



CALIFORNIANS FOR PRESERVATION ACTION NEWSLETTER

Volume III, Number 1
January, 1978

Going, Going ...

The following is excerpted from John Beach's article in the December *L.A. Architect*; we thank John and editor Margaret Bach for its use.

Wurdeman and Beckett's 1935 Streamline masterpiece, the Pan Pacific Auditorium, is dangerously close to demolition. There is, however, a very real possibility that it could, at least in part, be preserved. A report by UCLA architectural historian Thomas S. Hines, commissioned by the Los Angeles County Department of Parks and Recreation (which proposes a much-needed park for the site) recommended retention of the Western-most, image-giving portion of the building to house whatever service functions the park needs to provide.

Public support for preservation has always been a problem in Los Angeles. Rarely does a situation arise which effectively unites a significant portion of the community. If the Dodge house is one such example which ended tragically, Watts Towers and the Central Library show that public commitment and action can result in the reintegration of important pieces of our cultural heritage into our present and future.

It is this process of reintegration which makes Hines' proposal so attractive to the preservationist and, one hopes, to the Department of Parks and Recreation. This is not an attempt to preserve a building for which there is no real use, but a plan to retain the architecturally significant portion of the structure and adapt it to a reasonable, practical use which would return the building to the everyday experience of the inhabitants of the city.

Los Angeles possesses what is arguably the finest collection of Streamline Moderne buildings in the country. Their importance and their precarious survival is indicated by a project to document 23 Moderne buildings (Zig-zag and Streamline) for the Historic American Buildings Survey. In the four years since the project was begun one of the buildings has been demolished, three remodeled beyond recognition, and several others altered to varying degrees. The most recent, and one of the most important buildings from the HABS project to be threatened is the Pan Pacific. It is a major monument of

a major Los Angeles design mode, and concern for its retention should be brought to the attention of County officials, in particular Supervisor Ed Edelman, and the County Department of Parks and Recreation.

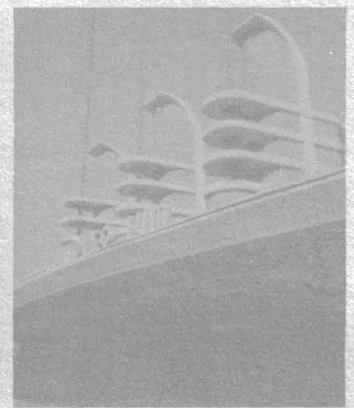
UPDATE: As we go to press we have learned that the Mayor's office is leaning heavily on the LA Cultural Heritage Board to prevent designation of the Pan Pacific as a landmark. The LA County Department of Recreation and Parks has also urged the CHB to postpone action on the Pan Pacific--despite the fact it was the very agency to commission Hines' persuasive report on the importance and feasibility of saving at least a portion of the structure. The County claims it is fearful that CHB designation of the Pan Pacific will jeopardize the ongoing negotiations for the property acquisition (which will utilize State Parks and Recreation funding).

Los Angeles preservationists are hard-pressed to explain how dollars from one state agency (Parks and Recreation) could be implicated in the demolition of an acknowledged architectural landmark which a division of that agency (State Office of Historic Preservation) has indicated a strong interest in saving. It seems as if some intra-agency coordination is very much in order at this time.

The County-prepared EIR identified the Pan Pacific as a "significant structure," but does not seem to engage in a meaningful analysis of the preservation issue and alternatives to demolition, claiming that rehabilitation costs would amount to an astonishing \$7 million.

Finally, SB 1310 (Roberti/Sieroty) has been introduced (Jan. 4, 1978) in Sacramento to allocate another 3 million dollars to push along acquisition and demolition. It's curious no one could imagine using the money for restoration; an amendment might be in order.

At the present time, important targets for letters, phone calls, etc., regarding the preservation of the Pan Pacific are (in addition to the above-named Senators, County officials and agencies): Mayor Tom Bradley, the Los Angeles Cultural Heritage Board, Russ Cahill, Director of the State Department of Parks and Recreation, and the State Office of Historic Preservation.



Historic Preservation City of Sacramento



Sacramento's recent designation of several hundred buildings at one time may have important statewide implications for California preservationists.

