

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

16th ANNUAL STATE PRESERVATION CONFERENCE - SANTA BARBARA

David Gebhard, Santa Barbara's pioneering Architectural Historian; Douglas Wheeler, Secretary of the Resources Agency for the State of California; State Senators Gary Hart and Art Torres; Tom Coughlin, the reigning expert on preservation easements; Chester Liebs, Mr. Roadside Architecture; Nellie Longworth, President of Washington D.C. based Preservation Action and you!

Everyone will be escaping to Santa Barbara for the Annual State Preservation Conference May 9 - 12. You should have received your registration material by now, but here is an outline of events and times:

Thursday (May 9)

9:00 am - State Historical Building Safety Board
12 noon - Registration Opens
5:30 pm - Opening Reception

Friday (May 10)

9:00 am - Plenary Session (Chester Liebs)
12:30 pm - "Business" Lunch
Worshops all day
5:30 pm - Western Barbeque
8:00 pm - Three-Minute-Success Stories/ Movies

Saturday (May 11)

7:30 am - Preservation Action Breakfast with Nellie
9:00 am - Workshop sessions begin/run all day
12:00 noon - CPF Annual Luncheon Meeting
6:30 pm - Gala "D'Fream Evening" at Coral Casino

Sunday (May 12)

8:00 am - Breakfast at the Arlington Theatre
9:00 am - Tours begin/some last til afternoon

Program tracks this year cover new ground -- High Tech meets Terra Cotta, Santa Barbara Architecture and Landscape Design and Preservation -- as well as familiar

but important subjects like Preservation Law Tourism, Preservation Basics and Archaeology. If you miss this conference you are one year out-of-date.

Design Awards move to September -- in L. A.

Design Awards will be expanded and held as a separate event this year. Application forms are expected to be ready in late June. If you have a project you feel we should

honor, contact us now to be sure you or your firm receives materials. The event honoring winners, CPF's Ninth Annual Design Awards, will be special indeed. Details will appear in the next newsletter.

Three-Minute-Success Story Folly Continues

The dapper Chairman of Three-Minute-Success Stories, Steve Spiller, once again invites (dares) you and your group to present your success story ... over dessert at the Victoria Theatre on Friday night. Contact CPF now, before it's too late!



David Shelton and Alex Cole, Co-chairs of the Conference Planning Committee waiting with Christy McAvoy, CPF President and Wayne Donaldson, CPF past-President to welcome preservationists to Santa Barbara on May 9



PRESERVATION WEEK BEGINS THURSDAY, MAY 9, IN SANTA BARBARA

PRESERVING HOUSING OPPORTUNITIES AND HISTORIC RESOURCES



CPF will present a June '91 workshop series on affordable housing in historic contexts. The programs will bring together statewide experts on housing, development and historic preservation to explore strategies for providing affordable housing through the preservation and re-use of older structures. The all-day workshops will take place on:

June 14 at the Garden Center in Oakland
June 20 at the Mission Brewery in San Diego
June 21 at the Pasadena YMCA

The workshops should attract housing developers, local preservation groups and neighborhood organizations, housing and redevelopment agencies, public officials, lending institutions and architects.

Speakers, drawn from the public, private and non-profit sectors, will describe partnerships created to develop affordable housing in historic neighborhoods. Topics include: combined use of preservation and housing tax credits; funding sources for housing and neighborhood preservation; approaches to neighborhood conservation and revitalization; and "sensitive" and cost-effective rehabilitation techniques for older buildings. Successful historic rehabilitations now used as affordable housing will be spotlighted.

A workbook published in conjunction with the programs will include case studies of affordable housing rehabilitation in historic

contexts, descriptions of preservation and funding programs and a resource guide.

A critical goal of the workshops is to encourage collaborative efforts at the local level and CPF has been working with a broad-based coalition of housing and preservation advocates to develop the program. Among the organizations co-sponsoring the event are: California Housing Partnership Corporation; Local Initiatives Support Corporation; L. A. Community Design Center; Los Angeles Conservancy; National Trust; Northern California Association for Non-Profit Housing; Oakland Office of Community Development; Oakland Heritage; San Diego Housing Commission; Save Our Heritage Organisation (San Diego); and Southern California Association for Non-Profit Housing.

Registration brochures will arrive in early May, but mark your calendars now!

1991 LANDMARKS COMMISSION WORKSHOPS

CPF's next set of workshops for landmarks commissions is slated for September, 1991. This year, the program will have a special focus on design review. An all-star cast of architects and commissioners will be available to answer tough questions on evaluating alterations of landmark structures and new construction in historic districts.

CPF is looking for workshop sites and co-sponsors in the Central Valley, the greater Bay Area and Southern California. The participation of co-sponsors is critical to the success of each of our programs; typically CPF works with local preservation groups, city agencies and other related organizations. Local co-sponsors are important sources of suggestions for workshop topics and are included in all publicity associated with the events. They also assist with the logistics of promoting and running the programs, such as publishing newsletter notices and making arrangements for workshop sites. Volunteers from co-sponsoring organizations who help on the day of the program are given complimentary admission.

Organizations or agencies interested in serving as a co-sponsor of the landmarks commissions workshops should contact the CPF office immediately.



NEW TRUSTEE CANDIDATES

CPF members are asked each year at the Annual Meeting to vote on new Trustees recommended by the Board. This year's slate includes two new candidates, two who are seeking another term, and one returning Trustee. The election takes place in Santa Barbara, Saturday, May 11. The two new candidates for Trustee positions are:

Susan Brandt-Hawley (Glen Ellen) is an attorney whose practice for the past ten years has increasingly focused on environmental law, primarily in Sonoma and Mendocino counties. A Phi Beta Kappa graduate of San Diego State University, and 1977 graduate of the Martin Luther King, Jr. School of Law at the University of California at Davis, she opened law offices in Glen Ellen in the spring of 1979, in a 1905 brick house with landmark status.

