

A FINE NIGHT AT DESIGN AWARDS

The February 26 Preservation Design Awards program, hosted by the Catellus Development Corporation at historic Union Station in Los Angeles, was a winner. In addition to being a good party, those in attendance reviewed eleven magnificent winning projects, from a restored Los Gatos home nearly destroyed in the 1989 earthquake to the complex restoration and enlargement of L.A.'s Central Library. Scott



Pasadena's Arroyo Bridge — A Winner

Field's presentation reviewing the 100 year history of Architects Parkinson and Parkinson opened the evening, and we closed with a President's Award to the State Department of General Services for the L. A. "Facilities Planning and Needs Assessment Study" which promotes state use of historic buildings in downtown ... the study's goals and action plan ably outlined by Dan Rosenfeld (DGS) and Chris Martin, AIA, of A.C. Martin.

CPF's Design Awards, now in its eleventh year as an annual event, was supported by contributions from John Mason Caldwell, AIA, William Fain, AIA, A.C. Martin & Associates, O'Malley Miller, Esq., Martin Eli Weil, AIA, Wiss Janney Elstner & Associates, and Ira Yellin and the Bradbury Building.

(More on Design Awards see pages 8 - 10)

GET INSIDE SACRAMENTO - May 18 - 22

The 19th Annual State Preservation Conference will get you inside the workings of the State Capitol through the expert testimony of these speakers:

State Senator Nicholas Petris, Assemblyman Dan Hauser, Phil Angelides, candidate for State Treasurer, Dan Eaton, Principal Consultant to Assemblyman Cruz Bustamante, former State Senator John Quimby, Bernie Michael, former Director of the California Housing Finance Agency, Mark Timmerman, legislative and campaign professional (SZM&H), Rich Allen, public relations expert (Direct Impact), Tom Cook, Deputy Director for Policy, Housing and Community Development Department, Ronne Thielen, Executive Director, California Tax Credit Allocation Committee, Daniel Rosenfeld, Deputy Director, Department of General Services, Krist Lane, Principal Consultant, Senate Natural Resources Committee, Linda Adams, Chief Consultant to Assembly Water, Parks and Wildlife Committee, Toni Symonds, Chief Consultant, Assembly Housing and Community Development Committee, Randy Pestor, Chief Consultant, Assembly Local Government Committee, Steve Sanders, Chief Consultant with the Senate Office of Research, Tiffany Urness, Manager of Tourism Research, California Division of Tourism, Washington D.C. visitors Nellie Longworth, President of Preservation Action, and Catharine Gilliam, Coordinator of the American Resources Information Network, SHPO Cherilyn Widell, Douglas Wheeler, Secretary for Resources, CEQA experts Michael Remy and Susan Brandt-Hawley ... and these are just the people speaking in the public policy sessions.

The full conference agenda and a chart of Friday and Saturday's workshops appears on pages 6 through 8. A quick look should convince you that you are in for a feast. We'll see you in Sacramento, May 18 - 22.

LEGISLATIVE UPDATE

AB 2556 (Martinez) — oppose ! — would, once again, release CalTrans from its responsibility to reach agreement with the City of South Pasadena on the 710 freeway alignment (similar legislation passed in 1982 had a "sunset," as long ago as 1985 a court recently decided). In the meantime, much progress has been made in exploring alternatives, ones which would provide comprehensive transportation choices — not just more and bigger freeways for more and more cars — with far less devastating impacts in South Pasadena, Pasadena and El Sereno. AB 2556 pulls the rug on the good faith efforts many have made in the last decade to work out some compromise.

AB 2556, with the blessing of Speaker Willie Brown, is moving through the Assembly. We expect it will run into more opposition in Senate Transportation, a committee which includes Art Torres. Other Transportation Committee members are Quentin Kopp (Chair), Dan McCorquodale, Ruben Ayala, Dan Boatwright, Tom Hayden, Pat Johnston, Steve Peace, Marian Bergeson, David Kelley and Newton Russell. You can help by contacting your State Senator. Call and we will help you do so.

AB 2556 is a blatant attack on home rule — South Pasadena has no rights ? — and trashes ten years of concerted efforts by many, many citizens to develop meaningful alternatives to one more obsolete freeway.

The California Parks and Wildlife initiative (**CalPAW - 94**), with nearly two billion dollars in bonds for conservation and preservation projects, is **PROPOSITION 180** on the June ballot (**support !**). While the majority of the money is pre-appropriated to an existing list of projects, OHP would receive \$15 million for grants awarded on a competitive basis to local preservation projects.

We are still watching some bills introduced in 1993:

SB 131 (Roberti) was a housing measure but has become a \$2 billion dollar seismic bond, with some housing provisions, on the June ballot as **Proposition 1A**.

SB 132 (Roberti), originally a \$280 million housing bond act set for the June ballot, is on hold for November. We are hoping this measure will prove to be very favorable toward affordable housing planned for historic buildings. We will have more to report on this legislation next issue.