In September the City Council adopted an Official Register of 584 architecturally and historically significant buildings. This register of residential structures built prior to 1920 will shortly be expanded to approximately 700 buildings. This list is probably the largest designated group of buildings in any California city.

The Preservation Board has three areas of review on the structures listed in the Official Register:

1. All requests for demolition permits on a registered building must be approved by the Preservation Board, and the permits may be suspended for one year.
2. Any relocation of a listed structure must be approved by the Preservation Board before a permit is issued.
3. Any exterior alterations of a listed structure must be approved by the Board before a building permit is issued.

This means that the Preservation Board has effective control over demolition, relocation and rehabilitation of 584 structures. The development of a preservation list in this manner appears to be far more effective than utilizing the zone change or historic zone overlay method.

The Board held 5 public hearings and an additional informational meeting for Mexican-American property owners. An intensive public relations campaign preceded the hearings which were very well received by a public that solidly supported the City's preservation program.

The Preservation Board has also adopted 15 proposed preservation areas (historic districts).

The Board is now in the process of developing design and review criteria for each of the preservation areas and when that is completed, public hearings will be held prior to their official adoption by the City Council. At the present time, the Board reviews all demolition permit requests within the boundaries of preservation areas. The Board also, in cooperation with the City's Architectural Review Board, reviews and comments on any new construction within the boundaries of preservation areas, causing all new buildings within these areas to conform to design criteria which make them compatible to the existing structures. When the City Council adopts preservation areas, the Board will then review and approve all rehabilitation and new construction within preservation areas.

The Preservation Board is now initiating a second phase of its architectural survey. This phase will expand the survey to include all non-residential buildings from 1848 to 1941 and residential buildings from 1920 to 1941. When this survey is completed, the City will have a comprehensive survey and register of the entire Central City area comprising 700 square blocks or 1,820 acres.

The Board also administers preservation funds of \$175,000. These funds are used at present for the purchase, stabilization, if necessary, and resale of individually listed structures or supportive structures in preservation areas. The funds are also available for use in securing various types of matching grants dealing with preservation.

Due to Preservation Board interjection, in September, nine architecturally significant structures originally slated for demolition by the Redevelopment Agency were placed up for auction and on-site rehabilitation. Through the efforts of the Preservation Board and the Agency, the original project was modified so that one-half of the block will be converted to new construction and the other half has been designated an on-site rehabilitation and restoration area.

The buildings are to be restored under the supervision of the Preservation Board and the Redevelopment Agency, and the guidelines are such that when completed, the exterior of the buildings will represent their original architectural character. The Board is very pleased that this first joint effort of the Redevelopment Agency and the City Preservation program was so successful. It appears now that all future Redevelopment programs will receive preservation input and, whenever justified, architecturally significant buildings will be retained on site for rehabilitation in lieu of demolition and new construction.

Information regarding the Sacramento program, including the ordinance, rehabilitation guidelines, criteria and review procedures, is available at a minimal copy charge from: Richard B. Hastings, Preservation Director, Room 308, City Hall, 915 "I" Street, Sacramento, CA 95814.

Preservation for Everyone

II. Loans for Low-Income Homeowners

As the new year begins the nation's lending institutions can look forward to increased scrutiny and criticism in the area of urban lending. On the one hand they will be accused of "redlining", discriminating against poor, elderly and minority residents of inner-city neighborhoods when they apply for loans to buy or improve their homes. When they do make loans in these neighborhoods they will be accused of accelerating the displacement of long established community residents by making loans to wealthier "urban homesteaders" returning from the suburbs and to real estate speculators. But 1978 also marked the beginning of what could be a significant effort by California lenders to stem the tide of urban decay while helping to minimize the social cost (displacement) brought on by reinvestment and revitalization.

On December 1st twelve San Diego savings and loan firms opened a jointly sponsored storefront loan counseling center in the heart of Southeast San Diego, a predominantly black, low-income and landlord dominated area (55% absentee ownership). The purpose of the center is to maximize homeownership opportunities for residents of the area.

Home buying and home improvement loans will be approved at the center using less stringent standards than those used to make loans elsewhere in the city. Once approved one of the 12 lenders will make the loan, accepting a somewhat higher degree of risk than normal.

