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FIFTH ANNUAL C.P.F. DESIGN AWARDS



The Felton Covered Bridge in Santa Cruz County -- one of 7 Design Award winners, and a fine example of long-term volunteer effort.

Seven projects from around California have been presented with Design Awards from the California Preservation Foundation. The winners, from a covered bridge to a 136-room condominium development in an old hospital, illustrate the broad variety of preservation activity in the state. The jury consisted of:

- * Michael Stepler - Acting planning director for the City of San Diego.
- * Alan Hess - Architecture critic and author.
- * Jeremy Kotas - Architect and former urban designer in the San Francisco City Planning Department.
- * Patrick McGrew - Architect, photographer, and painter and President of San Francisco's Landmarks Preservation Advisory Board.
- * James Ream - (FAIA) past president of San Francisco Heritage.

The purpose of the Design Awards Program is to recognize excellence in the restoration, renovation, rehabilitation and/or adaptive reuse of architecturally significant California buildings. The jury was impressed by the high quality of this year's winning entries.

Park Hill - San Francisco, Kaplan, McLaughlin & Diaz (Architects), William & Borrows (Contractor), The Aspen Group (Owner).

In this project, the old St. Joseph's Hospital was converted to a 136-unit condominium development. On a hill overlooking downtown San Francisco, the building had been designed in the Spanish revival style by Bakewell & Brown

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U.S. SUPREME COURT MUDDIES WATER

This June saw the U.S. Supreme Court issue rulings on two cases originating in California, decisions which struck fear into the hearts of cautious city attorneys everywhere.

The initial blow came on June 9 with First English Evangelical Lutheran Church of Glendale v. County of Los Angeles which overturned a temporary planning restriction dating from 1979. The church had a camp destroyed by a flood and was prohibited from rebuilding the camp. On the surface, the ruling seems to say temporary moratoriums constitute a "taking" of property and, under the Constitution, require compensation; we feel this is a superficial reading. A second case (June 26, 1987) involved the California Coastal Commission and upheld a property owner's contention (Nollan), that a commission-required "public access" dedication -- a condition attached to a building permit on Ventura County beachfront -- was another "taking" of private property.

Several immediate results have been (1) Mayor Feinstein's veto of a "building ban" (moratorium) on Bernal Heights hillsides, a measure previously approved unanimously by the Board of Supervisors. Feinstein sent the legislation back to the Board for further study until the implications of "First English" can be determined. And (2), on July 1, an Alameda County Superior Court judge ordered Union City to reconsider conditions attached to approval of a U.S. Pipe & Foundry Company modernization, conditions requiring a dedication for street widening.

Both cases (First English and Nollan) and both recent actions in San Francisco and Union City suggest that previously-held concepts of what can be regulated and required through the legitimate use of "the police power" suddenly have become very hazy indeed; the Supreme Court also seems to be finding in contradiction to Agins v. Tiburon which reduced development potential on property in Tiburon but still allowed "reasonable use", the standard set in 1978's Penn Central case widely-applauded and applied by the preservation community ever since.

Confusion is abroad, but Stephen Dennis, Director of the National Center for Preservation Law tells us, "The most misunderstood aspect of the First English decision is the fact that the Supreme Court did not hold there had been a "taking". The court held that were there to be a taking caused by a temporary regulation, damages would need to be paid as compensation to the property owner. The Court did not, however, make an independent finding that a taking had occurred, nor in fact had any California court yet made such a finding. The case, therefore, does not change the law on when there is a substantive taking. It does mean, however,

(more, see page 2)

**PRESERVATION HONOR GOES TO
RAY GIRVIGIAN [story on page 3]**

[Supreme Court]

that the remedy for a taking once a governmental action is held to have been excessive, can include assessment of damages against the taking by the governmental unit. For those communities wishing to preserve and protect historic resources through local historic preservation ordinances, down-zoning and other forms of reasonable land use regulation, the First English decision simply does not add or subtract from the body of law which attempts to define what is a taking. It is extremely important, however, for municipal attorneys and those charged with the responsibility for local preservation programs to become thoroughly familiar with the wording of the First English decision itself."