AB 158 (Thompson) and AB 1128 (Cortese) — \$880 million for various conservancies, for forest acquisition, for Parks and Rec. and with \$10 million for OHP — this future Proposition sits in the wings awaiting CalPAW 94 results from the June ballot.

AB 133 (Brown) — which would prohibit local government from landmarking religious property, ever ! — is still alive in Senate Local Government Committee. We have this one on watch.

SB 1627 (Marks) — would have directed one cent per one thousand dollars raised through real estate transfer taxes to the recently created Heritage Fund administered by OHP. The author is currently looking for another funding source.

SB 1628 (Marks) — would create a 10% California income tax credit for the rehabilitation of historic buildings. Projects must be at least four units (residential) or 5,000 square feet (commercial), listed or eligible for local, state or federal registers, and there is a dollar limit on the amount of any individual credit. The bill has been withdrawn to await more favorable economic times and a better state budget picture.



NEW TRUSTEES NOMINATED

Each spring at the Annual Membership Meeting CPF members elect as many as seven people to vacant board positions, and this year we offer a full slate. While four — Susan Brandt-Hawley, Alan Dreyfuss, Bruce Judd and Marion Mitchell-Wilson — return for second terms, three brand new names — Kathleen Green, Anthea Hartig and Alexandra Luberski-Clausen — stand for election for the first time. The Trustees recommend the following slate be elected at the Annual Luncheon Meeting on May 21:

Susan Brandt-Hawley (Glen Ellen)— Susan is an attorney whose practice in environmental law takes her throughout California. A 1977 graduate of King Hall School of Law at U.C. Davis, she opened law offices in Sonoma County in 1979. She was the 1992 President of the Sonoma County Bar Association, and teaches environmental law. Among many groups which Susan has represented in preservation matters are: the Bridge Club (Guerneville Bridge); North Oakland Voters Alliance (Merritt College); Friends of Sacred Heart Church; Napa Landmarks (Hall of Records); Friends of Douglass Hall (Atherton) and the Sonoma County Historical Society.

Alan Dreyfuss (Oakland) — Alan 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 Seismic Safety Ordinance, on the Advisory Committee for the Oakland Administration Building, and a participant in the Broadway Corridor Study. A graduate of U.C. Berkeley, Alan previously taught construction seminars and worked for a design/build firm before opening his architectural practice in 1982. He is past president of the Brooklyn Neighborhood Preservation Association.

Kathleen Green (Sacramento) — Kathleen is the new President of Sacramento Heritage Inc., a City preservation agency with a board appointed by the Council. A graduate of U.C. Davis, her long involve-

ment in preservation activities in Sacramento includes serving as 1983-84 President of Sacramento Old City Association (SOCA), the local private preservation organization, appointment to the Sacramento Memorial Auditorium Citizens' Advisory Committee, and working as local co-chair of the 1984 Annual State Preservation Conference in Sacramento, a role she is repeating in 1994.

Anthea M. Hartig (Ontario) —Anthea holds an M.A. in History from the U.C. Riverside and is currently completing a Ph.D. in American History focusing on the constructed landscape of the Southern California citrus industry. Most recently, she delivered 'In a World He Has Created: The Reconstruction of the Southern California Landscape, 1890-1940' at the Huntington Library in February, 1994, as part of the "Citriculture in Southern California, New Historical Perspectives" Conference. Anthea staffs the Historic Preservation Commission of the City of Rancho Cucamonga and, as a volunteer, serves on the City of Ontario's Historic Preservation Commission, is board Vice President for the Chaffey Communities Cultural Center, and is a board member of the California Council for the Promotion of History.

Bruce Judd, FAIA (San Francisco) — Bruce is an architect and founding Partner of Architectural Resources Group in San Francisco. He was formerly Chairman of the State Historical Resources Commission and is an Advisor Emeritus for the National Trust. Bruce has chaired the A.I.A. National Historic Resources Committee, was A.I.A. Northern California Preservation Officer, and is a former board member of the Association for Preservation Technology, Friends of Terra Cotta and the Oakland Heritage Alliance, and now serves on the Preservation Action Board of Directors.

Alexandra Luberski-Clausen (San Diego) — Alexa is a State Historian II for the Southern Service Center, State Parks, and has primary responsibility for environmental review of park unit projects which may affect National Register eligible properties. She has served five years on the Steering Committee of California Council for the Promotion of History and was President for two years. Alexa has worked for the Department of Parks & Recreation for nineteen years and her experience includes a broad range of tasks related to history projects and programs in cultural resource management, from research and writing general plan history elements to the interpretation of sites and conducting of cultural resource surveys.

