



CALIFORNIANS FOR PRESERVATION ACTION

Volume II, Number 3

July, 1977

NEWSLETTER

Preservation for Everyone

Over the past nine years 2-5000 people have consistently turned out to defend the elderly inhabitants of the International Hotel, recently placed on the National Register.



As you may have noticed recently, the press has been raising some very disturbing questions about our favorite cause, historic preservation. Three articles in particular seriously question the effects of preservation's new found acceptance. Will the preservation, revitalization and reuse of older buildings become the 'redevelopment' tool of the seventies and eighties?

Art Seidenbaum of the Los Angeles Times, in an article entitled "The Inner City Goes Upper Crust", asks just who it is that we are revitalizing our older urban neighborhoods for (suburban doctors, lawyers, young executives?) and at whose expense (minorities, elderly, the urban poor?) As Seidenbaum points out, a resident of the Shaw neighborhood of Washington, D.C. has seen it happen: "I thought neighborhood preservation might be a good thing, but all I see is that families I've known since I was a little girl now have to move out. We're not talking about preserving housing for those families. Preserving Shaw means preserving it for someone else."

The highly praised restoration of Faneuil Hall Marketplace in Boston's historic Quincy Market is the focus of additional articles critical of the "new" preservation. Like Seidenbaum's they are interesting, articulate and deeply disturbing.

In "Thoughts Brought On By Prolonged Exposure to Exposed Brick", Calvin Trillin of the New Yorker questions the contrivances and elitism of the Faneuil Hall Marketplace and similar preservation efforts across the country. There are some, he tells us, who look on this entire process as "revitalization": "There are others, like Andrew Kopkind, who look on it as a group of middle-class sophisticates taking territory away from working class people—a phenomenon he describes with a marvelous word that is apparently used by British planners, "gentrification." Kopkind, for his part, has written an excellent article with the rather long title, "Quincy Market Re-examined, Reverse Blight in Olde Boston or Kitsch for the Rich". (Andrew Kopkind is Art Critic for Boston's Real Paper.)

In the coming months CPA will attempt to answer some of the questions raised in these articles. We will report on communities throughout California that have been preserved for their residents. We will look at programs like Neighborhood Housing Services and the Cooperative Ownership Project of Oakland where residents fully participate in the rehab/revitalization/ownership process. We will look at cases like San Francisco's International Hotel and Goodman Building where low income residents have, for six to ten years, successfully prevented their homes from being 'developed' as parking lots or high rise office buildings. We will ask ourselves why some communities have succeeded in their efforts and others have failed. We will also examine bold new strategies for creating better housing for the elderly and the poor of our central cities, proposals like those of the Community Design Center of Los Angeles to convert the elegant but empty turn of the century highrise offices of Los Angeles' financial district into safe, convenient housing for the elderly.

If you have any ideas, suggestions or questions regarding this issue please write to us c/o CPA, P.O. Box 2169, Sacramento 95810.

News from Washington

Nellie Longworth of Preservation Action reports that a joint committee pushed historic preservation funding for next year up to \$45 million, from the proposed \$35 million. The hero of the action was freshman Senator Leahy (D-Vt) who fought for full (\$100 million) funding against an unmovable House recommendation of \$40 million. The barrage of letters you and others wrote helped immeasurably. While a \$10 million increase helps--and appears certain of passage--next year we want the full \$100 million appropriation, so get ready.

SB 1158 (Thurmond, N. Carolina) needs your active support. The bill would extend the tax incentives contained in the 1976 Tax Reform Act to private owners of non-commercial historic properties rehabilitated under Federal certification standards. It is expected that SB 1158 will be proposed in August as a floor amendment to a Senate Finance Committee conglomerate tax bill. Make your support of SB 1158 known now to Senators Cranston and Hayakawa.

The AIA is requesting help in fighting the expansion of the West Front of the U.S. Capitol, a gross insult to the present design dating from 1820. Contact your senator immediately and urge him to vote for restoration, not extension.

HISTORIC PRESERVATION LOAN PROGRAM HIGH HOPES DIMMED

The Historic Preservation Loan Program continues to flounder in a bureaucratic quagmire. HUD, as the administrating agency, has yet to complete final regulations, and hope is dimming that such action is forthcoming. We urge you to contact Patricia Roberts Harris, Secretary for Housing and Urban Development, 451 Seventh Street S.W., Washington, D.C. 20410 and request immediate action to finalize these regulations.

Even when fully implemented, the loan program as enacted will be severely limited in its effect. The proposed Historic Preservation Act of 1977 (HR 7796 - Leach), currently in sub-committee hearings, may help. It would:

1. Increase guarantee limits to \$30,000;
2. Expand Title I applicability to HUD 312 Loans;
3. Allow funds to be matched with other federal monies;
4. Enable multi-unit buildings to qualify for loans.