Among the groups which Susan has represented in preservation matters are: the Bridge Club (Writ of mandate granted re historic Guerneville Bridge); Alliance to Preserve Historic Penngrove (County ordered an EIR, but the Penngrove General Store was later destroyed by fire); Marin Heritage (Pending CEQA action regarding siting of the new Marin County Jail on the Frank Lloyd Wright Civic Center grounds); Benicia Historical Society (Demolition of historic Carr House avoided), Fig Garden Homeowners Association (Protection of historic neighborhood in Fresno from proposed street widening/disruptive traffic plan); and North Oakland Voters Alliance (To prevent demolition of the historic Merritt College).



Alan Dreyfuss (Oakland) is an architect in private practice. He currently serves on the boards of Oakland Heritage Alliance and the Lake Merritt Rowing Club. He is chairman of the City Hall Preservation Advisory Committee, a member of the Citizens Advisory Committee for Oakland's Earthquake Repair Ordinance and SB547 (Seismic Safety)

Ordinance, and a participant in the Broadway Corridor Study in Oakland. A graduate of UC Berkeley, Alan previously taught construction seminars and worked for a design/build firm before opening his architectural practice in 1982. He lives and works in Oakland's New Chinatown, a.k.a. the Brooklyn neighborhood, and is past president of the Brooklyn Neighborhood Preservation Association. Alan reports that he does not, as yet, own a FAX machine (and is obviously proud of it).



Recommended for re-election are:

Sharon Marovlich (Sonoma) has been active in preservation at the local level since 1974 as President of the Tuolumne County Historical Society and as Chairman of the Tuolumne County Museum Board of Governors. She is active in local politics on the Tuolumne County Democratic Central Committee, serving as Chair, and as a member of the Sonoma City Council, serving a term as Vice-Mayor. An environmentalist, she is an active member of the Tuolumne County Land Trust and the Sierra Club. Sharon assisted in preparing the Historic Element for Sonoma's General Plan, the preservation section of the City's successful California Main Street Program application and serves on the county Landmarks Commission.

Marlon Mitchell-Wilson (Riverside) is the Historic Preservation Program Manager for the Riverside Redevelopment Agency, a position she took after 15 years with the State Office of Historic Preservation in Sacramento, seven as Deputy SHPO. She was Grants Coordinator and Bond Act Manager at OHP and representative to the California Heritage Task Force. Marion served on the Sacramento Mayor's Downtown Action Committee, Executive Committee of Sacramento Heritage and chaired the Annual State Preservation Conference from 1980-84 as a CPF Board member. Marion is also an Adjunct Assistant Professor in the Historic Resources Management Program at UC Riverside.

Milford Wayne Donaldson (San Diego), an architect, President of the State Historical Building Safety Board, and a former CPF Trustee and President, expressed interest in being elected to the Board of Trustees once again, after a one-year vacation. Wayne is well known to preservationists because of his continuing leadership in his profession and as a volunteer in San Diego, Southern California and throughout the state.

CPF's New Publications List

(1) *What's In It for You*, by Carolyn Douthat and Elizabeth Morton and subtitled "Capitalizing on Historic Resources with the Mills Act and other California Preservation Incentives," originally produced for workshops in Claremont and San Leandro. This book discusses how to set up a Mills Act (property tax incentive) program in your town ... the law, model contracts, how the reassessment is calculated, other incentives, the people to contact. \$14.00 (includes handling/postage).

** Brand New

(2) *The Engineers' View - Loma Prieta: Historic Buildings, Earthquake Damage and Seismic Strengthening*, by John Kariotis, Nels Roselund and Mike Krakower, reviews earthquake damage and details both repair and seismic strengthening strategies. John Kariotis and Associates was employed by CPF to help property owners in Northern California's quake-ravaged towns. Technical issues, structural observations, construction techniques, cost analysis and detailed case studies come to you in straightforward English. This book proves damage to masonry buildings can be repaired and the probability of future damage reduced in a cost-effective way without seriously impacting historic fabric and design. Kariotis & Associates is the foremost firm in this area of knowledge and the firm's experience comes through in a clear way. A must have. Sells for \$14.00 (includes handling/postage).

(3) CPF's "Earthquake Policy Manual" -- *History at Risk*-- to help local communities prepare for future earthquakes, adopt appropriate policy, develop sensitive seismic strengthening programs, prevent unnecessary demolitions and help property owners do necessary work. Additional chapters outline funding, financing and incentives and recommendations for changes in policy administration and law at the state level. Sells for \$14.00 (includes postage/handling).

CPF still offers these very useful books:

(1) *A Preservationist's Guide to the California Environmental Quality Act*, by Jack Rubens and Bill Delvac (updated and expanded in 1990). The Guide is a step-by-step tour of CEQA requirements, useful case law and appropriate strategies you might use in your community; it is, simply, invaluable, easy to understand, and the best publication available on the subject. Sells for \$14.00 (includes handling/postage).

(2) *Preservation for Profit*, by Bill Delvac and Thomas Coughlin, two of the most knowledgeable tax attorneys in the country. Coughlin explores the "certification" process for Tax Act projects, IRS court decisions on preservation tax incentives, and preservation easements. Delvac's contributions cover the federal tax incentives in depth. Sells for \$17.00 (includes handling/postage).

(3) *Historic Preservation Easements in California*, by Tom Coughlin, is easily the best and fullest exploration of how this income tax incentive works. Sells for \$25.00 (includes postage/handling).

