



Post Office Box 2169, Sacramento, California 95810

Volume 1, No. 1

Spring 1980

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## C.P.A. Statement on National Heritage Policy

Preservationists from around the nation convened in Washington, D.C. March 16-18, 1980, to testify before Congress on proposed preservation legislation. The new religion was inclusion of preservation early in the planning process to avoid last minute confrontations. Excellent. But the litany resulted in few concrete proposals.

CPA Vice-President, Spencer Hathaway, testified on behalf of CPA before the House Subcommittee on National Parks and Insular Affairs. The testimony centered on the difficulty in California on qualifying our cultural resources for the National Register and once qualified protecting those resources. Fortunately, two last minute bills (HR 6804 and HR 4805) were introduced which contained far superior provisions than earlier legislation. CPA could support most of those provisions.

Specifically, CPA welcomed protection for Natural Landmarks but insisted on separate administration of the program under a name which would not be confused with the National Register. Expansion of the National Register was supported to include networks, neighborhoods and cultural landscapes. In keeping with our stand on St. Anne's Home (Knox v.

Mellon), CPA proposed an appeal process to the Keeper of the National Register by the applicant should the State Historic Preservation Officer fail to forward a nomination within 90 days.

Looking beyond the narrow confines of the National Register, federal agencies influence preservation far more than the Heritage Conservation and Recreation Service. HUD and the Department of Transportation shape the future of our cities. Hathaway supported the creation of preservation offices and officers within each federal agency to include preservation at the beginning of the planning process instead of as an afterthought with the 106 review process. CPA's Vice-President went further and proposed the creation of Conservation Districts in urban areas similar to the English model and the Conservation Districts in the Department of Agriculture in the U.S.

Local governments would designate the boundaries of a Conservation District. Federal agencies, programs and funding would place top priority on reuse and rehabilitation of the existing structures within the district. Conservation Districts would involve the local community and

*Continued on page 2*

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## Tax Reform Act Extension Proposed

Congressman Barber Conable (R-N.Y) minority leader of the House Ways and Means Committee has introduced HR 6823. A bill to extend the Historic Preservation provisions of the Tax Reform Act of 1976. The current act will expire in 1981, unless extended.

## Brown Signs Preservation Order

Governor Brown issued executive order B-64-80 on March 6, 1980, which requires State agencies "where prudent and feasible" to preserve and maintain State owned sites eligible for listing on the National Register. State agencies are to submit proposed procedures to the S.H.P.O by July 1, 1983, of all significant historic and cultural properties under their jurisdiction which may qualify for the National Register. Until the inventory is completed, State agencies are to assure that property that might qualify is not inadvertently transferred or substantially altered.

### CPA HEARD IN CONGRESS

federal agencies in the planning process, clearly identify the preservation element and provide incentives to local governments.

CPA's testimony was well received by the Committee, and several questions were asked about the proposals. We can expect to see our ideas show up in compromise legislation later this year or early in 1981.

## PRESIDENT'S MESSAGE

by Bill Burkhart

The CPA Annual Meeting is coming up soon. I hope all our members will make a strong attempt to attend as it is the best chance all year for us to discuss important preservation issues and policies. We need your help and guidance in our decision making.

The past year has brought many changes to CPA. This issue of our Newsletter marks the initial effort of our two new editors, board members Jane Ellison and Mike Stepner. Steve Taber and Judith Lynch (Waldhorn) had served as editors for over one year and we are thankful for their time in this sometimes thankless job. In 1979, our fund raising efforts were not successful enough to continue, paying an Executive Director so Mardi Durham Gualtieri no longer serves us in that position. Her time is well committed however; she is running for the State Assembly. Board member Richard Reed has resigned due to his workload and the board has appointed John Miller of Los Angeles to fill the unexpired term. John is a very active preservationist and we are pleased he is with us. Dick Reed continues to write on preservation and urban planning and promises to keep involved with CPA.

CPA has embarked on several exciting new projects. Our joint (along with other preservation groups in California) fund raising project with the excellent

### President's Message

American Preservation magazine will be presented elsewhere in the Newsletter. This project is being planned and coordinated by board member Beverly Bubar with assistance from our treasurer Jim Stickels. The board has authorized the hiring, on a part time basis for now, of a lobbyist in Sacramento. Initially we only have funds for monitoring matters affecting preservation in the state, but we believe that further fund raising will enable use to have our lobbyist more actively involved in a legislative program. More information will be provided by the Legislative Committee in the next Newsletter.