Stephen's Preservation Law Update (June 9, 1987) suggests that a "pleading error" played a role in this case. We will continue to report on this important question as it is refined and defined but, for copies of the June 9 Update, contact C.P.F., or as noted in our other story, the National Center for Preservation Law itself in Washington, D.C.

FEDERAL FUNDING : The Battle Goes On, and on and on.....

On June 4, Representative Sidney Yates (D-IL) and the eight members of the Interior Appropriations Subcommittee approved \$25 million for the Historic Preservation Fund (HPF) in FY 88. This total breaks down to:

- \$20 million for state programs,
- \$4.25 million for the National Trust, and
- \$750,000 for the first comprehensive survey of Micronesia.

Mr. Yates and his subcommittee faced tough budget constraints in deliberating the Interior Bill. Funding for many existing programs was cut or dropped altogether, as in the case of the Land and Water Conservation Fund grants for states, which was not funded for FY 88. In replacing the President's Budget request of \$zero for the HPF with \$25 million, we achieved a victory of some magnitude!

At first blush, the House appropriation level looks similar to those of the past six years - give or take a million dollars. This year we lobbied for \$76 million for the total national program - including restoration grants - and came up considerably short on the House side.

While we would like to continue pressure for \$76 million, common sense tells us that success at that level is on par with the odds on the Chicago Cubs winning the World Series this year.

Therefore, we are developing a more conservative strategy to increase the House level and build more certainty into our opportunity to get grants next year...by asking the Senate for \$31 million, which is "just" \$6 million above the House level.

\$31 million is a small step forward for preservation, but an important one at a difficult fiscal time for Congress. It will happen only if Robert Byrd (D-WV), Chairman of the Senate Appropriations Subcommittee on Interior, hears from many of his Senate colleagues that historic preservation deserves this small, but very important increase.

Encourage your Senators to talk to Senator Byrd (and the other members of the subcommittee) about the need for funding above the House level to fund the program and restoration grants.

OUR GOAL IS TO FLOOD THE SENATE WITH LETTERS AND CALLS BEFORE THE SUBCOMMITTEE TAKES ACTION IN MID-JULY.

...from Preservation Action's ALERT.

PRESERVATION LAW UPDATE

Approximately nine months ago Stephen Dennis left the National Trust to become the first Executive Director of the National Center for Preservation Law. For approximately the last six months we have been receiving - on a regular/weekly basis - "PRESERVATION LAW UPDATE"; two, or four or six page summaries of important legal decisions, new ordinance provisions or new preservation techniques, such as:

- Annapolis Historic District Sign Guidelines;
- Preservation Ordinances Not in Conformity With State Statutes;
- Jesuits Challenge Boston's Designation of Church Interiors;
- and, A Fresh look at the Penn Central Decision.

Two recent updates, written the day the cases were decided, have proved particularly useful:

- Pleading Error Leads to Major Supreme Court Opinion Holding That Compensation is Required for Temporary "Taking" (The First English Decision) and Supreme Court Finds Taking in California Coastal Commission Case (Nollan).

The PRESERVATION LAW UPDATE should be an extremely valuable service for many of you to have; it is available from the National Center for Preservation Law (1233 20th Street, Suite 501, Washington, D.C. 20036) on a subscription basis ...\$45 per year...ridiculously cheap for what you get. Good work Stephen!

JOIN C.P.F. " " " " WE NEED YOUR HELP

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CALIFORNIA PRESERVATION FOUNDATION

TOP C.P.F. AWARD TO GIRVIGIAN

Most of the assembled, Friday night at the Gaslamp Quarter awards presentations event, were probably surprised to hear that Ray Girvigian, South Pasadena's gift to historic preservation in California, was CPF's 1987 choice for its major "Preservationist of the Year" award. The surprise would be based on an assumption that Ray had already won the award; truly a pioneer in preservation, Ray's selection corrects a long-standing oversight.

