has reclaimed two 'derelict' landmarks, the stick-style Mish House and the Phelps Residence, brought to the City in sections from New Orleans during the 1850's. The Preservation Group plans to raise the Phelps Residence and move it next to the Mish House with a connecting plaza, fountain and New Orleans style landscaping. Architect Major will be the second workshop speaker, presenting a reuse case study.

Development of a house museum is one way to save and reuse a significant Victorian home. The final workshop speaker is Beverly Bubar, Director of the Banning Residence Museum in Wilmington, under the jurisdiction of the Los Angeles Recreation and Parks Department. She will describe the innovative programming being established at this 1864 Greek Revival residence with an emphasis on its relationship to the immediate community.

Future Workshops

Californians for Preservation Action plans quarterly workshops to coincide with each membership meeting. The February workshop will center on the special character of the restoration and community conservation effort in southern California; emphasis will shift to craftsman bungalows and problems of less concentrated historic urban settlement and development. We hope to hold this workshop and membership meeting in conjunction with the

Greene and Greene exhibit at the Barnsdall Art Museum-free orange blossoms for those attending! Later workshops scheduled are "Preservation and Film" at our May Sacramento meeting and "Neighborhood Preservation" in San Diego next August.



THANKS!

The October issue of *Preservation News*, the monthly newspaper of the National Trust, gives very kind attention to Californians for Preservation Action. We are pleased to see that the network is beginning to build.

It's Been Great, But...

During the first year of its existence Californians for Preservation Action has endeavored to reach a wide variety of the preservation constituency with its newsletter. We felt that, in addition to promoting this organization, we were providing a valuable public service. However, printing and mailing a newsletter is an expensive process that needs monetary support. In the future we will need to mail more selectively. If you wish to continue receiving preservation news, we need an indication of your interest. Please let us hear from you!

Californians for Preservation Action is incorporating as a non-profit organization. Because we intend to actively lobby to influence legislation, the IRS will not offer you a tax deduction for your contribution. Membership categories are listed below. Indicate the appropriate status, make checks payable to Californians for Preservation Action and send them to:

CALIFORNIANS FOR PRESERVATION ACTION
Post Office Box 2169, Sacramento 95810

I want to help; sign me up as:

<input type="checkbox"/> over 62 membership	\$ 7.50
<input type="checkbox"/> student membership	7.50
<input type="checkbox"/> individual membership	15.00
<input type="checkbox"/> family membership	20.00
<input type="checkbox"/> organization membership	15.00
<input type="checkbox"/> sponsor	25.00 or more
<input type="checkbox"/> non-member subscriber	15.00

name _____

organization _____

street address _____

city _____

zip _____

December 4 Meeting—Los Gatos

The workshop will be held from 9am until noon, Saturday, December 4th, in the Town Council chambers, 110 E. Main Street, Los Gatos. See the accompanying map for directions. The registration fee is \$1 for members of CPA and co-sponsoring organizations and \$2 for non-members.

Luncheon A luncheon has been arranged at nearby Mountain Charley's in the restored La Canada building. \$3.25 is the price for a hearty soup, salad and coffee or tea; tax and tip are included. Lunch reservations are necessary; please call or write by November 22: Mrs. Mardi Gualtieri, 38 Alpine Avenue, Los Gatos, 95030, (408) 354-1943.

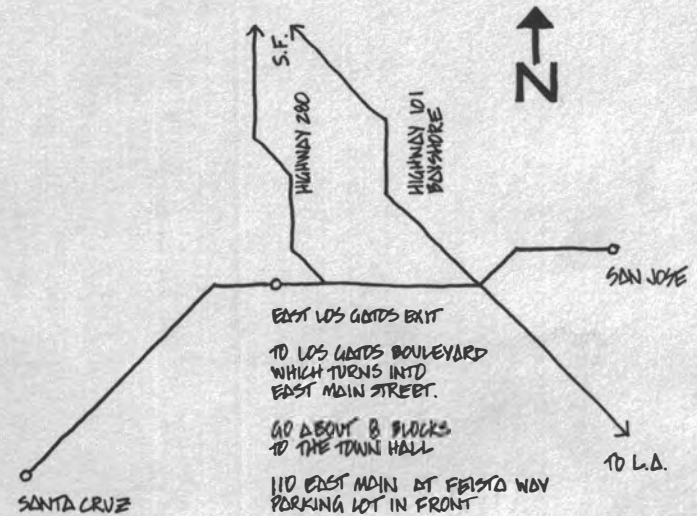
Meeting and Tour The CPA membership meeting, featuring reports on state legislation and pending preservation legislation issues, will be held from 1 to 3 pm. Following the meeting is a walking tour of significant buildings in downtown Los Gatos and a visit to the Museum.

Accommodations These motels are moderately priced and close to the Town Hall: Los Gatos Garden Inn, 46 E. Main St., Los Gatos 95030, (408) 354-6446; Village Inn, 235 W. Main St., Los Gatos 95030, (408) 354-8120. Please call or write them directly for information or reservations.

OFFICERS ELECTED AT SANTA BARBARA MEETING

The Board of Directors of Californians for Preservation Action concluded their first meeting with election of officers to lead the group during its second year. Officers are: President, John Merritt; Vice-President, Steve Silverman; Secretary, Mardi Gualtieri; Treasurer, Judith Orias.

Californians for Preservation Action has been an organization founded on voluntarism with widely spread responsibility and participation. The new officers and board members hope this becomes a tradition.



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