One of our new board members, Kent Seavey, has been doing an outstanding job for CPA in several areas. Kent planned our very successful meeting earlier this year in Vallejo. We got together with city officials, local preservation groups and others to learn about the historic districts and architectural committee that have made Vallejo a fine example of preservation. Kent is also involved in the initiation of some grant proposals and an exciting project of compiling a very comprehensive legislative/preservation workbook. He is also planning our Annual Meeting (see information in this Newsletter), so it should be very worthwhile.

Dianne Seeger and several other board members got together and spent many hours updating our mailing list. We apologize to those members who have not

## **HISTORIC PRESERVATION: A LEGISLATIVE, ADMINISTRATIVE, AND TECHNOLOGICAL PROCESS**

**SACRAMENTO, CA.**

**APRIL 24-26, 1980**

received their Newsletters because of the mailing list mix up. This should now be corrected.

CPA has been active, again, in helping to plan the State Historic Preservation Conference to be held in Sacramento, April 24-26. Information about the conference should appear elsewhere in this Newsletter, but if you need more information, contact either Marion Mitchell-Wilson or Sandra Elder, State Office of Historic Preservation, P.O. Box 2390, Sacramento, CA 95811. Contact with legislators and legislative aides will be a highlight of this meeting so plan to attend.

I wish to thank Legislative Committee members Spencer Hathaway, Peggy Lang, Steve Taber and Richard Rothman for digesting the proposed federal preservation legislation and forming a policy statement for CPA on this vital subject. A copy of this policy appears in the Newsletter. Spencer is testifying at the congressional hearings on this legislation in Washington, D.C.

## Board Elections

Four positions on the CPA Board of Directors automatically become vacant in June. Nominations for these spots need to be presented on or before the Annual Meeting on May 31, 1980. The two requirements for nomination are: (1) Nominee must be a paid CPA member, and (2) Nominee must have given his or her consent to serve. The term is three years. The election coordinator will prepare and mail out the election ballot soon after the Annual Meeting. It is very important that you respond quickly when you receive your ballot. If you will not be able to attend the Annual Meeting, but wish to nominate someone qualified, send that person's name, full address and phone number to me prior to May 20, 1980: Bill Burkhart, 475 El Medio Avenue, Pacific Palisades, CA 90272.

## By-Laws Revisions

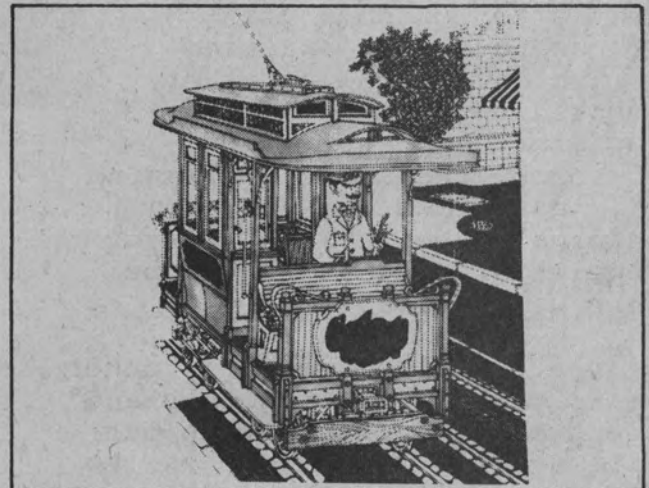
New federal regulations required a complete revision of our By-Laws. Steve Taber has spent considerable time on this with the assistance of board member Judy Triem. The revised By-Laws will be included for your review and vote in the election ballot mailing.

CPA has a hard working board; I have mentioned only some of the activities that they have participated in. It has been a privilege working with all of them and I wish I had the space to give them credit for all they have done. I also have to admit it has been fun.