For many people in the state Ray Girvigian was the first person they heard of when they got into preservation activity; in some cases, he was responsible for getting them involved. Others have argued that their own successes depended on knowing Ray and being able to get the background, insights and strategy needed from Ray so they could then go ahead to reach their own goals. CPF Executive Director, John Merritt, made just that point in his presentation comments at the Golden Lion Restaurant; "Without Ray around I would never have figured out what was going on, who was responsible, and what to do about it...Ray was my lifeline!"



Ray Girvigian, a UC Berkeley Architecture School graduate was instrumental in setting up the earliest preservation ordinances in California, beginning with Los Angeles in 1962. He served as chairman of the Historic Resources Commission in its earliest days, helping to establish state procedures and landmarks criteria. He is responsible for legislation that created tax incentives for historic properties in California (The "Mills Act") and for the creation of and growing influence of the State Historic Building Code, both efforts begun in the early 1970's; Ray has also served as the first and only chairman of the board since its creation.

Ray, a practicing restoration architect for over 25 years, was elected an A.I.A. Fellow in 1972. He has served as the architect for too many projects to mention but is best known as the preservation architect for the restoration of the California State Capitol. He currently serves as the chairman of the California State Historic Capitol Commission, responsible for management and protection of the Capitol and its surrounding environment; Ray is the first non-Governor to hold this post.

Ray Girvigian, F.A.I.A., has been honored and awarded recognition by nearly everyone from the National Trust and California Historical Society to the Los Angeles Conservancy and CPF for individual projects at previous conferences). We have been slow, however, to state the obvious and award him this, the Preservationist of the Year for his long career of service and for the leadership he provides for all of us.

He joins a distinguished group of prior winners - Senators Garamendi and Marks, Assemblyman Farr, Knox Mellon and last year's co-winners, Claire Bogaard and Nancy Shanahan. CPF plans to make a more formal presentation to Ray in the very near future, but, for now, salutes him and announces the honor to you all.

C.P.F. "History Day" Awards

Along with the approach of summer heat in Sacramento, CPF Trustee Nadine Hata and Executive Director John Merritt headed for "History Day", the annual two-day history celebration sponsored by the Constitutional Rights Foundation. For the second year, CPF was looking for projects that carried a strong and certain preservation message within the competition them of "Liberty: Rights and Responsibility" which guided students in written reports, media presentations, dramatic performances and special projects.

CPF, again, was impressed by the breadth and depth of the hundreds of entries from Junior and Senior High Schools representing forty California counties. At the evening ceremony Nadine Hata announced four winners in our special preservation category, with cash prizes going to first-place projects:

The prize winner in the Senior Division was CHRISTY CAMERON of Etna Union High School, who gave a slide presentation on the historic Jenner Ranch in Fort Scott (Siskiyou Co.). Special Recognition was given to Gretchen Cordes and Sarah Bender from Letha Raney Junior High (Riverside Co.) for a research effort documenting how unplanned growth has devastated the historic buildings and cultural legacy of the old citrus center of Corona. Another Special Recognition was given to Frederic Wehrey from Glen Wilson High School in Los Angeles. His model of Manzanar, the photo and narrative display and the overall arrangement of his project proved to be a strong and poignant representation of the Japanese Internment experience during World War II.

JULIE GADDIS and CHRISTIE COBBETT of Home Street Middle School in Bishop (Inyo Co.) won the prize in the Junior Division. Their project was a careful and accurate model of

History Day (continued)

the historic railroad station in nearby Laws, California, an exercise that made a special point of valuing historic structures before they are gone forever.

All the award winners are given certificates and they are made members of CPF for the next year, gratis. Each year the History Day 'experiment' we entered into seems to be more gratifying. We hope, next year, to get better information out to teachers about the special Preservation Award CPF offers, thus enlarging the number of projects alert to our concerns; but you, too, can encourage local students to enter regional History Day competitions and to develop preservation projects.