(4) *Preservation Degrees in California* summarizes courses of study generally available and isolates existing programs which allow students to pursue degrees or specializations (undergraduate and graduate) in Historic Preservation, Public History, Archaeology or Anthropology, Cultural Resource Management or other related fields. This publication gives you both a quick matrix-look at all of the possibilities in the state and a complete list of courses, units, focus and contacts for the programs we discovered. Sells for \$5.00 (includes postage/handling).

All these books are available from CPF, 1615 Broadway, Suite 705, Oakland, CA 94612. Make checks payable to California Preservation Foundation.

JOHN MEDICA'S GARDEN :

Santa Rosa's Most Unusual Cultural Resource ... loses when it's subject to the usual project approval process



John Medica's Golden Gate Bridge, in stone, in miniature
(Photo Credit Adrian Praetzellis)

This story by Glenn Burch, Chairman of Santa Rosa's Preservation Commission, illustrates some problems common to many commissions. What was the "resource" in this case? Medica's Garden is, admittedly, an unusual "historic resource" but was the house important or were rock sculptures in the garden -- the artistic features -- all that mattered?

Another issue was the timing for commission comment. In this case the proposal was in its final stages of development and approval before the commission was asked for its opinions. And, in another typical circumstance, mitigation and a Negative Declaration (under CEQA) were chosen early to avoid an EIR which might have allowed reasonable alternatives to surface, particularly the access plan (a central cul-de-sac) which caused most of the problems. "Neg Decs" seem to be getting very popular lately."

Compare how this case was handled with the procedure in your town. Does it sound all too familiar?

-The Editor

Imagine a castle of stone, complete with turrets and crenelated walls, sitting firmly atop a solid rock outcropping. From the castle gate a stone-paved road leads to the edge of a precipice, swings around to hang on the face of the sheer cliff and descends towards a chasm. The road then leaps the chasm on a stone bridge whose delicate arch appears to soar. Once across the chasm, the road lined with rock walls turns up the side of another hill to disappear in the grass. The road, the bridge and the castle spark thoughts of childhood tales of knights and fairy princesses.

This fairytale land existed in the mind of one John Medica. Born in Yugoslavia, Medica lived for years on the east side of Santa Rosa where his fertile imagination and skilled hands turned the imaginary fairytale land into a garden of delights on a rock outcropping. Pools, fountains, grottos, walls, bridges, and an abalone tree make up the stonework of the garden. These are surrounded by trees and cacti -- hundreds of cacti.

John Medica purchased 103 acres in 1943. Over the years he raised a family and his castles. From time to time he sold off property and lived on the proceeds. In 1987, thanks to Seymour Rosen of SPACES, the garden became State Landmark #939, a "folk art environment." Medica's subsequent death placed the last four acres, which include his home and gardens, in the hands of his heirs.

Enter the developer. Not a bad sort, actually. He paid for a survey by Karana Hattersley-Drayton and Adrian Praetzellis, a thorough study with recommendations for the preservation of the garden. The development plan submitted to the Santa Rosa Cultural Heritage Board calls for splitting the four-acre site into seven parcels, six for luxury home sites. The seventh, about a third of the total site, includes most of the garden. This seventh parcel is also thought to be un-buildable due to its rocky nature. Hence geology works to protect most of the garden.

This approach will require moving some of the castles and other stone features into the center of the garden. It will also cause the demolition of Medica's simple home. The seventh parcel -- the rock garden -- is to be held in common by the six new property owners, who are supposed to maintain the common area as a private garden.

City staff did not feel an EIR was called for by the project. The Cultural Heritage Board, having only two years' experience (and with no local opposition appearing), went along with the staff recommendation and approved the project as proposed. The only concession that the developer and city staff were willing to make was an agreement that when the developer makes his lot split, the common parcel will become a Santa Rosa City "Cultural Landmark." Thus a modicum of oversight will be achieved for the protection of the remainder of the resource.

The Santa Rosa Cultural Heritage Board in its relatively short existence has not yet developed a thorough understanding of the preservation ethic or a firm control of its goals where city staff is concerned. This, coupled with the desire of an heir to realize an inheritance and a developer to make a profit has led to a less-than-perfect solution without sufficient consideration of alternatives. Different circumstances -- if the gardens had been better known to the public, or had a vocal support group -- might have resulted in a better access plan and public park status.

- Glenn Burch

SAN JUAN CAPISTRANO:

The Role of a Redevelopment Agency in Preserving this Historic Mission Community



This article was written by Cassandra Walker and Christine di Iorio, planning and redevelopment staff for the City. CPF visited San Juan Capistrano in January and met with staff, city officials and citizens for an entire day to learn about the preservation programs and problems in the mission town. We left impressed by the staff's talent and commitment and the citizens' pride and concern for historic preservation.



The Depot Restaurant was an early adaptive use preservation project in Southern California, now returned to operation and to the community by the City's Redevelopment Agency.

The City of San Juan Capistrano can trace its history to the founding of the Mission in 1776. The development of the Mission and the establishment of a community rich in the legends and the physical legacy of its forefathers offers the San Juan Capistrano Community Redevelopment Agency an opportunity to assist in the preservation of the City's heritage.

The City of San Juan Capistrano showed a progressive attitude towards the preservation of its historic and architectural character early, adopting its General Plan in 1974 (including a Historic and Archaeological Element) with the intent of protecting and preserving the City's unique heritage of historical, archaeological and paleontological resources. Additional City Council Policies provide for sharing costs in archaeology testing and mitigation, and City fee waivers for restoration of buildings on the City's Inventory of Historic and Culturally Significant Structures.