(more on page 4)

Board Nominations (continued)

Marion Mitchell-Wilson (Riverside) — Marion is the Historic Preservation Project 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 State Historic Preservation Officer. She was Grants Coordinator and Bond Act Manager at OHP, and contributed heavily to the success of 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 member of the CPF Board. She also serves as Adjunct Assistant Professor in the Program in Historic Resources Management at UC Riverside.

As has become customary, the Board of Trustees recommends a full slate for election by the members at the Annual Membership Meeting held in conjunction with the State Conference. Other candidates can be nominated by submitting a petition (available from the Oakland office) signed by 20 current CPF members supporting the nomination. We must receive the signed petitions no later than ten days prior to the Annual Meeting which is held, this year, on May 21, 1994, in Sacramento.

A New Source of Members and Volunteers ?

The *San Francisco Examiner* ran a fascinating story on March 19 by Archie Green, our favorite labor historian and folklorist. The ferryboat Eureka, now open to visitors at the National Maritime Museum Historical Park at the Hyde Street Pier, was restored by volunteers organized by union Local 2236. Shipwrights, millmen, furniture workers and other industrial carpenters, many retired but some, Archie notes, who still "clung like barnacles to waterfront employment," enthusiastically recaulked, respiked and resheathed the Eureka, a "horizontal skyscraper as long as a city block."

Many preservation projects require rare skills that can only be taught by older, retired workers. In this case —one which Archie feels is very instructive — preservationists linked up with labor, brought great pleasure to retired unionists, trained new workers in old skills, created jobs and maybe even reinvented a livelihood. Other community groups might consider similar ways to draw labor unions into preservation projects. As we watch our legacy of industrial development (and the labor history that accompanied it) rapidly disappear from our cities, an alliance between unions and preservationists is natural.

Affordable Housing Rehab Projects Lead Economic Recovery — CPF sponsors workshop in mid-July

According to a recent report by the National Park Service, for the first time since 1984, approvals of new rehabilitation projects eligible for the federal preservation tax incentives have increased.* This trend reverses years of decline following the 1986 changes to the tax credits. Housing has been the single most important use for the rehabilitated buildings under the tax credit program with about 185,000 units of housing nationwide benefitting from the credits since the program began. The trend continues, with affordable housing leading the majority of new rehab projects in 1992, with 88% of the total housing for low and moderate income households.

Affordable housing projects often involve complex financing packages with sources of funding coming from one or more federal and/or state incentive programs for housing. Many conversions are from former commercial properties to traditional housing while many provide urban live-work space. These adaptive reuse projects require careful design and application of the "Secretary of Interior Standards."

To address the policy and technical issues, CPF will sponsor two workshops in mid-July in Los Angeles and San Francisco on affordable housing. Speakers will include housing/preservation experts and housing lenders from community development banks. Detailed case-studies will examine the positive neighborhood benefits and financial incentives for the reuse of historic buildings for affordable housing. The workshop will include technical sessions on subjects like acquisition strategies, utilizing the Community Reinvestment Act, and analyzing cost and code issues when converting commercial buildings to housing, including seismic upgrade, as well as ADA and section 504 compliance.

This workshop is recommended to city housing and planning officials, non-profit housing providers, and for-profit developers who may be interested in leveraging additional sources of funding now available for housing. For program details and locations, contact CPF.

*The full report, *Federal Tax Incentives for Rehabilitation, Fiscal Year 1992*, by Susan Escherich is available from the Preservation Assistance Division of the National Park Service, P.O. Box 37127, Washington D.C. 20013-7127.

Another booklet we like a lot is "TAKINGS LAW in Plain English" by Chris Duerksen and Dick Roddewig (available from the American Resources Information Network, P.O.Box 33048, Washington, D.C. 20033, 202/673-4143), a simple, effective manual for demolishing those mindless "property rights" claims we hear too often.

THE CONFERENCE AT A GLANCE ... or, 17 reasons to show up early on Wednesday

WEDNESDAY — May 18, 1994

9:00 am Chaw Se' Tour (runs until 5 pm)

10:00 to 5:00 pm State Historical Resources Commission workshop (until 2 pm); Roundtable to share interests and concerns with local commissions and staff (runs from 2 - 5 pm)

1:00 to 5:00 pm Registration Opens
Lobbying Center workshop
ongoing instruction (2 - 5 pm)
Computer Users' Forum
National Register Application
"Step-by-Step Workshop"

3:30 to 5:00 pm 1994 Governor's Preservation Awards presented by Mrs. Wilson ... a reception to follow

5:30 to 7:00 pm Capitol gossip - an informal history of how things really happen in Sacramento
... followed by dinner on your own at Frank Fats (or your choice) and a self-guided capital bar crawl.