Get Your "Easements Workbook"

In June the Foundation presented two workshops on historic preservation easements, featuring nationally-known expert Thomas Coughlin. As part of his seminar information, Tom prepared a workbook available to all who attended. The 152 pages of material in the workbook cover I.R.S. regulations, "private letter rulings", state and federal statutes, model easement contract provisions, and the workbook opens with Coughlin's basic background and interpretation of the do's and don'ts in the world of easements; the workbook is, literally, everything you need to know about the subject.

The California Preservation Foundation has a limited number of workbooks available - on a first come, first served basis - for people who were unable to attend the workshops. For the very reasonable price of \$30 (\$25 to cover the publication's cost and \$5 to cover postage and handling) we will send you a copy of this invaluable workbook...while supplies last. You may call the Foundation for more information (415/527-7808) but you may order a copy simply by writing and requesting we send you one; make checks (\$30) payable to: California Preservation Foundation.

State Conference Highlights

If you missed the Annual State Preservation Conference in Coronado, there is little we can say. Over 700 people turned out for the three plus days of learning, inspiration, fun, great food, tours, learning and fun. We were challenged by William Penn Mott's opening remarks about the many unfinished tasks we face and were spurred on by Nellie Longworth's energy and insights, and we were amused, again, by Barney Burke and his new "pink flamingo".

The Foundation thanks its cosponsors - the State Office of Historic Preservation and the National Trust - for helping as usual (a cooperative relationship that goes back to 1976 and the first conference in Filoli and Riverside). We are also grateful to the Society for California Archaeology, Association for Preservation Technology and the California Main Street Program for the valuable contribution each made to the sessions. We were astonished by the energy and dedication provided by the Coronado Historical Association - responsible for the very able and smooth coordination of registration and events - and to Larry and Jeanne Lawrence, the owners of the Hotel del Coronado, for their help

every step of the way. We hope you enjoyed the conference as much as we did.

PALO ALTO 1988 CONFERENCE SITE

It was a pleasure to be able to announce next year's conference site and we were particularly delighted to have Gail Woolley - a long time preservationist and Mayor of Palo Alto - with us in Coronado to issue the 150 people attending the Annual CPF Meeting a warm invitation to her town next Spring. Elizabeth Kittas, member of Palo Alto's Historic Resources Board, followed with a brief but alluring description of the historic features and preservation activities going on in this charming college town; and, of course, there's Stanford University and its historic campus and buildings!

We aren't sure we can top the Coronado experience in 1988 but we are going to try. For now, be informed that the tentative conference date is mid-May. See you in Palo Alto.

Long Beach Seismic Seminar

A seminar, Achieving Urban Conservation and Minimizing Earthquake Risk, presenting Long Beach as a case study, is scheduled for Wednesday, October 28 at the Ramada Renaissance, Long Beach.

Issues of risk, liability, and the social implications of code compliance will be addressed along with information about new technology, and working with the historic fabric of an existing building. The State Historic Building Code and procedures for implementation will highlight the topics presented by nationally-acclaimed speakers and technical experts.

The seminar is sponsored by the Structural Engineers Association of California (SEAOSC), the State Office of Historic Preservation (OHP) and the Coalition to Preserve Historic Long Beach, for owners, public officials, investors, developers, contractors, architects, engineers and preservationists. The California Preservation Foundation is also a cosponsor.

The Long Beach seminar is unique in that it deals with issues affecting other than the unreinforced masonry, pre-1934 existing historic buildings. The information generated will be shared with public jurisdictions, foundations and universities. For more information, contact Karen Clements at (213) 430-2790.

