



CALIFORNIA PRESERVATION[®]

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This Issue:

Certified
Rehab Tax
Credit
Projects

Around the
State



Linda Dishman
Preservationist of the Year



Gil Cedillo
Milton Marks Legislator of the Year

CALIFORNIA PRESERVATION FOUNDATION 2003 President's Awards

Each year the California Preservation Foundation recognizes individuals and organizations who have made extraordinary contributions to the field of historic preservation. The 2003 President's Award Winners were announced at the Plenary Session of the 28th Annual California Preservation Conference in Santa Barbara. We honor and congratulate this year's winners.

(continued next page)

Bank of America Awards Grant to California Preservation Foundation

The Bank of America Foundation is pleased to support the California Preservation Foundation (CPF) with a \$10,000 grant. The funds will be used to support the organization's education programs including the quarterly newsletter, *California Preservation*, and CPF's efforts to preserve and reuse historic neighborhood schools and preservation of historic districts, neighborhoods and communities.

Operating with one of the largest philanthropic budgets of any financial institution in the United States, the Bank of America Foundation contributed \$72 million in 2002. More than \$15.5 million was invested in California.

Bank of America also addresses the needs in communities and neighborhoods

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Bank of America.



**2003
President's
Award
Winners**

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PRESERVATIONIST OF THE YEAR

Linda Dishman

Linda Dishman has served as a private historic environmental consultant, a Historian with the National Park Service and with the California Office of Historic Preservation, Senior Planner with the City of Pasadena, Architectural Historian with the National Park Service's Western Regional Office, and from 1992 to the present as the Executive Director of the Los Angeles Conservancy. As a volunteer, Linda is an Emeritus Trustee of the California Preservation Foundation, was Chair of the 1992 California Preservation Conference in Eureka, and is an Advisor Emeritus of the National Trust for Historic Preservation for California.

During her eleven years as the Los Angeles Conservancy's Executive Director, Linda has led the organization into a force to be reckoned with in planning and development in Los Angeles. The Los Angeles Conservancy with 7,400 members, which celebrates its 25th Anniversary this year, is the largest local non-profit historic preservation organization in the United States.

**MILTON MARKS AWARD FOR
LEGISLATOR OF THE YEAR**

California State Senator Gilbert Cedillo

As a member of the California State Assembly representing the 46th Assembly District, and now representing the 22nd Senate District, Senator Gilbert Cedillo quickly emerged as a champion of historic preservation in California. He spearheaded legislation to provide funding for the adaptive reuse of the St. Vibiana's Cathedral building, funding for the Chinese American Museum at the Garnier Building, the Italian American Museum at the Italian Hall, grants for the Japanese American Museum, the Korean American Museum, and stabilization of the Breed Street Shul building in Boyle Heights, Los Angeles.

The Senator was responsible for the passage of the Downtown Rebound program, which is providing \$25 million

in financing for conversions of underutilized historic buildings to housing in urban areas. In 2001 he introduced legislation to establish rehabilitation tax credits for historic structures. Though the legislation failed to pass, it is clear that Senator Cedillo understands the important connections between cultural heritage, healthy and prosperous neighborhoods, downtown redevelopment, and arts institutions.



PRESIDENT'S AWARD

Vonn Marie May

Vonn Marie May is one of those professionals and volunteers who could too easily be taken for granted because it seems that they have always been there when needed, quietly, or not so quietly depending upon the circumstances, going about the work of historic preservation. Vonn Marie stands in the front rank of those who make local and regional historic preservation work in California.

Vonn Marie May is a past President of SOHO, Save Our Heritage Organisation, San Diego, and a Board member and former Chair of the City of San Diego Historical Site Board. She has taught at the New School of Architecture, and has presented papers at conferences of the National Trust for Historic Preservation, Women in Architecture, California Mission Studies, and the Congress of History,

(continued page 6)

President's Report – Peyton Hall

Committees Rule: Behind the Scenes at CPF

You might wonder if summer is a quiet time at CPF. In fact, CPF is a year-round organization, and our staff (less than three full time employees) depends on thirteen committees led by Trustees and assisted by volunteers to keep the operation going, mount programs, and advocate for legislation and preservation of sites. Because I am on the distribution list for the E-mail communications of most committee activities, I am assured that we have hard working Trustees and committees!