THURSDAY — May 19, 1994

7:30 to 9:00 am Legislators' Breakfast — invite your legislator to breakfast

9:00 am Registration Opens
Gladding McBean Tour - Lincoln (returns to Sacramento at 1pm)
State Historical Resources Commission meets
Lobbying instructions/visits to legislators continue

1:00 pm Capital overview tours begin
Bookstore Opens
Silent Auction Opens

5:30 to 7:30 pm Opening Reception (La Raza Posada Gallery) — Welcome to Sacramento - Mayor Joe Serna

FRIDAY — May 20, 1994

7:30 to 9:00 am Preservation Action breakfast with Nellie Longworth

9:00 to 10:30 am Plenary Session — Keynote Speakers — State Capitol

10:45 am Workshop tracks/sessions begin (see pages 6 & 7)

12:30 pm Lunch program — Speaker

1:30 pm Second set of sessions begin

6:00 to 7:30 pm Three-Minute Success Stories

SATURDAY — May 21, 1994

7:30 to 8:45 am "Network" breakfast with people from your region

9:00 am Sessions and Tracks continue

12:30 to 1:45 pm CPF Annual Luncheon Meeting & Trustees election... or, Walking Tours/box lunch

2:00 to 5:15 pm Sessions/Mobile Workshops continue

6:00 to 7:30 pm No host reception at Sacramento "Grand Ballroom"

7:30 to midnight CPF Dinner & Auction in "Grand Ballroom"

SUNDAY — May 22, 1994

Regional Tours

9:00 am Wine Tour
Woodland Homes Tour
Conservation Tour
Rafting Tour
Delta Tour

SEE YOU IN SACRAMENTO !

In addition to the special events, focus workshops and extraordinary tours on Wednesday and Thursday ... and, in addition to the evening good times and full slate of tours on Sunday, CPF presents the heart of the 1994 conference in these sessions on Friday and Saturday. The 19th Annual State Preservation Conference is, once again, the premier "learning opportunity" in California, with something to offer to both professionals and avocationalists in the preservation field.

TIMES TRACKS OR SESSIONS — FRIDAY, MAY 20, 1994

9:00 - 10:30 PLENARY SESSION — Welcome & Introductions — Keynote Speakers

Campaign '94

Diversity

State Programs

Focal Issues

10:45 - 12:15

1. Campaign '94 — how to create a winning strategy by solidifying and building your base of support, as taught by some of Sacramento's most "notorious" political consultants.

1. Creating Community — developing partnerships for cultural resource preservation using and uniting folklife, cultural history, arts, and historic landscapes.

1. Preservation Basics — an overview of OHP operations, with a focus on survey and planning and records management, with a special look at the new role of the "Information Centers."

1. Religious Properties — churches are some of the most important pieces of our architectural legacy ... and they are increasingly threatened with destruction. What can be done ?

12:30 - 1:45

Luncheon with Speaker

2:00 - 3:30

2. Campaign '94 — how good ideas actually become law: fashioning the language, finding authors, working committees, moving your bill to passage, getting it signed, as taught by those who have done it.

2. Preserving the Legacy — cultural stewardship programs and partnerships where native/ethnic communities participate in preserving language, tradition, sites and culture.

**2. OHP Registration programs, such as Landmarks, Points, the National and State Registers, with benefits and effects associated with each.
... and, as part two of this session ...**

2. Many government agencies' positive stewardship of cultural resources, such as actions of the State Department of General Services and the U.S. Forest Service, deserve recognition.

3:45 - 5:15

3. Campaign '94 — strong grass roots and good media support at home equals muscle in Sacramento as legislators listen hard to key members of the local community; learn how you can make them speak your language.

3. Promoting "Heritage Tourism" provides sound economic arguments for resource protection and the potential financial basis for preservation in your town.

3. The use of California's Environmental Quality Act (CEQA) and federal Section 106 process is an important role the office plays and often can have a significant influence on projects proposed.

3. Preservation in Uniform — base closures leave the fate of many important military structures in question. Are these historic resources being identified, and will they be protected ?

SATURDAY — MAY 21

Campaign '94

Diversity

Urban Lab

Focal Issues

9:00 - 10:30

4. Shaking-up Sacramento — after too many earthquakes, state law and support is still lacking in too many regards; this session lays out a legislative agenda for the future.

4. Public Archaeology — uncovering lost, missing or hidden history with site visits. Beginning at 8:00* am, the tour will finish up at the Sacramento State Information Center.

1. Neighborhood conservation techniques are growing more sophisticated and, as we will learn from Sacramento, City support is a key to greater success.

4. Preservation on campus — recent preservation controversies have raged on the college campuses, where some of California's great historic buildings sit in vintage surroundings.

10:45 - 12:15

5. Preservation and Affordable Housing (I) — building the alliance between housing advocates, lenders and preservationists, an unbeatable combination in Sacramento.

5. An African-American perspective on how history and culture can be used as revitalization tools in local ethnic districts, this session is both a symposium and participatory workshop.

2. Commercial districts and the lessons of Main Street — how can you fight back when new development on the edge of town threatens the viability of your historic commercial core.