C.E.Q.A. Lives - in Beverly Hills

The City Council of Beverly Hills has reversed itself by rescinding the City's decision to demolish the La Cienega Treatment Plant, commonly known as the Waterworks. The rescission came after a Judge temporarily stayed the demolition. In February of this year, the Beverly Hills' City Council narrowly voted to demolish the Waterworks without preparation of a full environmental impact report. The demolition decision came despite persistent efforts by local preservationists who presented evidence as to the significance of the Waterworks and who maintained that the California Environmental Quality Act prohibited the City from demolishing the Waterworks without the preparation of an EIR.

BEVERLY HILLS

The Waterworks, which has been determined eligible for listing in the National Register of Historic Places, is very significant in the history of Beverly Hills. It was constructed in 1928 and at the time represented a major technological advance in the treatment of water. The Waterworks provided the City of Beverly Hills with a way to have an independent source of water and as a result helped the City fight off a move to be annexed by the City of Los Angeles. Preservationists such as Ruthann Lehrer, former Executive Director of the Los Angeles Conservancy, often refer to the Waterworks as "Beverly Hills' Independence Hall" because of the vital role the waterworks played in the history of Beverly Hills.

The Waterworks has also been designated as an engineering landmark by the Los Angeles section of the American Society of Civil Engineers. The building is architecturally significant because of its industrial function is aesthetically concealed in a building based on the design of a great Mexican hacienda, complete with a church and granary.

On March 13, 1987, the Friends of the Waterworks and Robert Cohen, leader of Concerned Citizens for the Preservation of Beverly Hills' Landmarks, filed suit to require the City to prepare an environmental impact report on the demolition project. Under the California Environmental Quality Act, or CEQA, an EIR must be prepared where there is substantial evidence that a project may have a significant adverse impact on the environment. Historic buildings and sites are among the environmental resources protected by CEQA. In staying the demolition of the Waterworks, Superior Court Judge Jerry Fields stated that substantial evidence had been presented to the City that the Waterworks is "an historical monument and has substantial historical significance, and that to remove it would substantially affect the environment." Judge Fields went on to note that no contrary evidence had been presented.

After the Friends of the Waterworks filed its suit, the City claimed for the first time that the building was in an emergency state of disrepair and therefore the demolition was exempt from the requirements of CEQA. The City contended that damage to the building as a result of the 1971 earthquake made the Waterworks unsafe. Regarding the claimed emergency, Judge Fields said that the City had allowed the building to deteriorate further over the years following the earthquake and that no findings were made by the City regarding an emergency condition.

On several occasions the State Attorney General's Office, which represents the California State Office of Historic Preservation, has attempted to intervene in the Friends of the Waterworks' action against the City of Beverly Hills. The State Office of Historic Preservation contends that the City of Beverly Hills should have submitted its proposed decision to not prepare an EIR through the State Clearinghouse in the Office of Planning and Research. This would have provided the State Office of Historic Preservation an opportunity to comment on the impact of the demolition of an important historic building.

The City Council has voted unanimously to rescind its decision to demolish the Waterworks. Apparently, the City has decided not to demolish the Waterworks unless it prepares an environmental impact report. The Friends of the Waterworks have urged the City to consider alternatives for reuse of the building by conducting an adaptive use study. Stay tuned.

DESIGN AWARDS (from page 1)

in the 1920s. Vacant for the past 7 years, the owners decided to rehabilitate the structure completely, bringing it up to current earthquake codes and installing all modern plumbing, electrical and mechanical features. Neighborhood concerns were integrated into the design by providing all parking for the development on site and installing extensive landscaping. Particularly noteworthy is the interior decoration in the former chapel and the fine views of downtown.

Restoration of the Stained Glass Dome and the Painting of the Courthouse, Redwood City, Reflection Studios, Inc. (Architect/Designer), Giampolini & Co. (Contractor), San Francisco Color Service (Contractor), County of San Mateo (Owner).