Summer is the critical season for planning the fiscal year that starts in the autumn. In June, the Strategic Plan Committee met in Santa Monica to update the implementation tasks for goals that we adopted three years ago. Revisiting the Strategic Plan provides a measuring stick for how we have progressed, and an opportunity to adjust our tasks. Those task lists determine how the committees are formed and provide direction for committees. The annual budget that the trustees will adopt for the next fiscal year is intended to reflect these goals and committee activities. There is method in our madness! We must think in terms of strategies in order to continue to adapt because in a state as large as California, we cannot have too many members, too much education, technical assistance, or presence in the legislative and executive halls of Sacramento.

Following the retirement of Trustees and election of new Trustees at the recent annual meeting in Santa Barbara, the Board Development ("nominating committee") set about reviewing the candidates and needs for future vacancies, and developing a roster of officer candidates for consideration by the Board at the meeting in July. The Board Development Committee is composed of a veteran group of current and former Trustees and officers who perform the important task of assuring that CPF has a long and strong future through the leadership of committed Trustees with a variety of talents.

The Education and Conference Committees did not miss a beat after the Santa Barbara conference in April. The 2004 San Francisco Presidio Conference Committee was active in Santa Barbara, and the E-mails were piled high within days of the close of that conference. A debriefing meeting in Santa Barbara and a debriefing conference call have been completed. The Education Committee is already outlining themes for next year's conference. Requests for proposals for the 2005 and 2006 conferences are included with this newsletter.

With new leadership, the Membership and Development Committee is reexamining the membership plan in terms of increasing the number and diversity of members. I strongly support the President's Circle program that has, consistent with the Strategic Plan objectives, brought together an enthusiastic group of supporters from many walks of life whose contributions enable our work. The Awards Committee keeps track of prospective nominees, and organizes two award events: the recent President's Awards in Santa Barbara, and the upcoming 2004 Preservation Design Awards event in San Diego. A recently formed Easement Committee is monitoring existing easements, and reviewing a prospective new easement donation.

Frequent E-mail trails prove that the Legislative and Advocacy Committee monitors long and short term activities on a daily basis. With the assistance of a consultant/lobbyist in Sacramento, and a coalition formed in 2002, CPF is increasingly involved with State legislation and budgets. This spring, with guidance from attorneys on the Committee, we became a co-petitioner in a lawsuit to prevent the demolition of an apartment complex in Los Angeles.

Becoming a committee volunteer in an area that interests you is a good way to help historic preservation in California and become more than a member. You may contact us by telephone, or send an E-mail through our web site connection (www.californiapreservation.org). Staff will respond, or refer you to a Committee chair.



California Preservation is published by the California Preservation Foundation, California's only statewide, non-profit organization promoting historic preservation.

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Peyton Hall

Your contributions are always welcome. Please e-mail your story and "tiff" formatted photo to:
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Main Street Breakfast

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The Lobero Theatre Foundation, *Santa Barbara*

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President's Circle Reception

VENUE HOSTS:

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EVENT PATRON:

Historic Resources Group, LLC, *Hollywood*

EVENT SPONSORS:

Architect Milford Wayne Donaldson, FAIA, *San Diego*
In Memory of Malcolm Watkins

Wine Donated by Beringer, *St. Helena*



Santa Barbara County Courthouse

28th Annual CALIFORNIA PRESERVATION CONFERENCE, Santa Barbara 2003 *Wrap-Up*

With over 600 participants, with a keynote speaker who captured the remarkable opportunities in preserving California's diverse heritage, with a great "faculty" of almost 100 speakers throughout the Conference's Plenary Session, Educational Sessions, Mobile Workshops, Breakfast & Lunch sessions and Tours, with terrific presentations of preservation success stories, with almost 2 years of planning by the Conference Steering Committee, Conference Program Committee and the California Preservation Foundation and Pearl Chase Society, with the most able help from over 100 conference volunteers, with the tremendous support from the City of Santa Barbara Redevelopment Agency, the County of Santa Barbara, the California State Office of Historic Preservation, the Santa Barbara Trust for Historic Preservation, many other affiliated organizations, and from Conference and event donors and supporters, and with Santa Barbara's extraordinarily beautiful venues...the 28th annual California Preservation Conference was pronounced, by a large majority of those who completed evaluation forms, a very successful conference!