In 1982, the San Juan Capistrano Redevelopment Agency was formed to facilitate traditional redevelopment activities such as the development of public infrastructure, commercial and retail properties, and affordable housing. In addition to these activities, the Agency also became involved in the restoration and rehabilitation of several projects utilizing traditional Agency funding sources, bonding capabilities, and Community Development Block Grant funds. The Agency has assisted preservation through the purchase of properties, negotiation of Owner Participation Agreement terms, and through the adoption of City General Plan policies and municipal code ordinances. Some specific efforts include:

- In 1990, the Agency retained the services of Roberta Greenwood as Consulting Archaeologist to assist with the review of required archaeological reports, monitoring and testing in association with public works projects and private development, and to provide recommendations regarding preservation and mitigation programs for cultural resources.
- In 1987, the Agency purchased the 1894 Depot, the oldest Mission Revival station in Southern California, converted into a restaurant and Amtrak station in 1975. Endangered due to the failure of the restaurant, the Agency operated the restaurant until a new operator was chosen in 1989 (through a formal Operator Selection Process) and an eleven-month rehabilitation effort was undertaken by the new operator at a cost of \$250,000 (the Agency spent another \$100,000 encapsulating asbestos, rehabilitating seismic retrofit work, and undertaking other structural and mechanical upgrades). In December 1990, the restaurant was reopened with an outdoor patio, new glass-enclosed area, and rehabilitated dining area; a lounge and Amtrak passenger waiting area were added. The "Secretary Standards" were applied, when appropriate, and new additions are clearly additions, not "historic" fakery.
- During the construction of Franciscan Plaza, a commercial/retail center in the downtown, stone foundations associated with the 1840s Valenzuela adobe and a wall taken from the ruins of the great Stone Church in 1812 were uncovered. The Agency entered into an Owner Participation Agreement with the developer to share in the archaeological expenses associated with the project during the six-month delay. The Agency's sharing in the archaeological expenses enabled the developer to preserve and design a viewing well for a portion of the Valenzuela Adobe foundations and develop a narrative display with historic pictures. The historic stone wall will be recreated on a new railroad platform that is being constructed adjacent to the wall's original location.

■ The second phase of Franciscan Plaza should begin construction in April and includes the rehabilitation of another 1840s adobe, the Avila Adobe, as a restaurant entirely at the developer's expense. The project includes the preservation of a cistern *in situ*, including a narrative plaque.

■ The Los Rios National Register Historic District, across the tracks from the Depot and Franciscan Plaza, boasts the oldest adobe in California continuously occupied (since 1794) by the same family. The Los Rios District consists of board and batten houses constructed in the early 1900s, adobe structures, and the Depot. The Agency will create an Entry Plaza to the district using Block Grant (CDBG) funds. The Entry Plaza will encompass native landscaping and indigenous paving materials and an entry plaque providing information on the historic homes in the district.

■ CDBG funds were also used in the purchase of another historic residential area north of the Los Rios Historic District known as Little Hollywood. This six-acre site consists of 13 low and very low-income rental units owned by the Agency. The Agency is rehabilitating the existing rental units and will construct additional houses designed to complement the small scale and historic elements typical of the original units.

■ The Redevelopment Agency is currently working on a project with enormous preservation potential. The Agency purchased land in the downtown through its bonding capabilities to facilitate a planned commercial, retail, and hotel development. Extensive citizen participation, followed by a design competition and developer selection process, led to the "Historic Town Center Project." The Agency then entered into a Disposition and Development Agreement with the developer.

During the environmental work for the project, including archaeological testing on the site, significant mission-period foundations were uncovered. The Agency funded additional archaeology testing to determine the significance of the resources discovered on the site and the findings brought about a drastic change in the proposed project. Today a Citizens Committee formed by the City Council is reviewing a proposal to establish an Archaeological Park on the site instead.

The "Archaeological Park" that is now envisioned would provide for ongoing archaeological investigations, education programs, and the creation of a visitor center/museum in conjunction with the Blas Aguilar Adobe, nominated to the National Register in 1990 and to be restored as part of the Archaeological Park. The Park will also provide a meeting area in the downtown for community groups and festivals.

Each of these projects showcases a different way that the San Juan Capistrano Redevelopment Agency has been able to assist in the historic preservation of cultural resources in the community. Through the use of Redevelopment Agency tools, tax increment and CDBG funds, the Agency is able to take a leadership role ensuring the adaptive reuse and preservation of historic structures and archaeological features, the implementation of extensive mitigation programs, and the proposed construction of affordable housing in a historic neighborhood. Projects like these are not created easily, but through the cooperative efforts of the City Council, Agency Board of Directors, staff, local citizens and developers, San Juan Capistrano can maintain a quality of life rich in its heritage.

- Cassandra Walker and Christine di Iorio



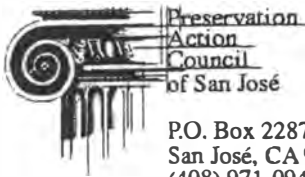
The cistern preserved in situ as part of the Franciscan Plaza project provides another interpretation opportunity for San Juan Capistrano's hispanic past.

San Juan Capistrano, one of California's most precious and beautiful towns, has long been faced with the growth pressures endemic to Orange County. Not everyone is entirely pleased with the City's record in historic preservation -- Franciscan Plaza created much controversy -- but the positive effort the Agency is making to incorporate preservation, especially archaeology, into the planning process, to commit City resources to restoration and interpretation and to remain flexible in project design was a worthy subject for a story to be read throughout the state.