## Energy Banners

BANNERS in six major cities

Six major metropolitan centers have been selected for a special project to draw public attention to the fact that old buildings represent a storehouse of past energy investments. The cities selected include Nashville, New York, Boston, Detroit and Los Angeles. In Los Angeles, buildings will be selected in downtown Los Angeles, Hollywood, Westwood, U.C.L.A. and U.S.C. to display bright yellow banners with the Preservation Week logotype and this message: "To replace this building would require energy equal to \_\_\_\_\_ gallons of gasoline. Preservation: Reusing America's Energy." Each banner will have a different figure on it, corresponding to the estimated amount of energy, in equivalent gallons of gasoline, that would be needed to demolish the building and replace it with a structure of similar size and use. The project is being sponsored by the National Trust for Historic Preservation with the Los Angeles Conservancy as the local co-sponsor.



# PRESERVATION: Reusing America's Energy



Preservation Week  
May 11-17, 1980

NATIONAL TRUST FOR HISTORIC PRESERVATION

## NATIONAL HISTORIC PRESERVATION WEEK

National Historic Preservation Week is cosponsored annually by the National Trust for Historic Preservation and by local preservation organizations throughout the country. This year the national observance is also cosponsored by the U.S. Department of Energy.

"Preservation: Reusing America's Energy" is the theme of the week, May 11-17, 1980.

The purposes of Preservation Week are to provide a specific time in which to recognize outstanding preservation efforts, and to make more Americans aware of the preservation movement and its contributions to the quality of life, thereby involving more people and gaining greater support from the public.

Recent as well as long-term trends have proved the need to conserve energy. The built environment represents the largest single investment of energy. In fact, to replace all the existing buildings in the United States would require the entire world's energy output for a year for materials and construction alone. The

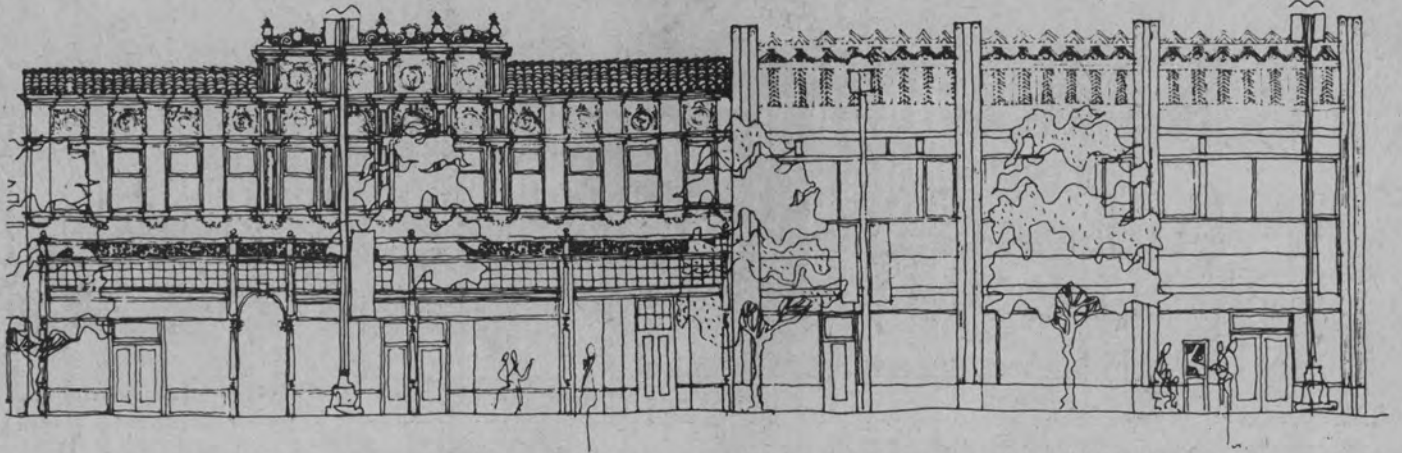
construction and operation of buildings account for a full 32 percent of the energy consumed in the United States each year.

The message of Preservation Week 1980 is three-fold. First, old buildings are a past investment of energy. By saving old buildings (rather than demolishing them and replacing them with new structures), energy produced today can be used to meet other needs.

Second, old buildings can be rehabilitated for greater energy efficiency in their operation. Studies have shown that old buildings properly rehabilitated consume, on the average, no more energy than brand new buildings for annual operation.

And third, new technology that takes advantage of alternative energy sources, such as solar and wind power, can be applied to some old buildings without destroying their historical and architectural character. The use of alternative energy sources decreases reliance on traditional energy sources - natural gas, coal and petroleum products.