Originally constructed in 1910, this stained glass dome had deteriorated and the rotunda's colors had faded. The original installation had also not been structurally sound and after 60 years the dome had begun to partially collapse. It was carefully dismantled one panel at a time and then each panel was cleaned and repaired at the contractor's studio. A complete new structural framework was built above the dome and the dome was then reinstalled by hanging it from this superstructure. Finally, with the help of a color analyst, the entire rotunda was completely cleaned and repainted to restore its original appearance. The jury felt that this entry was outstanding in every way. The level of craftsmanship and engineering demonstrated was very impressive and the final results are breathtaking.

The Janes House - Hollywood, Sayan Bamshad (Architect/Designer), Houshang Mogimi and Parviz Ebrahimian (Owner).

This 1903 house is the last remaining Victorian residential structure on this now-commercial area of Hollywood Boulevard. Designed by Oliver Dennis and Lyman Farwell in the Queen Anne style, the house, owned by the Janes family from 1905 to 1983, has had no major alterations in its entire history. In 1985 the current owners purchased the home. Recognizing the value of the home to the community, but wanting to develop the valuable property for commercial uses, they worked with local neighborhood groups for a successful solution.

They decided to move the house to the rear of the lot, repair and convert it into offices, with additional commercial space on the front half of the lot. While preservationists are reluctant to approve of building relocations, particularly ones that change the relationship of the building to the site, the Jury recognized that this effort's success was against powerful odds.

Design Awards (continued)

Felton Covered Bridge - Felton, Jeff Oberdorfer & Associates (Architect/Designer), Schultz Construction (Contractor), Coastwide Contractors (Contractor), Santa Cruz County (Owner).

At the request of County Supervisors, the original bridge was built in 1892 by Cotton Bros. of Oakland. It provided the major access to the town of Felton until 1930 when the WPA built a concrete bridge nearby and the wooden covered bridge fell into disuse. It had been repaired over the years by the Volunteer Fire Department with money raised by an annual pancake breakfast. By the early 1980s it became clear to the County that a more substantial restoration was necessary. The bridge was extensively analyzed for structural stability and researched so it could be returned to its original appearance. The bridge was rebuilt completely with the entire community supporting the effort. A sawmill was even set up on site to provide the necessary redwood lumber for the project. The Jury recognized this project as an outstanding community effort in a class by itself. The research and reconstruction is unique and has set a new standard in the field.

Division with a special interest in historic structures. This "team approach" and the architect's use of the State's Historic Building Code brought the project in under the original estimate. While several areas of the interior had to be modified to reflect current banking practices, the exterior was restored to appear largely as it looked in 1909. The Jury commented that the architect exhibited special tact in installing the automatic teller machine in an alcove not visible from the street.

Earthquake Hazard Reduction: Cumulative Impacts on Historic Buildings, a report commissioned by The Community Redevelopment Agency, City of Los Angeles.

In 1981 the Los Angeles City Council adopted the Earthquake Hazard Reduction ordinance which required the unreinforced masonry structures in the City to be upgraded to meet more stringent seismic standards. One unfortunate result of this is to place a large number of historic structures at risk of demolition or insensitive rehabilitation as building owners attempt to meet City requirements. This study takes six typical buildings in Los Angeles and discusses issues, analysis and recommendations of how to



Old Town Granary - Irvine, 30th Street Architects (Architect/Designer), J. Ray Construction (Contractor), East Irvine Associates (Owner).

This building, along with 9 other buildings in the area, comprise the original working center of the Irvine Ranch. Built over the years from 1895 to 1947, this center is being preserved and restored to provide a tie with Irvine's agricultural past. The granary, now motel, is a series of hexagonal concrete silos and a new wing which aesthetically matches the industrial appearance of the original. This adaptive reuse created a variety of interesting interior spaces while meeting all the requirements of an up-to-date motel. The Jury thought the project was very imaginative. They also admired the courage of the owner and architect in resisting any move to "dress-up" the concrete exterior which would have ruined the industrial context of the building.

make these safe while preserving their historical integrity. The California Preservation Foundation instituted a category for research two years ago but this report is the first award winner in this category. The Jury thought it was a landmark study which provided an outstanding guide to this difficult problem.