- The Editor

PRESERVATION ACTION COUNCIL OF SAN JOSE:

A Case Study In Establishing a Preservation Presence In the Community



P.O. Box 2287
San José, CA 95109-2287
(408) 971-0940

The Preservation Action Council of San Jose hit the ground running, thanks to the determination of Karita Hummer and a few -- it only takes a few -- others. CPF was delighted to help because we feel every community needs a private preservation group to educate, advocate and keep an eye on city hall. San Jose was the only major city without such a group. Next in line is Fresno, also beginning to organize a similar group, and we find a new coalition, the Orange County Conservancy, in Southern California. San Jose seems to be doing it right; the newsletter is great and they have already made an impact. We urge all of you to "get organized" and want to help you do so. - The Editor

Perhaps it's fitting that in the heart of Silicon Valley a new start-up organization is blossoming — this time for historic preservation and good design. The Preservation Action Council of San Jose is quite proud that in a short time we have established a preservation presence in our community. Many people ask how we have done it. Let's examine the dynamics of this venture thus far.

We have certainly not done this alone. We have had the support and encouragement of many, both locally and from the larger preservation community as a whole. And we have been fortunate in attracting to our initial organizing efforts a strong group of community-minded, preservation and urban design-oriented individuals, willing to devote talents, energy and a great deal of time to promoting the organization's goals.

Though a number of the founding members of the group had already begun to explore the possibility of forming a watchdog committee within an existing preservation group, the Victorian Preservation Association (VPA), the October 17th, 1989 earthquake made it imperative that such a group be formed. The group's early brainstorming was inspired by citizen preservation efforts of other California cities such as Pasadena, and from communities like Pittsburgh, Chicago and Indianapolis. And when we turned our thoughts to the interaction of preservation and new architecture, to questions of context, we were inspired by Columbus, Indiana, New Harmony, Indiana and others. We became intrigued with how a citizen group could contribute to an environment that nurtures protection of architectural heritage and fosters respectful, sensitive state-of-the-art new design.

Though initially a committee of VPA, we believed that we would do best, ultimately, by forming a separate group. The VPA served its members extremely well, primarily supporting their own home restoration efforts and in increasing their knowledge base of preservation. The new group wanted to focus on architecture in general, commercial and residential, old and new, and the interaction between the two. We would retain allegiance to both organizations, and believed that together, in a sisterly relationship, we would be a strong force for preservation in the city.

We announced the formation of the group and invited John Merritt to speak to us about organizing preservation efforts and related issues, and invited many more people to join us in hearing John. (Leigh Weimers, a local columnist for the San Jose *Mercury News*, helped us get out the word.) John was most inspiring, and we learned fast. We followed his advice and in short order we had a retreat to refine our goals, establish objectives and initiate the structure of our organization. With John's help, we identified a first-rate facilitator in Cheryl Widell, now a CPF and PACSJ board member, to lead the retreat. Her expertise and her skill as a facilitator, and the enthusiasm of the participants made this a first-rate retreat, setting the course for a year of fruitful activity. We would work to set up educational activities, devise assistance programs for owners, and promote our twin goals of preservation and good urban design.

Thanks to one of our acting officers, Betsy Mathieson, with the consultation of attorney and now newly-elected city council member David Pandori, we organized bylaws, became incorporated and applied for and received our 501(c)(3) tax exemption status in lickety-split time. We received seed money from our sister organization, the Victorian Preservation Association, and we received excellent coverage by the media.

Key committees were formed: Public Relations, Special Events, Operations, Fundraising, Government Affairs, Membership, Watchdog, Awards, and a key Ad-hoc Committee, the First Church of Christ, Scientist Strategy Committee. The results were spectacular:

- A Preservation Services grant of \$1,900 from the National Trust for a preliminary study of the historic First Church of Christ, Scientist building on St. James Square and a formal contract with Architect Jerome King to do the study
- A membership drive and fundraising drive to match funds for the National Trust grant and for our programs, and a trolley tour of historic buildings
- A petition drive to enlist public support for the First Church of Christ, Scientist building



- Liaison participation with five organizations: The San Jose Historic Landmarks Commission, the Santa Clara County Historical Heritage Commission, the Unreinforced Masonry Task Force Committee, The Downtown Association and the Urban Design Review Board
- A volunteer drive that led to major support from the Retired Executive Volunteers, and a recruitment drive by the Volunteer Exchange of Santa Clara County and the Retired Senior Volunteers Program — and over 60 docents for our Special Event of November 10th
- The publication of our first edition of our newsletter, "Continuity," which will be published on a quarterly basis
- A joint meeting between the California Preservation Foundation board and the PACSJ board, held in November, to consult and confer on such topics as finance, other California cities' ordinances and ways to improve the city's Hensley Historic District
- A major educational-fundraising event, the St. James Square Open House, an architectural tour of fifteen sites, involving eight businesses (including three restaurants), three concerts and several exhibits. We gained over 60 new members, got great visibility and raised substantial funds toward our matching fund goal

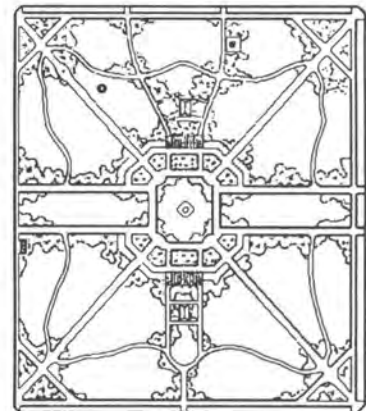
Saving the endangered First Church of Christ, Scientist, a building of critical importance on historic St. James Square, has been the early focus of the Preservation Action Council of San Jose (photo credit: Pat Kirk/ courtesy of Jan Whitlow)

Now one year old, we're already planning our next major open house, with an emphasis again on working closely with the business community and arts organizations. We hope to celebrate Preservation Week with a major lecture or panel discussion on restoration and adaptive reuse of movie theaters. PACSJ will also establish an awards program this year. We're considering additional historic structures for preservation study and feasibility planning. Finally, for our own operations, we hope to open an office, and we will have a second long-range planning meeting.