To everyone involved in helping to shape and create a very impressive forum for California preservation and for California preservationists... **CONGRATULATIONS!**



Santa Barbara Depot



California Preservation Foundation Trustees Election

At CPF's Annual Membership meeting held during the Santa Barbara Conference in April, new Trustees were elected and outgoing Trustees' contributions to CPF were recognized.

Final terms expired for 5 senior Trustees, all of whom have been major forces in the organization over the past six years. CPF President Peyton Hall presented the organization's certificates of appreciation for the contributions made by: David Cocke, SE, former CPF Treasurer (far left); Carolyn Douthat, Esq., former CPF President and Legislative & Advocacy Committee Chair (middle left); Alex Stillman, Trustee Liaison for the 27th Annual California Preservation Conference in Santa Rosa and long-time Legislative & Advocacy

Committee member (not pictured); Ruth Todd, former CPF Secretary and Board Development/Nominating Committee Chair (middle right); and Keith Weber, former CPF Membership Committee Chair and leader of the fight to save San Mateo High School (far right).

The membership elected five Trustees to their first 3-year term – Montgomery Anderson, AIA; Huell Howser; Simin Naaseh, SE; Paige Swartley, Esq.; and Carolyn Wagner, PhD – and elected Tim Whalen to his second 3-year term.

With deep appreciation to the outgoing Trustees, and with enthusiastic welcome to the new Trustees, the California Preservation Foundation has a great foundation to support its future work.

(continued from page 2)

and has published numerous articles and book reviews.

Vonn Marie's work has been recognized by a Governor's Historic Preservation Award, CPF Preservation Design Awards, the American Institute of Architects, and the American Planning Association. And, as Local Committee Chair, Ms. May was one of the those key volunteers who made it possible for CPF to present its 2001 annual conference in San Diego.

PRESIDENT'S AWARD

Dennis Richardson

Mr. Richardson is a building official whose support and expertise we welcome – especially during the process of applying for a building permit for a historic preservation project. Dennis is the Chief Building Official of the City of Sacramento, where he works closely with the preservation staff, Design Review and Preservation Board, project sponsors, and other City departments. He also served as the Chief Building Official for the City of Santa Rosa from 1993 to 1999, where he was instrumental in the application of the historical building code for adaptation of Rosenberg's Department Store as a Barnes and Noble Bookstore.



Sacramento projects that have benefited from his contributions include the Public Market Building, Elliott Building, Hall of Justice, City Hall, Amtrak Depot, Railway Express Building, Hale Brothers Department Store, and Ransohoff's Building. CPF recognizes the importance of good building regulations for historic buildings, and their skillful and creative administration by Dennis Richardson.

PRESIDENT'S AWARD

Harry Price

Some individuals contribute so much to the life of historic buildings and their cities that a Preservation Design Award is not adequate to recognize the effort. Such is the case of Harry Price, who is responsible for the Historic Napa Mill, the largest historic redevelopment undertaking in the history of Napa, and the cornerstone for redevelopment of the Napa River waterfront and downtown Napa.

The formerly dilapidated Napa Mill warehouse complex at the river now includes a boutique hotel, restaurants, a day spa, retail stores, a market, and provides gondola rides on the Napa River. Similar to Captain Albert Hatt, who built the Hatt Buildings in Napa 1884, also restored by Mr. Price, Mr. Price



has been active in flood control and civic affairs. As an original member of the Friends of the Napa River, he invested time, money, and support for the restoration of the river and was a guiding force in the voters' approval of a \$250 million flood control and river restoration project. Last year the 1879 Napa Opera House reopened; Harry Price was instrumental in fundraising, and a construction Chair for this new restoration project.

PRESIDENT'S AWARD

Sacramento Housing and Redevelopment Agency

The Sacramento Housing and Redevelopment Agency (SHRA) has demonstrated a community development model for historic towns at Locke by working with stakeholders to balance the needs of a living community with historic and cultural preservation.