## Old Pasadena Revitalization Moves Ahead



An urban conservation overlay district ordinance was recently approved by Pasadena's Board of Directors, bringing the revitalization of the Old Pasadena historic district closer to reality.

It represents the culmination of more than two years' study and will lead to the restoration of many of Pasadena's earliest commercial buildings.

The ordinance allows for implementation of concepts outlined in A Plan for Old Pasadena, prepared by The Arroyo Group Pasadena, and will result in the creation of a pedestrian oriented business district and the revitalization of the oldest commercial district into a thriving retail center.

To guarantee that buildings are preserved, the ordinance requires that all alterations be approved by the City's Design Committee. Exterior alterations will be reviewed, applying design guidelines prepared by San Francisco Consultants Charles Hall Page and Associates, to ensure that proposed alterations do not

compromise the architectural integrity of the building and district.

Demolition would be permitted only if a denial would result in deprivation of substantially all reasonable use of property.

Because of 14 square block area is characterized mainly by buildings no higher than three stories, building height will be limited to 40 feet in most areas and 60 feet in what has been identified as a transitional zone.

Signs, which currently add to the poor image of the district, will be regulated with a three year amortization period for non conforming examples.

Federal funds through Community Development Block Grants will be available for facade restorations, seismic strengthening, street improvements. Parking lots, which will be provided simultaneously, will be financed with a combination of public funds and assessments to private property. In addition, alleyway improvements will occur with development of parking facilities.



## OLD PASADENA REVITALIZATION MOVES FORWARD

Urban Conservation staff members at the City report that proposals for major projects within the district are coming before the Design Committee at the rate of five per month and anticipate a recognizable upgrading of the area within the year.

*Old Pasadena Streetscape  
Illustrations by Graeme Morland,  
USC School of Architecture*

## PUBLICATIONS

FEDERAL TAX PROVISION TO ENCOURAGE REHABILITATION OF HISTORIC BUILDINGS, is a report published by the Heritage Conservation and Recreation Service evaluating the effect of Section 2124 provisions of the Tax Reform Act of 1976 in encouraging private investment to rehabilitate historic buildings. Case histories on 18 projects are detailed in the report. Single copies are available at no charge from HCRS, 440 G Street, Pensions Building, Washington, D.C. 20243.

## Santa Fe Depot

### SAN DIEGO HISTORICAL SOCIETY AWARDED RENOVATION GRANT

The San Diego Historical Society has been awarded a \$135,762 grant by the Federal Railroad Administration to plan the renovation of the Santa Fe Depot in Downtown San Diego.

Mayor Pete Wilson accepted the grant in Washington last month. The funds will be used along with \$5 million promised by other federal and state agencies to purchase and restore the 64-year old tile-domed depot. The depot was originally opened in connection with the 1915 Panama-California Exposition in Balboa Park.

The historical society applied for the grant on behalf of the city; the Metropolitan Transit Development Board, which is developing a trolley system that will tie into the depot; San Diego Transit Corporation; the Centre City Development Corporation, and other agencies.

## C.P.A. ANNUAL MEETING      SANTA CRUZ MAY 31

The central California coastal community of Santa Cruz will be the setting for CPA's 1980 Annual Meeting. The daylong session will be held in the newly established Loudon Nelson Community Center at 301 Center Street, and will be co-hosted by the Historic Preservation Commission of the City of Santa Cruz, the Santa Cruz County Historical Society and the Santa Cruz Society for Historic Preservation.

In the 1960's, further growth was sparked by the establishment of a University of California campus in the redwoods just east of town. It was during this period that Santa Cruz became known as a mecca for the counter culture. Late in the decade, further threats to the remaining historic fabric of the community emerged, including a proposed freeway through the center of town. In 1974, despite strong local protest, one of Santa Cruz's two registered National Landmark buildings fell to the wrecker's ball. This loss served as a catalyst bringing preservationists and city officials together in order to protect what remained of the city's rich cultural heritage. By the end of 1974, the Santa Cruz City Council had adopted a historic preservation element to their general plan and formed a historic preservation commission tasked with the creation of a historic preservation ordinance. Working with the Office of Planning and Community Development, the Historic Preservation Commission

prepared their ordinance, conducted a survey of historic sites and structures, established preservation districts and published principles and standards of design within the designated districts. Certification of the historic preservation ordinance followed. The city committed Housing and Community Development funds to a revolving fund in order to, "place historic properties in the hands of those who will take care of them and to insure that money would be available for purchase in extreme situations." Recognizing the economic benefits and housing needs served by the retention of their historic building stock, the City of Santa Cruz initiated an innovative program of neighborhood preservation to extend the useful life of these nonrenewable resources as homes for its citizens. This effort made Santa Cruz unique in California in the comprehensiveness of its commitment to historic preservation, assuring that "the significance of the past will not be lost to future generations."