Yes, we're ambitious and we're aiming high. Our philosophy is to dream big dreams, but to keep our feet grounded in reality. To be successful, we know we must use our resources wisely and not attempt too much. We will balance new projects against burnout, but we will do all that we can to achieve our goals.

- Karita Hummer

St. James Park, 1920; from St. James Park Master Plan, City of San Jose



Santa Paula: Gem of Santa Clara Valley

On your way to or from Santa Barbara, visit Santa Paula, Ventura County's prettiest town. A new museum recently opened in the beautifully restored Santa Paula Hardware Company/Union Oil Building (photo below). Using tax credits available to the National Register-listed building, Unocal completely restored the 1890 Queen Anne style two-story brick and stone building. The downstairs Unocal Oil Museum tells the history of oil development in the Santa Clara



Valley through colorful innovative exhibits. The upstairs offices, where Union Oil was founded, provide a sense of time and place with ornate tiled fireplaces, walk-in vaults, elaborate woodwork and period furnishings.

No place in Ventura County makes the history of its economic development more apparent than in Santa Paula. Oil and agriculture continue to be the number one and two industries in the county. Surrounded by citrus, Santa Paula reflects this history through its significant number of historic buildings. In the downtown is the original Limoneira Headquarters, an agricultural giant whose large citrus ranch is located west of town. Built in 1924 and designed by local architect Roy Wilson, the handsome two-story classically-designed Mediterranean style building is now the home of the Santa Paula Water Company.

The Glen Tavern, near the Southern Pacific Depot, is a reminder of the early days of travel. Listed on the National Register, the English Tudor style hotel was designed by

Los Angeles architects Sumner Hunt and Silas Burns in 1910. The interior reflects the arts and crafts movement with its rustic stone fireplace and heavy use of wood beams and wainscotting.

Located on the west end of the Main Street business district in a park-like setting, the Ebell Club was also designed by Hunt and Burns in 1917. The shingle-style building reflecting the English arts and crafts movement, listed on the National Register, presently serves as the Santa Paula Theatre Center.

Adjacent to Ebell Park is the Universalist Church, built in 1892 and designed by prominent Pasadena architects Frederick L. Roehrig and Simon Locke. This Ventura County landmark shows the influence of Richardsonian architecture with its round arched rusticated openings.

Recently restored and listed on the National Register is the Faulkner Farm on the west side of town in the agricultural greenbelt. Designed by local architects Herman Anlauf and Franklin Ward in 1894, the George W. Faulkner residence is one of the most ornate Queen Anne-style residences in the county, second only to the Cook Mansion in Piru.

- Judy Triem



MORE SANTA BARBARA LODGING TIPS

If you haven't opted for the beautiful b&b inns or historic hotels featured in the last two newsletters, try one of these roadside beauties or beach-front cottages at affordable prices. Most of these are in the downtown and beach-side areas, ten to twelve blocks from conference headquarters. Our motel critics, David Shelton and Alex Cole, have marked the more interesting choices with one (better) and two (best) asterisks, but these are stylistic evaluations only. All phone numbers require 805 prefix.

Around \$40 and Up: Beach Area

**Beach House Motel #966-1126 - 320 W. Yanonali (1950s cottages around a garden)

**California Hotel #966-7153 - 35 State St. (4-story hotel by the beach and train depot. Survived the 1925 earthquake)

L Ranch Motel #962-0181 - 316 W. Montecito St. (Economy ranch)

Motel 6 #564-1392 - 443 Corona del Mar (Its wonderful self. 1 block to the beach)

**Pacific Park Motel #963-0405 - 122 W. Cabrillo Blvd. (1950s next to historic Chumash village site)

Tides Motel #963-9772 - 116 Castillo St. (Traditional one-story row, near beach)

Around \$40 and Up: In Town

*City Center Travelodge #569-2205 - 1816 State St.

*Oak Lodge Motel #687-9389 - 302 W. Mission St.

\$40 - \$75: Beach Area

Ala Mar Motel #962-9208 - 102 W. Cabrillo Blvd. (By the sea)

** Ambassador by the Sea #965-4577 - 202 W. Cabrillo Blvd. (AAA. 1950s motel on the

beach, next to park, Chumash village site)

*Colonial Motel #963-4317 - 206 Castillo St. (Mount Vernon at the Beach)

**Eagle Inn #965-3586 - 232 Natoma Ave. (1920s Spanish apartment building)

*El Patio Motor Hotel #965-6556 - 336 W. Cabrillo Blvd. (Best Western at the beach)

**Franciscan Inn #963-8845 - 109 Bath St. (AAA. Spanish flavor)

**Marina Beach Motel #963-9311 - 21 Bath St. (AAA. 1950s charmer around central planted strip)

*Mason Beach Inn #962-3203 - 324 W. Mason St. (AAA. 1980s Spanish Revival Revival)

*Ming Tree Motel #966-1641 - 931 E. Cabrillo Blvd. (Now Cabrillo Inn on the beach)

**Ocean Palms Motor Inn #966-9133 - 232 W. Cabrillo Blvd. (1940s next to the very first Sambo's restaurant)

*Polynesian Inn #963-7851 - 433 W. Montecito St. (Tiki Revival)

*Santa Barbara Beach Travelodge #965-8527 - 22 Castillo St. (Tile-roof traditional)

*Tropicana Inn #966-2219 - 223 Castillo St. (AAA. Palm trees, pool)

*West Beach Inn #963-4277 - 306 W. Cabrillo Blvd. (AAA. Pool. On the beach)

\$40 - \$75: In Town

*El Prado Motor Inn #966-0877 - 1601 State St. (1950s high-rise hotel)

*Mid Town Vagabond Inn # 569-1521 - 1920 State St.