Although the neighborhood loan center will "qualify" applicants with below standard approval criteria they will not make any bad loans according to Tom Carter, an officer of San Diego Federal Savings and Loan and chairman of the group that formed the Neighborhood Home Loan Counseling Service.

Under normal home-buying credit procedures, for instance, the house payment may not exceed 30 to 35 percent of the wage earner's total income. At the counseling center, however, loans will be approved at 40 percent.

The Neighborhood Home Loan Counseling Service located at the corner of 47th Avenue and Market Street (4671 Market) is one of the first of its kind in the country. The cost of operating the storefront office, about \$60,000 a year, will be borne by the twelve participating savings and loan firms: American, California Federal, Central Federal, Chula Vista Federal, First Federal, Glendale Federal, Great Western, Home Federal, Imperial Savings, Oceanside Federal, San Diego Federal and Home Savings. Each firm will also supply loan officers to the center on a rotating basis.

A special review board, composed of three savings and loan members and three at-large members chosen from the community, will handle any appeals of loan decisions. Should a loan applicant be dissatisfied with a decision of the review board, he or she will be encouraged to file a formal complaint with the State Commissioner of Savings and Loans or the Federal Home Loan Bank.

For additional information concerning this

program contact Dan B. Perry, Jr., President of the Neighborhood Home Loan Counseling Service, 4671 Market Street, San Diego, CA 92102, (714) 263-9214.

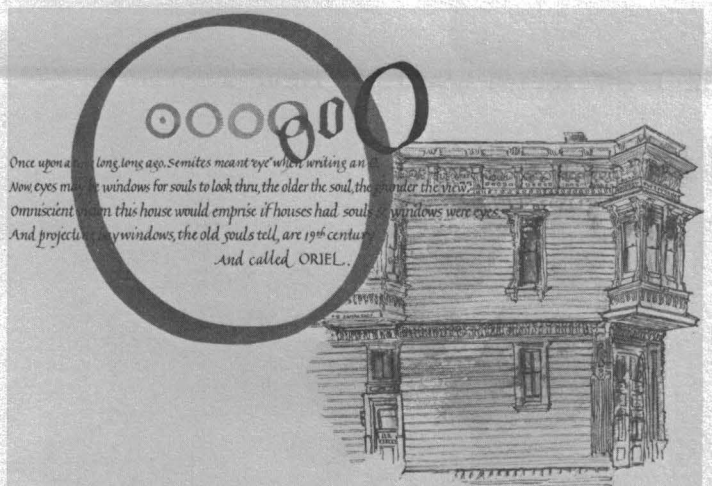
A preservation loan program funded by the City of San Francisco and administered by the Foundation for San Francisco's Architectural Heritage has been announced.

\$200,000, allocated to the program from Community Development Block Grant funds, will be used to make or guarantee rehabilitation/restoration loans to low and moderate income owners of historically and architecturally significant properties.

By reducing the high risk commonly associated with the construction period, the guarantee program should generate considerable interest among financial institutions and encourage preservation as well as preservation awareness.

The program operates as a revolving fund: the guarantee is released upon the completion of construction, enabling the funds to be applied elsewhere.

Details of the program may be obtained from its recently appointed administrator, Frederick A. Masseno. Call (415) 441-3000, or write to: Heritage, 2007 Franklin Street, San Francisco, CA 94109.



From *House & Letters* by Lanore Corbin, a beautiful volume of water colors and calligraphy from The Bond Wheelwright Company, Porter's Landing, Freeport, Maine 04032 (\$35.00 or, boxed limited edition, \$150.00).

Watsonville's Chamber of Commerce (444 Main Street, Watsonville 95076) is happily distributing a historic tour they feel has contributed greatly to a better business climate since a first printing in 1975. Betty Lewis and Roger Hoffman have conspired to create a Walking and Driving Tour of Historic Watsonville and the Pajaro Valley. Map, illustrations and descriptions reveal the charm of what should be a better known cultural environment. In its fourth printing and revised, the guide is also available from the Pajaro Valley Historical Association, 261 E. Beach Street, Watsonville.

San Francisco City Guides

The San Francisco History Room, Main Library, Civic Center, has established the City Guides, a group of volunteer San Franciscans who will show the City to residents, school children and visitors. The program, which began early in 1977 with a handful of dedicated volunteers, was so successful that City Archivist Gladys Hansen decided to launch a larger effort.