The hearings so far have ignored affected groups at the neighborhood level. To encourage opening the hearings to neighborhood groups, contact Jack Lamb (202) 225-1280, the committee staff person.

Legislative Review

Your Legislators are back in their district offices for the month of July before coming back to sweltering Sacramento for the arduous month of August. Most bills must be out of committees in the originating house if they are to be enacted this year. July is a good time to contact your Legislators in their district offices (listed in the white pages of the telephone book under California, State of, Assembly or Senate), and July or early August is a good time to write to them c/o State Capitol, Sacramento, CA 95814.

The bills described below are important for historic preservation. All of them are important, but if you must limit your letter writing, please write to one or more of the authors of the more controversial measures -- AB 79 and SB 7, AB 962, SB 514 and SCA 29, and AB 1725.

Senate Bill 380 (Mills) - SUPPORT: This bill provides a rather complicated taxing formula which will result in a tax break for qualifying historical properties. Current tax law requires properties to be assessed at their "highest and best" use, that is, their most financially lucrative use. However, under Proposition 7 passed by the voters in June 1976, historical properties which are enforceably restricted in their use may be entitled to an assessment consistent with their restriction.

SB 380 is enacting legislation to implement Proposition 7. Even if this bill passes there will still be some problems which may discourage use of Proposition 7, but this bill is a first and necessary step. Senator Mills has managed to get this bill through the Senate. Send letters of support to the Assembly Revenue and Taxation Committee, Chairman Willie Brown.

Assembly Bill 962 (Fazio) - SUPPORT: This bill is Assemblyman Fazio's second attempt to create a source of loans for local governments for emergency acquisition of endangered park, open space and historical lands and facilities. The bill will provide \$5,000,000 in low interest loans, to be used on a revolving basis. It is currently in the Assembly Ways and Means Committee suspense file, Chairman Daniel Boatwright.

Senate Bill 514 and Senate Constitutional Amendment 29 (Marks) - SUPPORT: These are companion measures to give a tax break for residential rehabilitation. SCA 29 will make it constitutional to allow an increased tax exemption for a period of five years for any increase in the value of a residential structure due to rehabilitation. It must be approved by the voters in a statewide election. SB 514 enacts the constitutional amendment and applies it to residences in areas designated as historical districts or in neighborhood preservation areas designated by the local government or the California Housing Finance Agency.

Although the bill does not apply as broadly as we would like, applying the tax exemption only to these certain areas makes passage more feasible because the state must reimburse the local governments for any tax loss, the lower the cost the better the chance for passage. If it passes, it is possible to strengthen it in the future. Thanks to Senator Marks, these measures are in the Assembly and will be heard by the Assembly Revenue and Taxation Committee, Chairman Willie Brown.

Assembly Bill 1337 (Mello), Assembly Constitutional Amendments 52 (Mello) and 27 (Young) - SUPPORT: These measures are similar to SB 514 and SCA 29 above. However, they apply only to owner-occupied single-family homes, rather than to all residential structures; and they are not out of their first committee, Assembly Revenue and Taxation, so they have no chance of passage this year.

Assembly Bill 291 (Chacon) - SUPPORT: This bill is a toned-down version of Proposition 1 which was defeated at the polls in June 1976. If passed by the Legislature and the voters, it will provide \$250,000,000 in general obligation bond funds to be used by the California Housing Finance Agency (CHFA), \$87,500,000 of which must be used for housing for the elderly. CHFA was established recently to provide low-interest loans for housing rehabilitation in neighborhood preservation areas and for low and moderate income housing. Assemblyman Peter Chacon has guided the bill through the Assembly, and it will be heard by the Senate Local Government Committee, Chairman Milton Marks.

Senate Bill 7 (Holden) and Assembly Bill 79 (Hughes) - SUPPORT: These bills are virtually identical anti-redlining bills. State chartered savings and loan associations are currently forbidden to redline by regulations of the California Savings and Loan Commissioner, but it is legal for all other lending institutions to discriminate in lending on the basis of neighborhood. While most institutions claim they do not redline, it is certain that redlining has existed in the immediate past, and the lack of financing has contributed to the decline of older neighborhoods. Both Senator Nate Holden's and Assemblywoman Theresa Hughes' bills will prohibit discrimination in residential lending on

the basis of neighborhood by any financial institution. The bills provide both a process of appeal if one has been the victim of redlining and remedies, including punitive damages of \$1000 in some cases, if the redlining is substantiated. SB 7 has passed the Senate into the Assembly Committee on Housing and Community Development (Chairman Peter Chacon), and AB 79 has passed the Assembly into the Senate Local Government Committee (Chairman Milton Marks). Both bills need all the support they can get if they are to succeed.