One of the many high points of our meeting will be the opportunity to hear from various members of Santa Cruz's preservation community about the effects of this comprehensive local legislation after six years of implementation.

Other high points will include a visit from Porter Briggs, Editor and Publisher of the excellent American Preservation



Magazine. Mr. Briggs will talk about the image of the City and present an intriguing fund raising concept for preservation groups in California. Board member Peggy Lang will introduce us to the Community Reinvestment Act of 1977, enacted as Title VII of the Housing and Community Development of 1977, intended to encourage regulated financial institutions to fulfill their continuing and affirmative obligation to help meet the credit needs of their communities, including low and moderate-income neighborhoods; a potential tool for historic preservation.

Of particular importance will be a presentation by a representative of the Heritage, Conservation and Recreation Service bringing us up to date on current preservation legislation pending before congress in the form of the Heritage Policy Act of 1979.

All work and no play is an impossibility in an area like Santa Cruz. A no-host alfresco luncheon is planned at the Cedar Street Gallery & Cafe, a delightful eclectic mixture of Gothic and Italianate elements specializing in Northern Italian cuisine. Our gracious hostess will be Mary Helen Chappell. An afternoon walking tour will follow the formal meeting led by CPA member Cynthia Mathews, ending in a reception in one of the many elegant Victorians that so enhance the community of Santa Cruz.



## CALIFORNIANS FOR PRESERVATION ACTION

### Annual Meeting

May 31, 1980  
Louden Nelson Community  
Center  
301 Center Street  
Santa Cruz, CA 95060

#### PROGRAM

9:00-9:30	Registration
9:30-10:30	Annual Meeting
10:30-11:00	State Historic Preservation Meeting Summary - Issues
11:00-11:30	Porter Briggs, Editor & Publisher of American Preservation Magazine
11:30-1:00	Alfresco no-host luncheon at the Cedar Street Gallery
1:00-2:00	HCRS representative to speak on the Heritage Policy Act of 1979.
2:00-3:00	The Community Reinvestment Act of 1977
3:00-4:30	Santa Cruz: six years after
4:30-6:00	Walking tour of Santa Cruz
6:00-7:30	Reception & wine tasting

ANNUAL MEETING SET IN  
SANTA CRUZ MAY 31

The Santa Cruz Chamber of Commerce suggests the following motels or hotels for out of town visitors:

BLACKBURN HOUSE  
101 Cedar Street  
Santa Cruz, CA 95060  
(408) 423-1804

HOLIDAY INN  
611 Ocean Street  
Santa Cruz, CA 95060  
(408) 426-7100

TRAVELODGE, SANTA CRUZ  
525 Ocean Street  
Santa Cruz, CA 95060  
(800-255-3050 toll free)

Other accommodations are available. We suggest you write the Santa Cruz County Convention and Visitors Bureau, P.O. Box 921, Santa Cruz, CA 95061, or call (408) 423-6927 for more information.

For further meeting information, please contact Kent Seavey, 310 Lighthouse Avenue, Pacific Grove, CA 93950; (408) 375-8739.

THE INSTITUTE OF HISTORIC PRESERVATIONISTS NEWSLETTER is a new publication of a recently formed organization for professionals in the historic preservation field. Membership in the organization is \$15.00 and includes a subscription of the IHP Newsletter. For more information write Institute of Historic Preservationists, P.O. Box 353, Village Station, New York, N.Y. 10014.