"We hope that all kinds of San Franciscans will become City Guide volunteers," said Mrs. Hansen. "We welcome all who love the City and want to help others delight in our history and architecture."

Under the direction of City Guide coordinator Judith Waldhorn, volunteers will have an intensive training program to prepare them to conduct tours and answer questions about the history of the City. After graduation from the training course in March, City Guides will have a choice of volunteer activities. They can conduct tours of City Hall and the Civic Center, emphasizing both the colorful history and the handsome French Renaissance architecture of the area, now being considered for designation as an historic district.

The San Francisco Fire Department Museum, 655 Presidio Ave., is another historic attraction which will be staffed by volunteers. There, City Guides will show visitors its wealth of artifacts, such as the 1820's vintage handpump used during the era when volunteers fought the City's fires. The Fire Museum is a favorite of San Francisco school children; City Guides will work through the Board of Education School Volunteers to make students aware of the significance of the Fire Department in the history of the City.



Other City Guides may choose to staff the History Room in Hallidie Plaza, 5th and Market Streets, named for the developer of the cable car. The Annex, which will be open weekdays, will house exhibits of historic photographs, maps and artifacts. City Guides will also answer questions about San Francisco and will direct visitors to current events relating to history, such as museum displays, walking tours and films.

If you visit the City, please phone about taking a tour to visit some of San Francisco's history firsthand. City Guides, (415) 558-3949, Tuesday through Saturday, 9am-6pm.

Publications

Greene & Greene by Randell L. Makinson (Peregrine Smith, \$24.95) and Bernard Maybeck by Kenneth H. Cardwell (Peregrine Smith, \$24.95) continue to demonstrate publisher Gibbs Smith's dedication to California's architectural history. Seldom do enthusiasts have two such volumes appear in one year. While the photography is a rich feast, the value comes with careful reading. Dr. Cardwell delivers some fine chapters on phases of Maybeck's work. Makinson succeeds in crafting a soft polished textural view of the careers of Charles and Henry Greene so that both architects emerge as singular creative forces; the author contributes some touching observations about them personally. Both books were long awaited and both add great dimension to our knowledge of California's premier architects. There's much to do yet but the foundation is set. These are important books and we recommend them to CPA readers.

Our Lasting Heritage, the best general plan element to emerge so far, is available from the Central Solano County Cultural Heritage Commission, Attention Don Barr, 1000 Webster Street, Fairfield 94533. Following The Way It Was, this is a plan with honest-to-god specifics rather than the usual nebulous suggestions.

From Santa Cruz, Feasibility Study of Upper Floor Renovations on the Pacific Garden Mall, examines underused space typical to Main Street everywhere and develops options and opportunities. The study is available free from: Planning Dept., City of Santa Cruz, 809 Center St., Santa Cruz 95060.

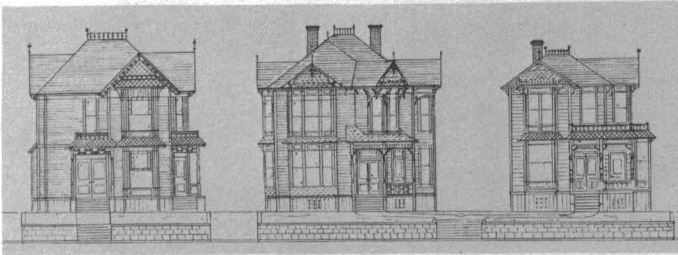
An innovative graduate program at UC Santa Barbara plans to issue a journal, The Public Historian; the intent is to publicize and document work in applied history being done by historians in the community rather than those locked in academe. Students of the program immediately discovered historic preservation to be an alluring future career. Write: The Public Historian, Department of History, University of California, Santa Barbara, CA 93106 (enclose one dollar for handling).

Related to the Santa Barbara program is the Fleming Environmental Fellowship at Pomona College. Ron Fleming of Vision, Inc. is providing students an opportunity to travel and study townscape conservation in the United States or abroad. Such innovative practicums should be available from every college.