Locke, California, is the oldest living rural Chinese American built community in the United States, developed at a time in California history when Chinese people were not allowed to own property. The town was established in 1915 on land owned by George Locke, grew to a population of 1,000, and now has a population of about 60. The Locke Property Development Company did not have the resources to protect the aging buildings and crumbling infrastructure. Inadequate fire protection left the buildings at imminent risk.

SHRA took ownership of the land in 2002, promising to unite the ownership of land and buildings and seeing to the rehabilitation of the buildings and



infrastructure. The Agency has gained support and secured funds for a new sewer system, town maintenance, technical support, and to preserve old buildings. Cultural organizations, property owners, residents and preservationists were engaged in the writing of guidelines and design of oversight organizations for the future of Locke. SHRA will soon hand its responsibilities to a local Locke Management Association. Cultural and historic preservation components will be addressed by a new Locke Foundation. Notably, Locke survives, and we can still recognize it.



PRESIDENT'S AWARD
Dr. Robert Winter

Bob Winter, currently Arthur C. Coons Professor of the History of Ideas Emeritus at Occidental College, arrived in Los Angeles in

1956 to teach history at UCLA following assignments at Dartmouth and Bowdoin Colleges. Beginning in the 1960's, he collaborated with architectural historian David Gebhard on the influential series of guidebooks that served both as references and an introduction to the world of architecture in the Los Angeles area. Winter authored Pasadena's first Cultural Heritage ordinance in the early 1970s with Miv Schaff, and served on the first Commission. Today, thirty years later, Dr. Winter sits once again in the same position, on the renamed "Historic Preservation Commission" that last year engineered a stronger local preservation ordinance. Winter is a current appointment to the California State Historical Resources Commission, a Trustee of the Pasadena Museum of History, and frequent contributor to the programs of Pasadena Heritage.

PRESIDENT'S AWARD
Save San Mateo High School!

Local activism remains an important element of historic preservation, and local issues often resonate in California and across the nation. In 2001, the San Mateo Union High School District Board of Trustees abruptly announced its decision to demolish historic San Mateo High School. The decision was made without adequately considering alternatives and would have used school bond funds that were earmarked for "repair and rehabilitation."

Save San Mateo High School! was formed immediately, led by Keith Weber, and including Maxine Turner, Susan Cohn, Lori Rutter, Claire Mack, and Darcy Gamble. The organization was assisted ably and successfully in court by



Susan Brandt-Hawley. The group sought, "to preserve the law and perhaps, by preserving the law, to preserve a part of San Mateo's history." Through one and one-half years of legal battles and sometimes vicious

verbal attacks, SSMHS! remained composed and focused on the objective and prevailed in two of their lawsuits.

The fact that the school board succeeded in recently demolishing the building after a second bond measure does not diminish the importance of local action nor the significance of historic schools to the fabric of our communities.



2002
CERTIFIED
TAX PROJECTS

Thirteen rehabilitation tax credit projects certified
by the National Park Service in 2002
by Tim Brandt, AIA

- The Winters' House
Sacramento
Commercial/Residential
- Pier One
San Francisco
Commercial/Office and
Retail
- Pacifica Hotel
San Diego
Commercial/Hotel
- Remar Bakery
Emeryville
Commercial/Residential
- Wurlitzer Building
Los Angeles
Commercial
- Executive Office
Building
Old Warner
Brothers Studio
Los Angeles
Commercial/Office
- Ike's Café/
Stage Depot
Walnut Grove
Commercial/Office/
Retail/Cafe
- Building 38,
Main Post
The Presidio
San Francisco
Public
- Green Shutter Plaza
Hayward
Commercial/
Residential/Hotel and
Retail
- Superior Oil
Company Building
Los Angeles
Commercial/Hotel
- D. C. McDonald
Building
Eureka
Commercial/Retail and
Residential
- Ivanhoe Hotel
Ferndale
Commercial/Hotel and
Restaurant
- San Diego Trust and
Savings Bank
San Diego
Commercial

The National Park Service (NPS) in 2002 designated thirteen California projects as "certified rehabilitations." These completed projects were determined to meet the Secretary of the Interior's Standards for Rehabilitation and be consistent with the historic character of the property or district in which they were located. Building types