NOTABLE EVENTS

NPS Plans Seismic Retrofit Conference

The Western Regional Office of the National Park Service has announced a national conference on the seismic retrofit of historic buildings, scheduled for November 18-19, 1991 in San Francisco. Those interested in presenting papers should submit an abstract to NPS by May 15. For more information, write to David Look, AIA, Chief, Preservation Assistance Branch, National Park Service, 600 Harrison Street, Suite 600, San Francisco, CA 94107-1372 or call (415) 744-3988.

45th National Preservation Conference in San Francisco, October 16 - 20

The National Trust staff and local planning committee are hard at work on the October conference. The focus will be on the future of historic preservation with plenary sessions addressing "What do we value?" and "What are our visions, goals & strategies?" ... along with 36 additional educational sessions, tours and events. For more information contact the National Trust at (1-800) Yes-NTHP or, regionally, (415) 956-0610.

CPF Members Respond To "Gender"

Since the publication of our last newsletter, CPF has received responses from nearly a dozen women about our inquiry regarding the question of gender in historic preservation. Members have commented on a wide variety of issues, including the traditional concept of women as caretakers of the domestic environment, the longstanding role of women as civic volunteers, and the professional status of female leaders in the contemporary preservation movement. One excellent overview is found in Gail Dubrow's article, "Restoring Female Presence," which appears in *Architecture: A Place for Women* (Smithsonian Institution Press, 1989).

As stated in the last newsletter, CPF is exploring the possibility of presenting a lecture series on gender issues in late 1991 or early 1992. More immediately, a number of Northern California members are organizing an informal roundtable dinner meeting on the subject. For more information or to offer your own insights, contact CPF's Elizabeth Morton.

Oakland Heritage Event in May

Oakland Heritage Alliance will visit the Rockridge Neighborhood -- featuring 12 diverse homes, with a focus on craftsman bungalows -- for its Spring House Tour, Sunday, May 19. For more information call the Oakland Heritage at (415) 763-9218.

Main Street "Pre-app" Workshops

The California Department of Commerce has scheduled three workshops for communities wishing to be selected as Main Street cities in 1992. Workshops are set for Fresno (May 16-17), El Segundo (May 30-31) and Fairfield (July 15-16). For more information, call Pat Noyes, Director of the Main Street Program (916/322-1502).



PUBLICATIONS

Historic Highway Bridges of California, by Steve Mikesell (California Dept. of Transportation, 1990), is a great piece of work. The history of bridges and bridge building is reviewed, well documented with fine photography, and supplemented with a county-by-county list of bridges — including the Guerneville Bridge — that Caltrans feels are significant historic/engineering landmarks. If your favorite bridge is not in this book, do something now to ensure that its historic importance is recognized. \$15.00 from Caltrans Publications, 1900 Royal Oaks Blvd., Sacramento, CA 95815.

• • •

"American Bungalow" is a terrific new periodical on the California house style which proved to be the most comfortable and popular home for the Arts and Craft movement. Articles range from bungalow types and history to appropriate gardens and interiors. Individual copies are \$7.50 (annual subscriptions are \$24.95) and the second issue is soon to be in the mail. Contact "American Bungalow," 123 S. Baldwin Avenue (P.O. Box 756), Sierra Madre, CA 91025-9977.

• • •

The 1991 National Trust's "FORUM" magazine has appeared in a new format and Penny Jones, Director of Preservation Programs, has instituted a new approach. Each issue emphasizes a special problem (the January/February issue focused on the preservation of "cultural landscapes.") Good information and a good idea! This approach makes each "FORUM" issue worth keeping close at hand because of the topical depth.

• • •

America's Downtowns: Growth, Politics and Preservation (by Richard C. Collins, Elizabeth B. Waters, A. Bruce Dotson) provides an in-depth look into ways preservation values can be integrated into local policies that shape growth and development. Citing

examples from 10 major cities across the U.S. (including San Francisco), this book identifies the most important lessons learned from each. \$14.95 paperback, from the Trust's Preservation Press, 1785 Massachusetts Avenue, N.W., Washington, DC 20036.



Is this critter one you might want to meet? Is this the keynote speaker who would command your attention? More on this in our next Newsletter.

TPS

Technical Preservation Services

NEW PRESERVATION BRIEFS

Preservation Briefs 22: The Preservation and Repair of Historic Stucco. Anne E. Grimmer. 16 pages. 1990. GPO stock number: 024-005-01066-1. \$1.00 per copy.

Preservation Briefs 23: Preserving Historic Ornamental Plaster. David Flaharty. 14 pages. 1990. GPO stock number: 024-005-01067-0. \$1.00 per copy.

Order from Sup. Docs., GPO, Washington, D.C. 20402-9325. Prices include postage and handling. Make check payable to SUP. DOCS. 25% discount on 100 or more copies of one title sent to the same address. Booksellers: 25% discount on any order; include your license number.

For a free historic preservation catalog listing our other publications, write: National Park Service, PAD (424), P.O. Box 37127, Washington, D.C. 20013-7127

LEGISLATIVE REPORT

The new legislative session looks remarkably like the last one. Many bills introduced thus far are repeats from last year.

SB 744 (Marks) is proposed clean-up language for the emergency legislation (SB3x) passed during the extraordinary session immediately following the Loma Prieta earthquake. The bill reintroduces consensus language worked out last year by CPF, the National Trust, DPR, Office of Historic Preservation, and the Resources Agency to clarify SB3x coverage and procedures. SB 744 has been sent to Natural Resources Committee but no date has been set.

Senator Marks (Room 5035, State Capitol, Sacramento, CA 95814) a preservation hero in the legislature, needs your letters of support. Without this bill, SB3x could well be ignored by local governments.

AB 2153 (Frazee), a "State Register," has surfaced again. State Historical Resources Commission chair, Patricia Cologne, convinced Resources Chief Doug Wheeler to support a proposal to provide \$75,000 for "Points" and "State Landmarks" programs.