There are several bills which will benefit specific historic preservation projects. All deserve our **SUPPORT**. Assembly Bill 1342 (Lehman) will provide \$3,000,000 to convert the Old Administration Building Complex (on the National Register) at Fresno City College into a state-owned San Joaquin Valley agricultural museum. This bill not only will save the complex but will require it to be restored in accordance with the State Historical Building Code. Assembly Bill 617 (Miller) will provide \$460,000 for the Colonel Allensworth State Historic Park. Colonel Allensworth established this center, located near Bakersfield, in the 1860's as a refuge and education center for newly-freed slaves. Both AB 1342 and AB 617 are in the Senate and will probably be heard by the Senate Committee on Natural Resources and Wildlife, Chairman John Nejedly. Senate Bill 403 (Greene) will create the California Museum of Afro-American History and Culture in the California Museum of Science and Industry in Los Angeles. Moreover, it will do it with federal rather than state funds. Assigned to Assembly Committee on Governmental Organization, Chairman Frank Vicencia. The above three bills all have a chance of passage this year. SB 489 (Garcia) appropriates \$8,000,000 for capital improvements to restore El Pueblo de Los Angeles State Historic Park, but it is not out of its first committee (Senate Natural Resources and Wildlife, Chairman John Nejedly), so Senator Garcia hopes to get it passed next year.

Assembly Bill 1725 (Egeland) - OPPOSE: It appears that two good causes have bumped right into each other: historic preservation and access for the handicapped. The handicapped are a vocal and effective group in Sacramento, and, angered by the difficulty of getting around in Old Sacramento (a redevelopment project restoring the Gold Rush era area), have prevailed on Assemblywoman Leona Egeland to introduce AB 1725 making historical properties subject to the same physical access requirements as all other buildings. AB 1725 does provide for a process of appeal from such requirements for National Register buildings and districts and State Historical Landmarks. However, the appeal process is cumbersome, applies only in restricted cases, and does not apply to locally designated landmarks; moreover, the bill makes no provisions for valuable old buildings which are not landmarks. AB 1725 will make it extremely, if not prohibitively, expensive to restore many older buildings and in some cases will seriously damage architectural integrity. CPA recommends that you write to Assemblywoman Egeland opposing her bill until a more practical process can be worked out and until some provision is made for locally-designated properties. When two good causes clash, there must be a better solution than AB 1725 which is punitive to the cause of historic preservation.

Berkeley: Julia Morgan Church Saved



Epic West is a nonprofit cultural center with three parts: a theatre, a center for the study of Bertold Brecht and an Institute for Social-Cultural Studies. Epic West was founded in April, 1975, and found a permanent home in the Old St. John's Presbyterian Church in Berkeley, designed in 1908-10 by architect Julia Morgan and constructed entirely from redwood and Douglas fir.

Historian John Beach wrote a lyrical description of the church in Bay Area Houses (Oxford, 1976), calling it, "(a) piece of lightly-sheathed engineering, a glorious combination of barn and bungalow, utility and grace. The bare-bones budget allowed few frills, and the drama of the interior derives from the careful arrangements and display of structural elements: every functioning member is visible and every visible member functions." He also noted that Morgan strove for a design that would blend unobtrusively into its residential surroundings.

In the 1950's and early '60's, the congregation of St. John's decided that they needed a newer and more imposing structure to upgrade their community image and help attract the youth of Berkeley. No longer bothered by earlier financial restrictions, they purchased a new lot on the same street and decided to dispose of both the old building and its site. Ironically Morgan's concern for quiet appropriateness in a residential neighborhood actually threatened the building's continued existence!

The youth who were supposed to be attracted to the new church instead rallied to save the old one. Their determined battle was aided by the publication of Leslie Freudenheim's Building with Nature (Peregrine Smith, 1974), which featured color interior photographs of the church on its cover. A Saturday Review article summarized the book and featured St. John's as its centerfold. These publications, an outpouring of community sentiment and letters, plus the inclusion of the church on the National Register, helped convince the congregation of the historic and architectural importance of the building. They agreed to seek a buyer who would preserve the structure. It was initially purchased by Bob Brown of the World Music Center; he sold it to Epic West in 1975.

Although the structure has been saved, its restoration and preservation may cost as much as \$125,000. Epic West has just received a \$15,000 restoration grant through the State Office of Historic Preservation; now they must raise an additional \$15,000 to match it.

To offer assistance or funds, or for more information, please call or write Robert Hurwitt, Epic West, 2640 College Avenue, Berkeley, CA 94704, (425) 549-1844.