We like the growth of sensitivity to historic preservation demonstrated by the state's architectural community. The source of our feeling is the publication of two fine newsletters -- Bay Architects Review from the A.I.A. (Northern California), 254 Sutter Street, San Francisco 94108, and L. A. Architect (with new editor Margaret Bach) from the A.I.A. (Southern California chapter), Suite 510, The Bradbury Building, 304 South Broadway, Los Angeles 90013.

"11593" from the Office of Archeology and Historic Preservation (N.P.S.) has a rich fund of information on grants and grantsmanship in the December 1977 issue. Get copies from O.A.H.P., National Park Service, U. S. Dept. of Interior, Washington, D. C. 20240.

L.A. Victorians-Carroll Avenue



The Carroll Avenue Restoration Foundation was set up in December 1975 as a non-profit corporation dedicated to the preservation and restoration of the 1300 block of Carroll Avenue. This historic street contains the highest concentration of Victorian era residences still existing in the city of Los Angeles.

The Foundation's highest priority program has been the moving of two endangered Victorian homes in the area to a vacant lot on the street, former site of a Victorian demolished in 1970 for lack of funds and interest. The lot, zoned R4 (high density residential use), posed the single largest threat to the preservation of the street. The Foundation, meeting with opposition to a rezoning attempt, set out to secure an option to tie up the land, relocate two Victorians on the site, and find prospective buyers to restore them.

The Foundation held its first house tour in May 1976 and made enough money to buy an option on the land. Unable to secure funding under the National Historic Preservation Act because the project involved relocating non-Register structures, CARF launched another effort to enlist public support.

With the lot escrow expiring in February 1977, the Foundation held a second house and walking tour - an overwhelming success with more than 3600 people attending and 215 joining CARF. The lot secured, the Foundation discovered two endangered Victorians on a site slated for commercial expansion nearby. The L.A. Athletic Club, who owned the property, gave CARF the houses provided they be removed in a reasonable amount of time. After lengthy advertising and interviewing, two buyers were found who would move and restore the houses.

If you want to support the continued preservation of Carroll Avenue and desire more information about planned events, contact CARF, 1320 Carroll Avenue, L.A. 90026.

News from around the State

La Jolla - Efforts to forestall demolition of Irving Gill's Old Scripps Building have succeeded. But, money and help is needed immediately to make preservation and restoration a future reality. Contact: Sally Spiess, (714) 453-0373. The University will decide the building's fate this spring.

Long Beach - Veterans Memorial (see last issue) still stands but needs your help. Despite letters and calls, even a demonstration in front of the building, the City and the State Department of General Services are not listening; defenders are studying legal alternatives. Contact: Luanne Pryor (213) 486-3920 (office),

(213) 439-5057 (home) if you can help.

Santa Cruz - A series of big boosts for the City's preservation program: IRS has exempted the City's revolving fund from taxation; NPS has certified the preservation ordinance for Tax Reform Act application; and, the Mission Hill area has been rezoned to conform with the new historic district ordinance.

Oakland - The fabulous Fox Theatre at 19th and Telegraph is another endangered species. The theatre and complementary office structure are to be auctioned on January 24th. Citizens are investigating alternate uses and are seeking buyers interested in preserving this unique complex. To help in this crisis, contact Marie Converse, (415) 547-2025.

Precedent-Making Code Passed

On December 23, 1977, an amendment to The City of San Diego Municipal Code became effective. The amendment provides for greater flexibility in making improvements to designated historic structures. Entitled "Special Building Regulations Pertaining to Designated Historical Buildings," the regulations have been developed in the spirit of Senate Bill 927 which allows local jurisdiction to develop alternative building code regulations for designated historical structures.

The new code allows the City's Board of Appeals and Advisors to approve variances to the building code -- providing "reasonably equivalent" levels of public safety are met -- in order to preserve the integrity of a historic site. A major provision of the legislation is the deferment of the seismic safety requirements of the current codes. In the past, the overwhelming cost and problems of meeting earthquake standards precluded any attempts at preservation or even maintenance of structures. The New Code removes a major obstacle and allows a building owner to make improvements to the structure that might not otherwise be made.

The revised code was the product of two years of meetings, discussions, and cooperation by a joint City Planning Commission, Historical Site Board Task Force. The group also included representatives of property owners, professional engineering societies, the American Institute of Architects, and representatives of the Fire Department, Planning Department, Building Inspection Department and the City Attorney of the City of San Diego.