5. Property Rights — a national political campaign and some recent court cases seem to indicate that preservation statutes are at risk on constitutional grounds. What are the facts in the case ?

12:30 - 2:00

CPF ANNUAL LUNCHEON MEETING which includes the Election of new Trustees

2:15 - 3:45

6. Preservation and Affordable Housing (II) — how the State can assist communities in efforts to invent new housing opportunities, in town, in vintage buildings.

6. Public Archaeology mobile workshop (see #4 above) continues.

3. Downtown Dilemmas — using downtown Sacramento as a laboratory, this session reviews the problems and promises of redevelopment.

6. Preservation at Caltrans — perhaps this will be a surprising look at the multi-faceted preservation efforts of this major state agency.

4:00 - 5:30

7. CEQA Under Fire — 22 years after *Friends of Mammoth* made CEQA matter, this tool is showing wear and tear. Can CEQA still be used effectively? What changes are likely in the last years of this century ?

7. A look at the Sacramento State Historical Resources Information Center (this session can be attended without going on tour #4 above)

4. Conserving the countryside — the landscape, small towns and farms, the rural economy and lifestyle, what can be (and is being done) to keep this important historic resource vital?

7. The 50s and Beyond — we are now beginning to appreciate the architecture of more recent times, roadside architecture in particular. But what does it all mean ... and what should we do about it ?

CPF'S 1994 PRESERVATION DESIGN AWARD WINNERS

San Gabriel Mission Church (San Gabriel)



San Gabriel Mission supplied the first families to settle Los Angeles

Constructed around 1800 on the site of a mission founded in 1775, the San Gabriel Mission Church is the oldest structure in the area. In addition to its religious function it is an important element in the Spanish settlement of California and has played a major role in Los Angeles regional history. After it was damaged in the 1987 Whittier Narrows earthquake, a repair and seismic strengthening scheme was developed using an innovative engineering model based on design of thick wall structures such as nuclear reactors. The scheme was carried out without major intrusion into the church's historic space.

Melvyn Green & Associates, Inc., Structural Engineers
California Waterproofing & Restoration
San Gabriel Mission Restoration Committee

Malpas/Taylor Residence (Los Gatos)



Extraordinary earthquake recovery

This 1887 Queen Anne landmark was left twisted and racked when its seven-foot tall sandstone foundation crumbled in the Loma Prieta earthquake. Faced with severe damage and no funds for repair, the owners assembled funding from the National Trust, California Family Grants, the American Red Cross, the Town of Los Gatos, and CAL DAP-O, and began restoration one and a half years later. This is a skillful restoration accomplished in the face of great odds.

Tim Lantz, Contractor
Lysbet Taylor Wright, Owner

Los Angeles Public Library (Los Angeles)



Bertram Goodhue's Central Library — back in service in downtown L.A.

Designed by Bertram Goodhue in 1926, Los Angeles' historic Central Library was saved from demolition after a long effort by the preservation community, and a lengthy renewal process delayed by a major fire. Using a combination of preservation approaches, the library was successfully converted to contemporary use while restoring the crowning pyramid, the Rotunda interior, and other key historic elements. A highlight was creation of the Maguire Gardens, re-establishing the historic West Lawn over a subterranean parking structure for more than 900 cars.

Hardy Holzman Pfeiffer Associates, Architects
City of Los Angeles Board of Library Commissioners
City of Los Angeles Department of Public Works

Alameda County Courthouse, Disabled Access (Oakland)

Prominently sited on Oakland's Lake Merritt, the Alameda County Courthouse is the region's most outstanding example of WPA Moderne Architecture. To comply with the requirements of the Americans with Disabilities Act, the County of Alameda contemplated a number of possible modifications, including a series of



Ramps subtly merge into the architecture entering the Alameda County Courthouse

ramps and lifts at the ceremonial entrance on Fallon Street. The final solution integrated a ramp with the original granite base without major alteration to the appearance of the historic structure, and provided dignified access through a primary entrance to the disabled community.

Lerner and Nathan Architects
M.A. Linquist Construction Company
SOH & Associates, Structural Engineers
County of Alameda General Services Agency

St. Francis Church (Sacramento)

The seismic retrofit and restoration of this 1910 Mission Revival landmark was undertaken by a parish committed to retaining the historic and architectural character of their church. Coupled with a complete restoration of the church's interior painted surfaces, statuary, and stained glass, the most advanced methods were employed to insert a massive new structural system into the ornately finished German baroque interior, with minimal impact on the historic fabric.

Carey & Co., Inc., Architects
John F. Otto, Inc., Contractor
St. Francis of Assisi Catholic Church



The dedicated efforts of a parish save a church in Sacramento

Mercy Family Plaza (San Francisco)

The Neoclassical hospital complex on this historic "Panhandle" site was built by the Southern Pacific Railroad between 1907 and 1930. Efforts by San Francisco's Landmarks Advisory Board and neighborhood groups encouraged new owners to abandon plans to demolish four annex buildings, and undertake the massive job to preserve and adapt the structures for 36 affordable apartment units. The results set a precedent for cities, preservation groups and housing advocates across the country.