Ike's Cafe / Stage Depot, Walnut Grove

included the rehabilitation and/or adaptive reuse of residential units, a pier bulkhead and adjoining shed, a bakery, office buildings, movie studio offices, military installation structures, and numerous hotels throughout the state. Project floor areas ranged from 2,600 SF to just over 193,000 SF for average project size of 66,184 SF. Project



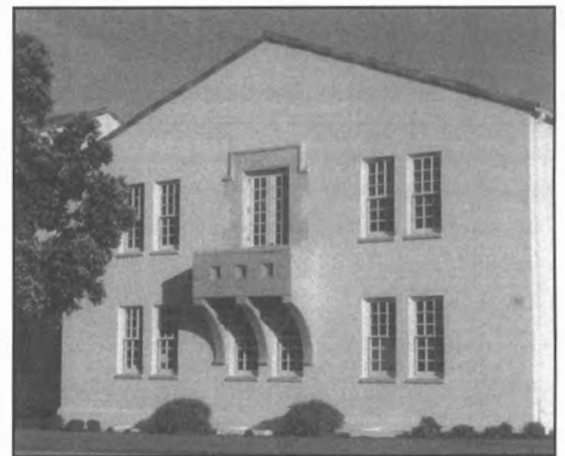
Pacifica Hotel, San Diego

rehabilitation costs ranged from \$98,781 to just under \$55 million for an average cost of \$10,617,821.

In the Fiscal Year 2002, NPS approved 1,202 projects nationwide, the second highest in a decade. The thirteen projects from California were highlighted at this year's California Preservation Conference's Three-Minute Success Stories.

Widespread Economic Benefits

The Historic Preservation Tax Incentives Program, administered by (NPS) in partnership with the Internal Revenue Service (IRS) and State Historic Preservation Officers (SHPO), continues to be the nation's most effective Federal program to promote urban and rural revitalization and to encourage private investment in rehabilitating historic



Building 38, Main Post,
Presidio of San Francisco

buildings. The tax credit applies specifically to preserving income-producing historic properties and has generated over \$28 billion in historic preservation activity since its inception in 1976.

Each project approved by the NPS creates on average 42 new jobs (principally local). In 2002 over 50,484 jobs were created by this program. Besides Federal income tax generated from these new jobs, taxes generated

from other activities involving these rehabilitations provide further tax revenues to Federal, state and local governments. These projects also result in enhanced property values, augmented state and local revenues, and economic rejuvenation of older neighborhoods.

Enhanced Services to Program Users

Applicants are encouraged to take advantage of an expedited fee payment system by including with their application an authorization for the NPS to charge the certification processing fee to their credit card. The authorization form is available on-line from the NPS web site. By not using the



Superior Oil Company Building, Los Angeles

This can significantly reduce the processing time before a decision regarding certification is made.

The NPS website continues to expand with updated information on the historic preservation tax incentives programs and technical guidance on the preservation and rehabilitation of historic properties: www2.cr.nps.gov/tps. The Historic Preservation Certification Application and The Secretary of the Interior's Standards for Rehabilitation with Illustrated Guidelines for Rehabilitating Historic Buildings can also be found at this web site.

SHPOs are the point of contact for property owners wishing to use the rehabilitation tax credit. The SHPO office can guide property owners to individually listed properties and to existing historic districts and contributing buildings that are already eligible. In addition the SHPO office may be able to provide technical guidance before a project begins to make the process as fast, appropriate, and economical as possible.



Ivanhoe Hotel, Ferndale

traditional billing procedures, the submitted applications avoid being placed on hold by the National Park Service until the processing fee is paid.



CPF President, Peyton Hall(L), and CPF Treasurer, Tom Neary (R), receiving the check for a \$10,000 grant from Bank of America's Juliet Don.

(continued from page 1)

in a number of ways, through lending for affordable housing development, funding and financial services for small businesses, and community reinvestment.

In just the past year, Bank of America financed the development of approximately 6,000 affordable housing units in California. This year, the bank earned the highest Community Reinvestment Act rating of "Outstanding" from the Office of the Comptroller of the Currency (OCC), and Bank of America is the top Small Business Administration (SBA) lender.