For more information, contact the Planning Department, City of San Diego (714) 236-5793. ---Mike Stepner.

Californians for Preservation Action Newsletter was brought to you by Margaret Bach, Paula Boghosian, Lorilyn Collins, Joe Hall, Richard Hastings, Mary Helmich, Gene and Jane Itogawa, Hans Kreuzberg, John and Betty Merritt, Bill Padgett, Brad Paul, Diane Seeger, Bill and Carol Seidel, Mike Stepner, Steve Taber and Judith Waldhorn.

Events

STATE HISTORIC PRESERVATION CONFERENCE - May 11, 12, and 13, San Jose, will stress that preservation is environmental planning and will feature working sessions and small seminars rather than speeches. You, too, can participate in the three-minute "Success Story" program at the historic Villa Montalvo. Write: 3d Annual California Preservation Conference, c/o San Jose Historical Museum, 635 Phelan Avenue, San Jose 95112.

COMMUNITY PRESERVATION WORKSHOP - March 18-25, Galveston, Texas, will deal with the components of a total preservation program for your town. The workshop is aimed at staff and volunteers of governmental and private preservation groups and will use Galveston as a model. Information from: The National Trust, Western Regional Office, 681 Market St., Suite 859, San Francisco 94105, (415) 543-0325.

ANNUAL VICTORIAN HOME TOUR - Sunday, March 19, Pacific Grove, visits seven recently restored marvels in one of California's best remaining concentrations of Victorians. Contact: Anne Castro, Pacific Grove Chamber of Commerce, P. O. Box 167, Pacific Grove 93950, (408) 373-3304.

"THE BUILT ENVIRONMENT: CONSERVATION, REGULATION, AND TAXATION," a symposium, April 8-9, in Los Angeles. Topics will include public and private legal techniques for preservationists, the Tax Reform Act, preservation precedents and case studies, the displacement problem, anti-speculation legislation, and the "taking" issue. Cost is expected to be \$50 (students \$15). For information, contact Lorilyn Collins, c/o Dean Lola McAlpin-Grant, Loyola Law School, 1440 West Ninth Street, Los Angeles 90015. CPA is among the symposium sponsors.

REGIONAL RESEARCH is the theme established for The Society for California Archaeology's Annual Meeting in Yosemite, March 16-18, 1978. Local arrangements: Dr. Dudley Varner, Dept. of Anthropology, CSU Fresno, Fresno 93740.

FLOWER & PRODUCE MARKET TOUR - February 13, Los Angeles, takes a pre-dawn look at the historic Wall Street block, ". . . a collage of bright colors and sweet fragrances," notes David Clark, California Historical Society Southern Director. For information, contact: CHS, (213) 449-5450.

HEARINGS ON "NEIGHBORHOODS" -- Congressional passage of P.L. 9524 sets up a National Commission on Neighborhoods for a one year study of neighborhoods. Hearings will be held in neighborhoods across the country to determine what it is that contributes to revitalization, what makes a viable community, etc. David Lizarraga, appointed to this 16 member commission, is Executive Director of the East Los Angeles Community Union. Call T.E.L.A.C.U., (213) 724-0276, for more information on future hearings in California.

A January 23 announcement is expected "from the White House" on the National Heritage Resources Administration discussed in our last Newsletter. Little is known of changes in details from the final Dept. of Interior recommendation but first year funding is, apparently, still stuck at the 45 million level.

Please Note

A California directory of sources for the recreation of authentic interiors is in the making. Pam McGuire, OHP Historian, hopes to provide old house owners with directions for finding wallpaper, lighting fixtures, accessories, etc. and invites craftsmen and suppliers to contact her at: 3549 Folsom Blvd., Sacramento 95816, (916) 456-2196 or (916) 322-8599.

1886 HAYWARD HOUSE OPEN TO THE PUBLIC

Hayward residents have an unique new house museum, thanks to the efforts of the Hayward Area Recreation and Park District, the Hayward Historical Society and others in the community.

The McConaghy House, named for Neal McConaghy, a Scot who immigrated to San Francisco in 1853, sits next to Hayward's Kennedy Park. Its spacious grounds include the massive mansion and its carriage house and weathervane.