\$3.00

# AMERICAN PRESERVATION

THE MAGAZINE FOR HISTORIC AND NEIGHBORHOOD PRESERVATION  
JANUARY - FEBRUARY 1980



BAY VIEW, MICHIGAN  
LOVE, DEVOTION, AND A LITTLE LUCK  
BEVERLY HILLS  
GROWING PAINS IN THE COUNTRY'S RICHEST NEIGHBORHOOD

CALIFORNIANS FOR PRESERVATION  
ACTION/AMERICAN PRESERVATION FUND  
RAISING PROGRAM

The Board of Californians for Preservation Action is pleased to announce our unanimous decision to enter into and direct a very promising fund raising program with the respected and award-winning American Preservation magazine. Through this program CPA will be able to assist local organizations as well as to fulfill our own commitments to carry out activities to preserve our state's rich architectural and cultural heritage.

Local preservation organizations are being invited by CPA according to zip code areas, to participate under the terms of an arrangement with Porter Briggs, editor and publisher of American Preservation. The program will involve each organization selling subscriptions to American Preservation. For each \$15.00 subscription sold, \$4.50 will be paid to the organization; upon renewal of each subscription \$3.50 the second year; and \$2.50 the third year. Also for each subscription sold by the organization 50¢ will be paid to CPA each Year for three years to help finance our mutual efforts to pass favorable preservation legislation in Sacramento. CPA and American Preservation have prepared a marketing plan to guide organizations in implementing this program and will assist with this effort.

Briggs founded American Preservation in 1977. The Little Rock-based magazine now has more than 26,000 subscribers in the U.S. and 29 foreign countries. In 1978, it was awarded a gold medal from the society of Publication Designers. The magazine was a finalist in the visual excellence category of the 1979 National Magazine Awards, sponsored by the Columbia University School of Journalism.

Last year, without any such effort, almost 1,000 American Preservation subscriptions were sold in California. It is our goal to sell a minimum of 10,000, which would bring \$50,000 in income to preservation organizations in California in the first year alone. We hope you will be among the first to subscribe.

## Order Form

### AMERICAN PRESERVATION SUBSCRIPTION

Yes, please enter my name as a Subscriber for one year (six issues) at \$15. I understand that \$4.50 of my subscription will support my local preservation organization and 50¢ will support Californians for Preservation Action.

Payment enclosed \_\_\_\_\_ Bill me \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Zip \_\_\_\_\_

Please allow 4 to 6 weeks for delivery of first issue.

Mail to: American Preservation  
 The Bracy House  
 Post Office Box 2451  
 Little Rock, Arkansas 72203

INFORMATION: A PRESERVATION SOURCEBOOK, (\$15.00, 400 pp.), a series of preservation fact sheets from the National Trust for Historic Preservation, now includes three new additions: Basic Preservation Procedures, Number 20; Significant State Historic Preservation Statues, Number 21; and Preservation Education Kindergarten through Twelfth Grade, Number 22. Single sheet copies may be ordered free and bulk copies are 50 cents each from Preservation Press, The National Trust for Historic Preservation, 1785 Massachusetts Avenue N.W., Washington, D.C. 20036.

## Claremont Historic Resources Center

A new approach toward local preservation activity is being tried in Claremont, a small city of 25,000 people in eastern Los Angeles County. The Claremont Historic Resources Center, funded largely through a grant from the State Office of Historic Preservation, private donations, and through the cooperation of The City of Claremont, is the first of its kind in the state.

The two major tasks of the Center for 1980 are to produce a book on the growth and development of The City of Claremont, and to write a Historic Preservation Element as part of The City's General Plan revision program. The Center offers additional services to the community, including: a growing library of materials - books, periodicals, the recently completed historic resources survey, and photographs; information on tax and loan benefits for commercial and residential structures worthy of preservation; lists of craftsmen other preservation-restoration resources; tours and educational programs; and community workshops focusing on local preservation opportunities.

Officials from the State Office of Historic Preservation look upon the Claremont Historic Resources Center as an experiment. If it is successful in increasing awareness and effectiveness of historic preservation efforts

in the community, it may become the model for similar centers elsewhere in the state.



### Historic Preservation Bibliography

The updated *Historic Preservation Bibliography* is now available. This is a revision of the earlier *A Bibliography of Historic Preservation: Selected Publications from the Office of Archeology and Historic Preservation*. The new works list all preservation related works published by the historic preservation component of HCRS and includes cost and ordering information.