AB 72 (Cortese) reintroduces the \$900 million Park Bond Act which voters rejected in a close vote (Proposition 149) last November. The new Park Bond Act, if passed by the legislature and signed by Governor Wilson, would go to voters in 1992.

SB 387 (McCorquodale) proposes a \$300 million bond act for very similar purposes. These two bills will probably be merged and compromises will settle the dollar difference.

This is, obviously, an incomplete report on legislation introduced thus far. We are working to prepare a complete review of bills introduced and action to take in time for the State Conference.

BITS & BITES

The lawsuit filed by "Friends of the St. George," National Trust and CPF and appealed to the State Supreme Court (see last newsletter) failed narrowly to be reviewed and heard. Tony Rossmann, lead attorney, felt it was significant that three judges were in favor of review, particularly when the prerogatives of local government were at issue. But, lacking clear court language on the application of SB3x and a less-than-satisfactory judgement on the CEQA responsibilities of local government when demolishing historic buildings, we are left with the need to pursue clarifying legislation (see SB 744 in Legislative Report).

• • •

We are pleased to report that the **City of Santa Cruz** is standing firm on demolition permit requests for the Trust and Elks buildings. We are told the City is considering purchase and resale to a new owner more sympathetic with nearly everyone's desire to preserve these two crucial historic buildings on the Pacific Garden Mall.

• • •

The Army finally agreed to respect **Mission San Antonio de Padua** and its viewshed by siting its housing in another location, and will prepare a Historic Preservation Plan to protect other cultural resources on Fort Hunter Liggett lands (see CPF "Newsletter," October, 1989). Citizens, civilians, the San Antonio Mission Preservation Coalition, Franciscan friars and Congressman Leon Panetta have done what Iraq could not do -- stop the U.S. military.

• • •

The **City of Colton** has leaped to the forefront by establishing four Mills Act contracts for historic landmarks. **Benicia** closely follows with three new contracts. The property tax incentive for historic properties has become a very popular topic of discussion since CPF's September workshops on the subject in Claremont and San Leandro.

(more bits and bites)

The U.S. Supreme Court, in early March, issued two separate decisions which support preservation ordinances' regulation of landmarked religious property.

St. Bartholomew's church in downtown Manhattan had been denied a permit to build a massive tower on the church property and charged that "religious freedom" had been abridged. The Court declined to review a lower court opinion upholding the New York City landmark laws.

The Washington State Supreme Court, in "First Covenant," overturned a City of Seattle designation of a church on "First Amendment" constitutional grounds: no adequate public interest was shown for regulating religious property. The U.S. Supreme Court vacated this decision, sent the case back for reconsideration in light of several recent decisions contrary to the conclusion reached by the state court.

...

And now for something completely different: Chapel Hill, North Carolina, requires supervisors or project managers on every construction site to attend a one-hour seminar on tree protection. What if your city did the same, requiring architects and developers to attend a seminar on the "Secretary's Standards"?

MEMBERSHIP NOTES

Trustee Elections: Five candidates have been nominated for election to the CPF Board (see page 3), voting to take place at the Annual Conference in Santa Barbara. If you wish to nominate an additional candidate contact CPF immediately (415/763-0972) for a petition. 20 verified CPF members must support a nomination by signing the petition, and the petition must be returned to our Oakland office no later than April 30, 1991.

Overhead "Seismic Presentation" Master

CPF, with the assistance of Structural Engineer **Nels Roselund** (and Nick Anderson, City of Redlands Building Official), has an excellent presentation on seismic strengthening needs and approaches. Nels made the presentation -- thorough, logical and perfect for explaining how to do sensitive work on historic masonry buildings -- at our Hollywood Disaster Preparedness workshop in December.

We will send you a mastercopy ready for overhead-transparency reproduction at cost (\$3.00). If you want Nels to make the presentation himself, contact him at Roselund Engineering, 8453 Yarrow St., South San Gabriel, CA 91770, phone (818) 573-5937.

Help: We need a desk-top copy machine desperately. If you have a used copier you no longer need or would like to donate a new one to the CPF office, we would be eternally grateful. And you would get a great tax write-off!

New CPF Dues Schedules

Beginning January 1, 1991 there were some changes in dues levels. Below is an explanation of categories to help you making your choice:

Libraries should continue to be members at the \$35 "individual" rate; we never meant to consider libraries the be the same as "organizations."

"Sponsors" (\$150) are those who really like what we do and want to give more. The **"Partners"** category (\$500) will be explained in our next newsletter

Non-profit organization dues have been raised to \$75 but, now, all board and staff will receive program discounts.

Both the **"Government"** and **"Business"** categories were set at \$100, again with automatic membership benefits for all associated with the entity. If no more than one person from an "organization" will be interested in CPF activities, that person would join as

(continued, top of next page)

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John Merritt (Berkeley), Executive Director 415/763-0972
Elizabeth Morton (Oakland), Program Associate

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 415/763-0972.

Membership Dues (continued from page 15)


an "individual" with the same long-established dues level of \$35. "Full-Time Students" and "Senior" rates went up slightly to \$20 because the cost of "servicing" any individual member exceeds \$15.

The Board of Trustees hopes your support will continue as programs and membership expand. We will always need your help as we all continue to work hard to **IMPROVE THE CLIMATE FOR PRESERVATION IN CALIFORNIA**

IF YOU'RE NOT A MEMBER --- JOIN. JOIN NOW!

Send the coupon below with your tax-deductible membership contribution to the California Preservation Foundation, 1615 Broadway, Suite 705, Oakland, CA 94612.

Your contribution helps support workshops, research, publications, legislative efforts, conferences and direct local assistance.	
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