After moving to San Lorenzo to work on a ranch, McConaghy saved his money, established a grist mill and quickly became successful. By 1865 he bought 167 acres in San Lorenzo, where he raised fruits and vegetables for San Francisco. With his wife Sarah and five children, in 1886 he moved to the mansion on Hesperian. The house was in the family until 1972, when the youngest son, John, died at the age of 100.

Local citizens quickly found help to save the building. The Hayward Recreation and Park District helped purchase the home, and the Historical Society agreed to help develop a museum.

The McConaghy House can be visited Thursday through Sunday, from 1-4 pm. Groups may tour by appointment; call Lucille Lorge, Tour Director, Hayward Area Historical Society, (415) 537-9568.

SCOTTS VALLEY RESTORATION PROJECT

The restoration of the 1853 Hiram Scott House is the focus of the Scotts Valley Historical Society. The house, now owned by the city, was originally built by Hiram Scott and relatives.

The design of this New England style Greek Revival house with attached ell was based on the family farm in Pittston, Maine. Its mortice and tenon construction, seldom used in California after the Gold Rush because of the expense of labor and materials, adds to the significance of this National Register property.

The Historical Society's first effort when it formed in 1975 was to document the structure's architecture and locate former owners. Living descendants, who gather in Scotts Valley for a yearly reunion, provided a picture of the Maine residence which helped document the original appearance of the Scotts Valley structure.

The Society has sought funds imaginatively. To date the project has been funded by the National Trust for Historic Preservation, the America the Beautiful Fund, and CETA, a grant which will provide two employees for the project during the coming year. To help, contact: Scotts Valley Historical Society, 4603 Scotts Valley Drive, Scotts Valley 95066.

San Francisco - The Planning Department has recently completed an architectural inventory of 150,000 structures, photographing and evaluating 15,000 buildings. The inventoried buildings were evaluated according to architectural quality, style, and urban design importance. A future outgrowth of the project, currently under development, is architectural guidelines for the remodeling and restoration of the inventoried structures. A completed pamphlet on the Inner Richmond District is available from the City Planning Department.

Fresno Architecture & Preservation



While the 1872 Central Pacific Railroad first established its "Fresno Station" on Tulare Street between G and H Streets, the depot later built by S.P. in 1889 is still standing. This structure is of great historic importance to the Central Valley and marks Fresno's beginnings.

As Fresno began to grow, many substantial buildings were erected, including numerous fine, spacious Victorian homes built in the 1880's and 90's. One of the few examples remaining in downtown Fresno of this period is the Meux Home, now restored and soon open to the public. In addition, the Santa Fe depot, built in 1899, serves today as a railroad communications center, and one of the oldest churches still in use in Fresno is St. John's Cathedral, built in 1902. A very visible downtown landmark is Fresno's Old Water Tower. Constructed in 1894, it was in constant use until 1963. It is three stories tall, and each layer is smaller than the one below it, to produce a beehive effect. Fresno past is still very much present.

There are very few neighborhood areas remaining in the city core area, due primarily to redevelopment. However, lone examples of several types of commercial architecture remain scattered throughout the central downtown area, including many 1920's style skyscrapers located on Fulton Mall, and a few blocks east of the Mall, the Hall of Records and Memorial Auditorium.

The idea of adaptive re-use of older structures is beginning to catch on in Fresno. Several homes have been rehabilitated and adapted for such uses as offices, a tea room, hand-crafts shop, thrift shop, and antique stores. In the mode of Ghirardelli Square in San Francisco, Warehouse Row which consists of the renovation and adaptive use of three buildings dating from 1899 through 1910 is the largest project of

this kind in the central San Joaquin Valley.

Perhaps two of the best-known residences still remaining from an earlier day are Kearney Mansion and Forestiere's Underground Gardens. Both are open to the public. The circa 1901 French Renaissance home of M. Theo Kearney is located in a 240-acre park seven miles west of downtown Fresno. And Fresno has many fine examples of bungalow-style architecture. As the town grew north and east, and as tastes in residential architecture changed with the times, bungalows became more and more popular. They remain as popular housing in today's market. The most unusual home in Fresno County, if not the entire state, is Forestiere's Underground Gardens. Carved out of hardpan and soil with a pick, shovel and wheelbarrow, it is completely underground, and is seven acres large. Begun circa 1904 by Baldasare Forestiere, work continued until Forestiere's death in 1946.