A Series: IN SAN FRANCISCO & IN LOS ANGELES

The Foundation for San Francisco's Architectural Heritage has announced a special series of summer weekend walking tours through a number of San Francisco's most interesting neighborhoods. On July 18, Liberty Hill (one of the oldest, yet the newest official Historic District in the city) will be featured, to be followed August 1 by Russian Hill, and on September 8 and 12 by the Richmond. For more information, call Heritage at (415) 441-3000.

Bank of America, Mendocino Branch - Mendocino, Dan & Geraldine Peterson - Interactive Resources (Architect/Designer), Don Bruce (Contractor), Bank of America (Owner).

This project began with the residents of this well-known historic town on California's northern coast rejecting a proposed new branch bank. Bank of America then decided to rehabilitate the existing 1909 structure, hired an architect and local contractor with experience in historic preservation and assigned a construction manager from the Corporate Real Estate

The Los Angeles Conservancy is proudly presenting this summer a movie and entertainment festival entitled "The Last Remaining Seats: Los Angeles and the Movies" featuring four of Los Angeles' finest surviving movie palaces, all on South Broadway; the Orpheum, United Artists, The Palace, and the Los Angeles. Classic vintage movies and live stage shows, the pipe-organ and vaudeville clips are featured at the various venues. For more information call the Conservancy, (213)623-CITY. Call quickly, for it runs July 15 - 22 - 29 and August 5, and they are last remaining seats.

Some Happenings in California

PASADENA'S HUNTINGTON HOTEL

In a special referendum election May 19 that attracted about 20% of the electorate, City of Pasadena voters approved -- by a 56-44% margin -- a zone change that allows the demolition of the main building of the Huntington Hotel and replacement of the historic structure with a replica built to modern hotel standards.

DEFENDERS OF THE HUNTINGTON HOTEL -- a grass-roots coalition of more than 200 preservationists and neighborhood activists -- was outspent more than 12 to 1 in their campaign to stop demolition by Huntington Hotel Associates, the development firm in escrow to buy the hotel. This developer secured the property after the hotel was closed in 1985 when the hotel management cited seismic safety concerns.

While the structural reports by various experts conflicted on the severity of seismic problems of the reinforced concrete building, the developer spent more than \$100,000 to convince voters that his plan to demolish and replicate the Huntington Hotel was the only sound way to preserve and reopen the hotel. Pasadena voters were unswayed by the "DEFENDERS'" arguments that the hotel could be made structurally sound and seismically safe, and that another developer would come forward to restore the historic building if the demolition plan was not approved. One of the major reasons given for support of the replication plan was that a bird in the hand is better than a possible better developer.

Yet, even with approval by the voters, the Huntington Hotel will not immediately be demolished, as a series of conditions must be met before a demolition permit can be issued by the City. These include preparation of H.A.B.S. drawings, demonstration of financial capability to complete the project, posting of a completion bond, firm commitment from a hotel operator to run the hotel as a "four star luxury" establishment, and approval by several local review bodies as to the new design and restoration of the remaining historic features. If the developer fails to fulfill the conditions within two years, the zone change is rescinded and the property reverts to residential zoning with a non-conforming use.

The conditions were the result of strong community opposition at the Planning Commission and City Board meetings and responses to the Environmental Impact Report. Even though the referendum lost, the City government will now be hard-pressed to allow any leniency in meeting the conditions.

FRESNO'S ADMINISTRATION BUILDING

Last-minute efforts are underway to save the 105,000 square foot Old Administration Building on the Fresno City College campus. A pivotal turning-point came late last year when the Fresno Heritage Center retained structural engineer John Kariotis of Pasadena. Following his favorable report, the State Center Community College District, with Board Chairman Warren Kessler in the lead, commissioned a \$15,000 study which indicated that the cost of rehabilitation would be \$8.5 million. While this is less than the cost of new construction, the District, under the current formula for apply-

ing for state construction funds, is not eligible for funding.