Many HCRS publications provide technical assistance and guidance to states and localities for managing their cultural resources and developing their historic preservation programs. Some publications provide the general public with information about American historic, architectural, and archeological resources. Requests for limited copies may be directed to Information Center, HCRS, 440 G Street, NW, Room 221, Washington, D.C. 20243.

## Writers Prize

### PRIZE OF \$750 OFFERED NEW CALIFORNIA HISTORY WRITERS

An award of \$750 is being offered by the Turlock Centennial Foundation for the best book-length manuscript on California history received by December 31, 1980.

The award is to encourage new writers. The author must be a resident of California and shall not have previously published a book. Minimum length of the manuscript must be 30,000 words. It must include footnotes and bibliography and be in a form suitable for publication. The manuscript will be judged primarily on quality of research, logical development of the thesis, and literary skill. There will be a panel

of three judges: Oscar Lewis, well known California historical writer; Gary Kurutz, head of the Sutro Library, San Francisco; and John E. Caswell, Professor of History at California State College, Stanislaus, and head of the Foundation. The University of California Press has agreed to consider the winning manuscript for publication.

The manuscript must be mailed to the Turlock Centennial Foundation, P.O. Box 1694, Turlock, CA 95380, no later than December 31, 1980. Inquiries regarding the award may be sent to the same address.

## Membership

Your membership in CALIFORNIANS FOR PRESERVATION ACTION will enhance your effectiveness as a preservationist. Your support of CALIFORNIANS FOR PRESERVATION ACTION is crucial if preservation of California's structures, districts and neighborhoods is to become a guiding consideration of State policy in the 1980's.

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ New member \_\_\_\_\_

Return to: P.O. Box 2169  
 Sacramento, CA 95810

### Membership Categories

_____	Senior/Student	\$7.50
_____	Individual	\$15.00
_____	Family	\$20.00
_____	Sponsor	\$25.00
_____	Organization member	\$15.00
_____	Non-member subscriber	\$15.00

## Ventura's Revolving Fund

COMMUNITY DEVELOPMENT BLOCK  
GRANTS AIDS  
VENTURA'S REVOLVING FUND

Low interest loans from Housing and Community Development Block Grant funds to landmark owners for rehabilitation of their property has generated enthusiasm among Venturans for local landmark status. This revolving loan program originated in 1977, when the Ventura Historic Preservation Commission requested and received \$50,000 from block grant funds to set up the low interest loan program.

The program has been so successful that it has just received another \$50,000 to continue the revolving funds. The City of Ventura, in an agreement with the Bank of America, will match 100 percent of the outstanding loan amount and the bank will make loans at 6½ percent for residential structures to 8½ percent for commercial structures for five years. The loans are limited to \$15,000 each in order to help more landmark owners get a start toward rehabilitation and provide an incentive for future landmark owners.

The historic building revolving fund has more requests than it can fund. Also, the City's housing preservation program has been a valuable compliment to the revolving fund, making loans available for rehabilitation, although it is limited to residential structures. All loans are also limited to low and moderate income persons in order to comply to HUD standards. For further information on the

program, such as eligibility requirements and criteria, please contact Ventura City Hall, Historic Preservation Commission, P.O. Box 99, Ventura, CA 93001.

## THREE HISTORIC ORDINANCES

Three of the four cities in Napa County became involved in Historic Preservation and Design Ordinances during 1979. The City of Napa started to consider revisions to existing ordinances while St. Helena and Calistoga drafted new ordinances where none exist today.

The City of Napa has had Historic Preservation Zoning and a Landmarks Preservation Advisory Board for some four years. The Historic Preservation Zoning has provided for the preservation of a number of old homes by permitting new non-residential uses while retaining the exterior architectural character of the building. The Landmarks Preservation Advisory Board has helped to designate over 25 buildings in Napa (mostly downtown commercial structures) as local landmarks to protect their architectural and historic importance.