Sandy & Babcock Inc., Architects
The IbeX Group
Mercy Charities Housing California



Mercy Family Plaza — a great adaptive use on Golden Gate Park's Panhandle

Henry Kaiser Convention Center, Earthquake Repairs (Oakland)

The richly embellished, suspended plaster ceiling in the Calvin Simmons Theater sustained damage in the Loma Prieta Earthquake. While repair of the ceiling was straightforward, developing a strategy to address failure in a future earthquake presented a far more difficult problem. The innovative solution accomplished the twin goals of safety and preservation on a tight budget and schedule.

Architectural Resources Group, Architects
Tennebaum Manheim Engineers
City of Oakland Convention Center Management

San Francisco City Hall Historic Structures Report



San Francisco City Hall moves another step toward a sensitive seismic retrofit

San Francisco's Beaux Arts City Hall, a National Historic Landmark, was severely damaged in the Loma Prieta Earthquake. The survey of the existing conditions, including analysis of up to ten elements in each of over 1000 rooms, was a massive task. The compilation of information using a database was part of an innovative approach to a challenging project.

Carey & Co. Inc., Architectural Consultants
Bureau of Architecture, City and County of San Francisco
Anne Bloomfield, Architectural Historian

Los Angeles Historic Resource Manual

Los Angeles Historic Preservation Resources is a comprehensive working resource manual for historic preservation in the Los Angeles area. Hundreds of volunteer hours were spent over a two-year period collecting, editing, revising and compiling the manual. A first of its kind for L.A., it is a comprehensive compilation of information from the federal, state, and local level, intended for preservation professionals and local advocates.

AIA Los Angeles Historic Resources Committee

Flood Building Restoration (San Francisco)

Designed in 1904 by Albert Pissis, the sandstone, Italianate Flood Building is a defining element of the San Francisco streetscape. In 1989 work was undertaken to repair the rapidly deteriorating sandstone facade, and reverse a disfiguring 1952 remodel of the lower two floors. The replication of the missing original sandstone arches, using a lightweight precast polymer concrete, highlighted the rehabilitation effort.

Wiss, Janney, Elstner Associates, Inc., Engineers
KAPLAN * McLAUGHLIN * DIAZ, Architects
Plant Construction Co.
William Kreysler & Associates, Inc.
870 Market Street Associates, L.P.

Colorado Street Bridge (Pasadena)

Designed by John Alexander Low Waddell in 1913, the bridge over Pasadena's Arroyo Seco is a premier example of early 20th century concrete arch bridge construction. The first seismic retrofit of an historic arch bridge set numerous precedents in the areas of seismic analysis and retrofit techniques. All of this was accomplished while preserving the bridge's historic integrity and its National Register listing.

De Leuw Cather & Company
City of Pasadena



Historic photo of the Flood Building on Market Street



Spanning the Arroyo, again !

Save The Old Peirano's (STOP) — Ventura

People in Ventura are trying to figure out why the Ventura City Council is so intent on demolishing the 4,500 sq. ft. Peirano Building — a 117 year old commercial building that is a significant structure within the National Register Mission San Buenaventura Historic District. If you believe the Council, the building is too expensive to rehab, the archaeological features under the building are more important, and the building's architecture was already compromised when the original 1877 front facade was replaced in the 1920s.

Given this set of beliefs, the Council embraced a proposal by a local developer to demolish the Peirano Building and an adjacent building to construct a two story (approximately 12,000 to 15,000 sf) commercial/office complex that would feature the archaeological resources within a courtyard on the first floor. The Council felt that requiring the developer to retain a portion of the front facade and 25 feet of the western facade was actually preserving the building. In the Council's eyes this new project would maximize use of this highly visible commercial corner, located across from the Mission, even though there are at least three vacant sites within one block where it could be built. The story has a strange history:

- since 1987 the City has spent \$215,000 on acquisition and planning to rehab the building, money wasted if the Council goes through with demolition.
- the City acquired the building in 1987 from Nick Peirano, grandnephew of the original owner, with help from a \$100,000 OHP preservation grant.
- the City paid over \$100,000 on four sets of structural plans. The first set completed in 1990 only called for parapet strengthening. The City then decided the building ought to be upgraded to Seismic Zone 4 standards, so the plans were redesigned.
- the plans were modified a third time to avoid impacting the Mission lavanderia and aqueduct lines which Roberta Greenwood uncovered at the rear of the building. In response to mounting concern about the archaeological features, the plans were redesigned a fourth time to avoid the necessity of pads for a moment frame and to provide for glass viewing portals over the archaeological features.