Around the State

Anti-Preservation Initiative Defeated in Santa Monica

Earlier this spring, Santa Monica residents voted - 53% to 47% - against Proposition A - an initiative that would have made owner consent a prerequisite for a property's inclusion in any historic district designated by the city. In addition, all of a building's co-owners would have to agree before the property could have conferred a landmark status on it. The National Trust for Historic Preservation, California Preservation Foundation and Los Angeles Conservancy joined together to help raise funds for the Save Our Neighborhoods Organization. Due to SONO's effective campaign, Santa Monica's neighborhoods and its preservation program have been saved.

John Marsh House Emergency



Crumbling wall of the John Marsh House in East Contra Costa County

More of the Old John Marsh Stone House in East Contra Costa County is on the verge of collapse. The house, built in 1854 by California pioneer John Marsh, is owned by California State Parks which currently has no funding available for its restoration.

The house, constructed of locally quarried sand stone, is slowly falling under its own weight. The earthquake of 1989 caused the collapse of the south wall. Currently, gaping voids and large pronounced buckling appear throughout the structure. Three particularly precarious areas require immediate emergency interim stabilization.

The John Marsh Historic Trust, and the group that preceded it, have raised \$75,000 to put toward the emergency stabilization costs.

Glendale HPOZ

Congratulations to the dedicated group of citizen activists in Glendale who lobbied their city council members hard and succeeded in getting their votes to pass a new historic preservation overlay zone ordinance for the city.

National Trust for Historic Preservation 11 Most Endangered

National Trust for Historic Preservation has named the three remaining buildings of Stockton's Little Manila to its list of America's 11 most endangered historic places. The buildings are all that remains of what was the largest Filipino community outside the Philippines in the 1920's and 1930's during this time, Filipino labor contributed to Stockton's key role in the Central Valley. A recent city redevelopment project razed many of the remaining Little Manila stores and residence hotels and replaced them with a McDonald's and a gasoline station.

Sacramento's Lost NHL

In early May, the Sacramento city council voted to demolish the last remaining original structure needing to be restored in the Old Sacramento NHL District, the Ebners Hotel. Despite late efforts by local preservationists, CPF, NTHP and the National Park Service, the hotel, which was owned by the city and vacant for decades, came down a few weeks later.

Prop 40 money, the state budget and competitive grants

Apparently as part of state budget dealings between lawmakers and the Governor, the Governor has withdrawn his opposition to the Prop 40 funding for heritage projects going to the California Historic and Cultural Endowment Board.

That Board was created in last year's session with the passage of Assemblymember Marco Firebaugh's legislation, AB 716. What this means is that \$128 million from Prop 40, minus 5% for administrative costs, is to be distributed through competitive grants to local government agencies and non-profit organizations for historic and

(continued next page)

Around the State

(Prop 40 - continued from previous page)

cultural preservation and museum capital construction projects.

The Endowment Board, to be housed in the State Library, includes: the Chairman, who is to be the State Librarian; the Secretary of the Resources Agency; the Director of Finance; 2 appointees each from the Senate and the Assembly; and 3 appointees from the Governor. AB 716 calls for the Board to develop grant criteria and hold hearings on the criteria. The California Preservation Foundation, the National Trust for Historic Preservation, the Los Angeles Conservancy, Save Our Heritage Organisation, San Diego, and Napa County Landmarks, Inc., have joined together in a newly-forming statewide advocacy network and are lobbying legislators and the governor on their appointments to the Board, which has not yet been fully constituted.

Los Angeles' Lincoln Place Apartments

In early May, the California Preservation Foundation joined with the Alliance for 20th Century Architecture in a suit to stop the demolition of 5 buildings in the "Modern Movement" Lincoln Place Apartments complex in Los Angeles' Venice Beach.



Attorneys Jan Chatten-Brown and Susan Brandt-Hawley were not successful in seeking a stay in the demolition of the buildings, which went down June 23rd. The suit contended that demolition permits were issued contrary to the City of Los Angeles' municipal code after the State Historic Resources Commission had found the apartment complex eligible for the National Register of Historic Places and the State Historic

Preservation Officer, Dr. Knox Mellon, had forwarded the nomination to the Keeper of the Register in Washington DC with his support. The suit continues relative to the remaining structures in the complex and has been joined by the Los Angeles Conservancy.



Gladding, McBean

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since this time, your
name will appear in
the next issue.

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