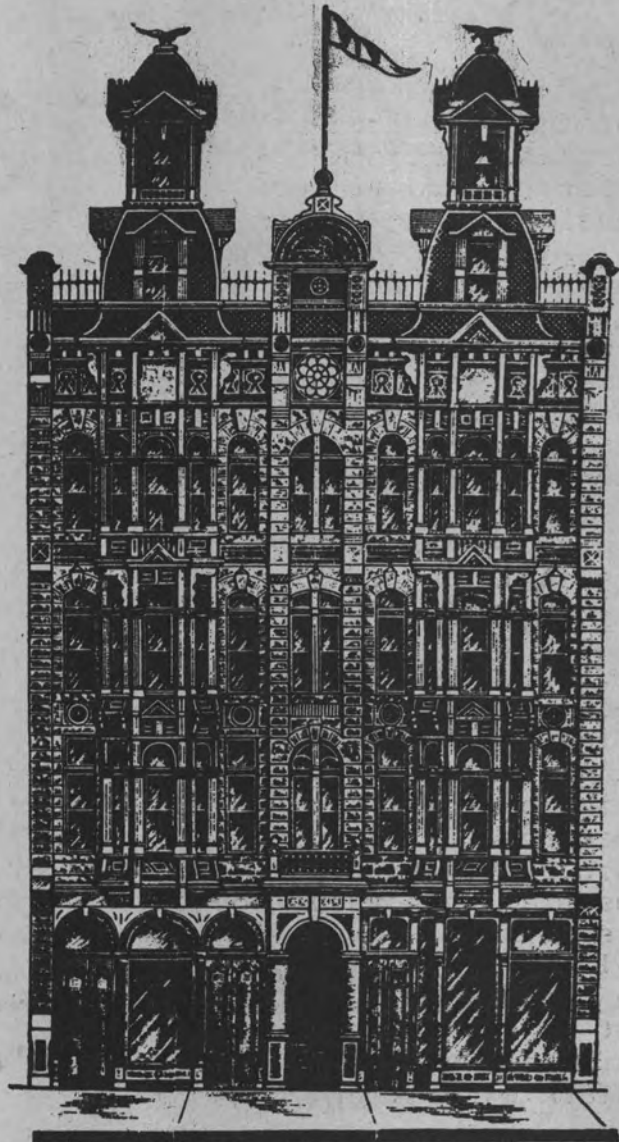
Even with these two programs Napa has continued to lose some of its valuable historic resources including structures listed on the City's Historic Resources Inventory. Commercial expansion for parking lots and new office structures has resulted in the demolition of a number of historic structures that provided low income housing as well as contributed to the

City's character.

A newer problem reared its head in 1979 when a number of Victorian "recreations" and incompatible modern structures were proposed for vacant lots in sensitive historic areas. In both cases - demolition and new construction - the City did not have adopted procedures to respond to these problems. In response to this need and as a result of a workshop we sponsored in June, revisions to the Historic Preservation Zoning ordinance and Landmarks Preservation Advisory Board Ordinance have been drafted and a new Demolition Control ordinance has been proposed. Hearings before the Napa City Planning Commission and City Council will take place early this year.

St. Helena drafted a set of new ordinances in early 1979 providing for design review and historic preservation. The ordinances were recommended by the City Planning Commission for adoption but on a split 3 to 2 vote the Council rejected them back to a joint Council Commission Committee. No action has been taken since.

Calistoga, meanwhile, has drafted a comprehensive Design Review and Historic Preservation ordinance for its commercial area. The ordinance provides for new construction and remodeling design review, designation of historic structures and review of demolition and alteration permits for designated structures. The ordinance is under review by the City Planning Commission and



**THE BANK OF COMMERCE BUILDING**

hearings are expected in early 1980 by the Commission and City Council.

(Reprinted from Landmark News, Vol. 5, No. 1, January, 1979  
The Publication of NAPA Landmarks, Inc.)

## Contents

*National Heritage Policy*

*Tax Reform Act*

*Preservation Order*

*Presidents Message*

*Board Elections*

*By-law Revisions*

*Energy Banners*

*Preservation Week*

*Old Pasadena*

*Santa Fe Depot*

*Annual Meeting*

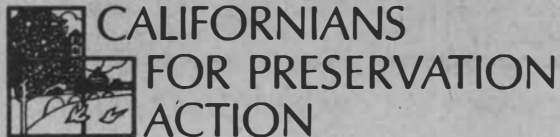
*American Preservation Magazine*

*Clairemont Center*

*Writers Prize*

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John Miller	2755 Medlow Avenue, Los Angeles 90065 (213) 688-5906
Kent Seavey	310 Lighthouse Avenue, Pacific Grove 93950 (408) 375-8739
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