It seemed that everyone's interests were being met, until the project was put out to bid and the only bid came in at \$413,000. Instead of re-examining the

City's requirements and rebidding the project (as the City's own Engineering Division recommended) the Council rejected the entire original idea.

The demolition proposal, submitted July 1, 1993, didn't become public until mid November. By the January 14, 1994 hearing, preservationists and artists united to raise \$2,500, gather 2,000 signatures on petitions, and mail information to 1,400 people.



They bought a 1/4 page ad in the local newspaper, printed tee-shirts, and brought out 40 speakers during a five-hour public hearing that lasted past midnight.

Another option surfaced when Jim Ludwig and Richard Keller, experienced developers, proposed to lease the building on a long-term basis, structurally upgrade the building according to the City's plans, expose the archaeological features within the rehabbed

building, and lease a portion of the building to the artists for a Municipal Arts Gallery. For a tenant improvement allowance from the City of not more than \$400,000 Ludwig's and Keller's proposal seemed like a bargain. Amazingly, the City rejected their proposal. It seems the City would rather repay the State grant, pay for preparation of an EIR, spend money doing more archaeological excavation to protect the existing features and conduct additional excavations under the adjacent building, acquire the adjacent building and pay for relocation of that building's tenants. In the end, the City may end up subsidizing the new project at a greater price than it would have spent to rehab the building, for a very small net return in sales tax and property tax.

STOP will continue to fight this project as it winds its way through the EIR process and Disposition and Development Agreement phase. But, voices from around the State can give locals hope that historic downtown Ventura doesn't have to become a reasonable facsimile of its authentic self, that saving a wall here and a wall there is not preservation, merely a shortsighted vision that mimics what anybody can find in any downtown Anywhere, USA. Let Tom Buford (Mayor, Ventura City Hall, P.O. Box 99, Ventura, CA 93002) know what you think.

WE THANK THOSE WHO SUPPORT OUR WORK - CPF Contributors from February through March

Members or Partners who contributed \$500 or more:

Jane Carter (Colusa),
Jim Lutz (Fresno),
Jay Turnbull, Page &
Turnbull (San Francisco).

Members who contributed \$100 or more:

John Mason Caldwell, AIA
(Marina Del Rey)
City of Eureka Redevelop-
ment Agency
William H. Fain, Jr., AIA
(Los Angeles)
Getty Center Library (Santa
Monica),
Glendale Planning Division,
Anthea Hartig (Rancho
Cucamonga),
City of Lemoore,
A.C. Martin & Associates,
Architects (Los Angeles),
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Salinas Redevelopment
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ach Associates (Santa
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Department,
Saratoga Historic Preserva-
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Again, thank you for supplying the critical program support we need. We are particularly indebted to our "Partners," individuals who make substantial annual pledges to CPF:

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Gartz COURT (circa 1910)

National Register bungalow home in a park-like condominium setting near Pasadena Rose Bowl. Completely rehabbed in 1984. For sale by owner (818)666-0666

PRESERVATION WEEK
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Main Street Program Keeps On Producing

A recent survey of Main Street cities revealed that this program prompts an amazing amount of action. Core Main Street principles — organization, promotion, design and economic restructuring — provide structure for each of the local programs, but creativity is rampant. Everyone is developing annual work programs, putting out newsletters and staging promotions that range from "A Taste of Morgan Hill (or San Luis Obispo)," mid-week farmers' markets and Gilroy's Theatre Under the Stars" to special vintage car weekends (Ukiah), celebrations of movies made locally (Sonora's "Wild West Movie Festival") and Grass Valley's Cornish Christmas. People might spend more time downtown now that the old Chamber of Commerce standby, the "moonlight madness sale," is dead and buried as the big (and only) promotion.

Beyond promotional events, some programs dealing with the social and economic aspects of downtown revitalization are promising models:

- Berkeley turned a potential problem with high school students into a cooperative working relationship where students work on Downtown Berkeley Association events, help eliminate graffiti and rowdy behavior, earn minimum wage and school credit.
- Benicia now produces an annual Christmas Gift Guide, a 16-page publication highlighting shops, merchandise and special events during the holiday season.
- Coronado's Main Street program co-developed a telecommute center, drawing people downtown to use phones and computers, thus helping eliminate unnecessary commuting to other out-of-town offices.
- Escondido created a facade grant program, Enterprise Zone and linked-deposit loan program which has stimulated seven building rehabs, 15 facade improvements and \$2.3 million in private investment in the last two years. A business recruitment program, SWAT — Strategic Ways of Attracting Tenants — has sparked 28 new business starts downtown in the same period.

The Main Street Program, located in the State Department of Commerce, inspires and guides these local efforts and initiatives. Despite the obvious and incredible results, Main Street now has a reduced staff of only two people, this in an administration that talks about "putting California back in business" but has cut support for its most successful means of doing so.