State Center Board members are also concerned about their legal liability as the Field Act will automatically apply to the building once they take back title in October from the State of California. Although the present State Center Community College Board has indicated that the building will be demolished if the community, legislature, or some other entity has not shown by October exactly how the \$8.5 million can be provided, it is possible that some legislative developments in Sacramento may change the situation. The legislature is now considering legislation (A.B. 2165-Costa) which would exempt the old building from the Field Act for five years, and another bill (A.B. 2168-Costa) is pending that would appropriate \$200,000 from the 1974 parks bond fund for working drawings on the building. At last word, the legislative joint conference committee has inserted language in the pending budget that it is the intent of the legislature that the Board of Governors of the California Community Colleges shall make the building eligible by 1990 for capital outlays from the higher education fund or other state funds for higher education outlay.

State Center Community College District officials, in accordance with suggestions made by a California Preservation Foundation team, are also willing to discuss reuse proposals with developers who might be interested in tax credits. Interested parties should contact Mr. Gerald J. Fries, Director, Educational Services and Planning, State Center Community College District, 1525 East Weldon, Fresno, CA 93704.

Please Note

The National Main Street Center, in conjunction with the Department of Commerce, is planning a "Revitalizing Urban Business Districts" Conference to be held in Oakland, September 28 - 30, 1987. For more information contact the California Main Street Program (916/322-1398). You can also get a copy of their new publication, Downtown Revitalization Resource Directory, a guide to consultants experienced in the various areas of expertise Main Street revitalization requires.

The National Trust will be holding its 41st Annual Conference in Washington, D.C., October 7 - 11, 1987. For more information on this event contact the Trust's Western Reg. Office.

The National Trust Western Regional Office has a new address - #1 Sutter, Suite 707, San Francisco, CA 94104 - and a new phone number - (415) 956-0610. And, we suspect you have all met Lisbeth Henning who was hired in April to replace Susan Angevin as Program Associate.

This newsletter was brought to you through the combined efforts of Bill Delvac, Linda Dishman, Stephen Dennis, Ephraim Smith, Dan Visnich, Nellie Longworth, Ray Girvigian, Karen Clements, GeeGee Platt, Tom Coughlin and Warren Williams, and was produced by John Merritt with the assistance of Dick Price

California Preservation welcomes stories from you about preservation issues in your town. Please send material typed/double-space and include b/w glossy photos. We publish quarterly and invite you to help.



CALIFORNIA PRESERVATION FOUNDATION

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Steve Taber (San Francisco) 415/777-3200
Counsel: Hanson, Bridgett, Marcus

The California Preservation Foundation exists to help you improve preservation awareness and activity in your town. If you think we can help, don't hesitate to call your nearest Board member or call 415/527-7808

NEW PUBLICATIONS FROM THE FOUNDATION

The Foundation can still offer materials from the "Section 106" Workshop given by Tom King of the Advisory Council. For \$5.00 (to cover postage and handling) we will send you copies of:

"An Outline of Public Participation Opportunities under 36 CFR Part 800" (especially prepared by King for our workshop);

Working With Section 106, regulations of the Advisory Council on Historic Preservation governing the Section 106 Review Process; and,

"A Five-Minute Look at Section 106 Review", as revised by regulations published September 2, 1986.

The California Preservation Foundation is also working out details on a special service to all local preservation groups or preservation professionals. For a reasonable yearly subscription rate, we will send you - on a regular and timely basis - all materials produced by the federal or state agencies related to the National Register Program, CLG, Tax-Act Certifications and/or rulings on rehabilitation treatments.

One subscription and you get all the materials provided to the program administrators; what easier way could there be for you, your group or your office to be right on top of all the changes? For further information, please contact the Foundation; we will set the price and determine the offering's parameters within the next month. Subscribe or be poorly informed.

Next Newsletter Deadline--September 30

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