Membership News

The editor and graphic artist of CPA Newsletter have announced their retirement, effective August 1st. The design and intent of this Newsletter has remained constant for over two years -- high quality, broad coverage, tough analysis. We invite an offer for better approaches, wider coverage, a new format or deeper analysis from anyone interested and qualified to carry on the task of Newsletter production. Your offer and ideas should be submitted to: Editor, CPA Newsletter, P. O. Box 2169, Sacramento 95810.

At our Pacific Grove meeting in December, the issue was raised about CPA's environmentalist role. We chose to support an initiative to provide litter control through "bottle-bill" legislation. The question was, should CPA form alliances with other environmental groups or limit its interest to a stricter "preservation" viewpoint. The Board of Directors solicits your comments on future CPA policy regarding involvement in "environmental" issues. Let us know!

WE NEED YOU - YOU NEED US

Californians for Preservation Action has worked successfully for two years to build a preservation constituency and a legislative base for environmental sanity. We enlist your help; send your check to:

CALIFORNIANS FOR PRESERVATION ACTION
Post Office Box 2169, Sacramento 95810

<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"/> sponsor	25.00 or more
<input type="checkbox"/> non-member subscriber	15.00

name _____

organization _____

street address _____

city _____

zip _____

CPA Meeting- Fresno Saturday, February 4

Fresno, site of CPA's February meeting is a series of surprises. We hope to have Forestiere's Gardens open for CPA.

TOPIC: "Financing Historic Preservation: Private and Public Resources"; Arthur Dyson, owner of Warehouse Row, and Richard Crissman, Pasadena mortgage broker, will be featured speakers.

WHERE: YWCA Residence Hall, 1660 M Street, Fresno (see map)

Registration: 8:45 - 9:15

Workshop: 9:15 - noon

Lunch: noon - 1:30

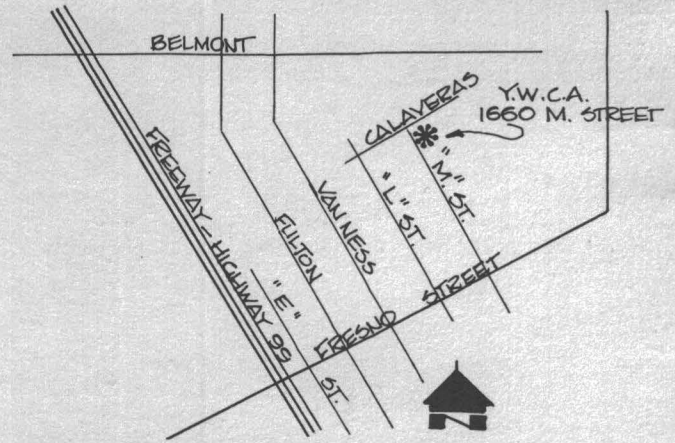
CPA meeting: 1:30 - 3:30

Choice of two tours: 3:30 - 5:00

- (a) Walking tour of downtown Fresno
- (b) Forestiere's Underground Gardens (may be a slight entrance fee)

Local co-sponsors: La Paloma Guild of the Fresno City and County Historical Society; Historic Homes Section, Fresno Branch of American Association of University Women; San Joaquin Chapter, American Institute of Architects.

From Freeway 99 take the "Fresno Street" exit; at stoplight turn east, and follow Fresno Street to "M"; turn left (north) and go 3-1/2 blocks to 1660 M (YWCA Residence Hall).



The Board of Directors of Californians for Preservation Action solicits your requests for advice and assistance. We live all over California and we aren't poobahs. Call us:

Santa Barbara: Judith Orias (805) 687-9419
San Francisco: Hal Major (415) 771-4500
Judith Waldhorn (415) 647-7470
Sacramento: John Merritt (916) 456-9479
Los Gatos: Mardi Gualtieri (408) 354-1943
Los Angeles: Beverly Bubar (213) 549-2920
Bill Burkhart (213) 381-3351
San Diego: Richard Reed (714) 270-7497



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