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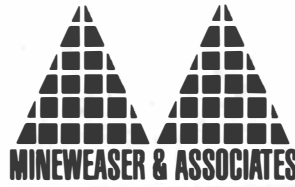
CPF is pleased to offer excellent opportunities for businesses and organizations to reach preservation-minded consumers statewide. Business card-sized advertisements are now being accepted for the quarterly newsletter and for materials distributed at the Annual Preservation Conference.

California Preservation reaches thousands of readers, including architects, developers, historic building owners, local government officials and preservation advocates.

The Annual California Preservation Conference is the major gathering for those in the preservation field. In recent years, the conference has drawn between 500 and 1000 participants; your advertisement in CPF materials will reach professionals and enthusiasts from the public, private and non-profit sectors. The fee schedule follows:

Newsletters:	\$ 50 each, 4 for \$150
Annual Conference:	\$150
Both opportunities above:	\$250

All advertising is subject to the approval of the California Preservation Foundation. If you want more details, or want to take advantage of this offer, please write or call the CPF Oakland office.



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USC's 1994 Summer Preservation Institute

The University of Southern California and the Frank Lloyd Wright Freeman House initiated a "Historic Preservation Summer Institute" last year which proved to be quite successful. The 1994 version returns with an eight part workshop series — along with some special events at the Gamble House and Freeman House — June 17 through July 1. Topics covered run from Restoration and Adaptive Re-Use to Historic Property Curatorship; you can sign up for the entire course (\$1,200) or for single sessions (\$100-\$300). USC is offering six units credit for the entire series, and AIA/CES credit is also available.

Since CPF is a cosponsor, the Summer Institute offers CPF members a 10% discount for any and all courses. For more information contact the Freeman House/University of Southern California/ Watt Hall #204-0291, Los Angeles, CA 90089-0291, or call (213)740-2723.

ARE YOU PART OF THE SOLUTION ?

The Board of Trustees and staff of the Foundation are dedicated to helping local preservationists succeed. Do feel free to call our Oakland office for assistance ... or contact a board member in your area. We also need your help as we all work hard to IMPROVE THE CLIMATE FOR PRESERVATION IN CALIFORNIA. If you would like to host a CPF membership event in your community, please contact our office at (510)763-0972.

SOLUTION — JOIN CPF !

To be fully aware of Foundation activities and to receive newsletters or other mailings, you must become a CPF member. CPF tries to provide levels

of membership nearly everyone can afford. We assure you, your tax-deductible contribution keeps us here working for you.

NEW MEMBERSHIP CATEGORY

In order to accommodate two people living in the same household, CPF is now offering a new reduced "Family" rate at \$50. Past confusions about who the "individual member" actually was should be resolved. Both people in the "family" are members !

MEMBERSHIP OPPORTUNITIES

Individuals and Libraries may join CPF at the \$35 "individual" rate.

"Family", a new category, covers both adults in your household for \$50.

"Sponsors" (\$150) are those who really like what we do and want to give more.

The **"Partners"** category (\$500) is CPF's special donor group, and Partners are afforded special benefits - call for more information.

Non-profit organization dues are \$75. All board and staff will receive program (workshops and conference) discounts.

"Government" and "Business" categories are \$100. The rate includes automatic membership benefits for all those associated with the government or business entity, such as board members and staff assigned to a Landmarks Commission.

"Full-Time Students" and **"Senior"** rates are \$20, and we hesitate to decide for you when it is that you become a "senior," but suggest 60-plus is the line.

HELP STRENGTHEN PRESERVATION IN CALIFORNIA — BECOME AN ACTIVE MEMBER OF CPF !

Your contribution helps support workshops, research, publications, legislative efforts, conferences and direct local assistance. Clip and send this coupon with your tax-deductible membership contribution to the California Preservation Foundation, 1615 Broadway, Suite 705, Oakland, CA 94612.

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I am interested in state legislative issues; put me on the CPFAN (CPF Action Network) list.

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CALENDAR —

UPCOMING PROGRAMS TO REMEMBER

A Capital Idea — 19th Annual Preservation Conference in Sacramento, May 18 - 22, 1994. You should have registration material by now. Make plans to be in Sacramento and help make the voice of preservation be heard.

League of Historic American Theatres' 18th Annual Conference, Los Angeles, June 14 - 18 (call 202/783-6966 for more information).

Preservation and Affordable Housing, two workshops scheduled for late mid-July to be held in Los Angeles area and San Francisco.

Newsletters are produced by John Merritt, with the assistance of Richard Price. Contributors to this issue were Alan Dreyfuss, Lisa Foster, Archie Green and Miriam Mack. You too can send in contributions; please include a black & white glossy photo to illustrate your story.

If you want help in your town, call CPF's Oakland office, or the Trustee nearest to you. CPF's reputation and record is well known: we answer the phone and we try to help.



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