Livermore: A Survey by Citizens

We have reported that the State Office of Historic Preservation has begun to invest heavily in cultural resources surveys. Over twenty cities are presently funded by the State in one way or another, from the large-Los Angeles-to the small-Claremont, and matching capabilities from the SOHP are approaching \$200,000 a year. However, an interesting phenomenon coincides with this increase in State encouragement and participation in local surveys. Local survey efforts, initiated, carried-out and financially supported by local groups, continue. While local initiation has always been the case, the San Francisco Junior League's Here Today a well-known example, the promise of State assistance has drawn most communities into complicated contract negotiations with State support as the goal. Livermore provides an alternative, a true citizen effort.

Livermore Heritage Guild members recently completed a preliminary assessment of the extent of architectural and historical resources in that city. The visual survey concentrated on houses and buildings in the original incorporated limits of the town and a final sweep picked up pre-1940 buildings in other areas of the city.

Preliminary to the survey, a Heritage Guild member, Garrett Drummond, organized and presented an orientation meeting where he discussed 19th and early 20th century architectural styles and trends, showed 35mm slide examples taken locally of eight general architectural style categories to be identified, and distributed a prepared style-and-distinctive-element handout along with survey instructions. In addition to the style categories he asked the survey teams made up of two people each to identify structures by use, by condition, whether original or modified, and by degree of condition. He asked them, finally, to note those which were endangered by commercial encroachment or benign neglect or were perhaps of historical significance as possible candidates for early preservation action.

The survey teams identified by style 553 pre-1940 structures in the survey area and found another 24 in other parts of the city. Another 83 were recorded which are of the same vintage but whose architectural style could not be defined. One hundred and fifty two were tabbed for early attention in a follow-up investigation. A sum-



One of Livermore's most charming Victorian-era cottages is the Frank R. Fassett House, built about 1886 (photo - T.E. Peiffer).

mary of the results showed that of those that could be identified just less than half (258) have been modified to some extent, although their distinctive style elements are still recognizable. The number of pre-1940 structures reported in the survey represents about 5% of the total number of buildings in Livermore, which gives not only an indication of how much the city has grown in the last 30 years but some measure of those buildings which have been lost to "progress".

A valuable benefit of the survey has been to identify and record properties which will fall under a Historic Resources Ordinance which Livermore's city fathers passed last winter. This new law will provide protection against demolition or modification until approved by a Heritage Preservation Commission for houses and buildings over 40 years old.

Drummond commented: "I am at some advantage over some survey leaders in that data processing is my business, and thus it was possible for me to have the information we gathered key-punched. This enables us to sort it in several different directions: by street, by building style, use and condition, and also gives us a little additional space on the tab card for identifying remarks."

The Livermore experience provides a model-efficient, useful and independent of outside funding. CPA is strongly committed to the people of a community initiating, planning and doing survey work, learning about their community and moving into planning for preservation. CPA encourages SOHP funding but warns that State money is limited and slow in coming. Get a survey going, get everyone involved, find local money if necessary but get out on the streets with clipboards. It's your town and you know it best; you will have to defend it with survey findings in hand.

Sacramento Update

The staff of the State Office of Historic Preservation in Sacramento has moved into a larger facility at 1220 K Street to accommodate their expanding staff. The new positions in the office are a significant response by State government to the growing support for historic preservation throughout California. The new permanent staff includes: Nick Del Cioppo and Hans Kreutzberg, who will work on the CEQA aspect of the office's environmental review responsibilities; Henry Bass on the archeological records and survey; and Don Napoli and John Merritt on the statewide survey of cultural resources. They'll be supported by two new clericals, Shirley Alford and Dawn Neeley.

Mail should still be sent to the old address-Office of Historic Preservation, P.O. Box 2390, Sacramento, California 95811. However, some of the familiar voices in the office can now be reached by different numbers. Pam McGuire (Statewide Survey) (916) 322-8599; Marion Mitchell-Wilson (Grants) 322-8596, Aaron Gallup (National Register) 322-8598; Gene Itogawa and Bill Seidel (Environmental Review) 322-8702. The office's main number remains, 445-8006. Stop by and talk to these people when you're in Sacramento. They share your concern for cultural resources and can help you preserve them in your community.

"Sources of Historic Preservation Information," a bibliography compiled by the State Office of Historic Preservation, is available upon request.

The California Department of Parks and Recreation is making an intensive effort to identify districts, sites, structures and objects that have significance to California's Asian, Black, Chicano, and Native American populations. After the initial identification, preservation of these properties can follow, utilizing the various forms of assistance currently available on local, state, and national levels. Contact persons for this important project are: in So. California, Mickey Fearn, 128 Plaza Street, Los Angeles 90012, (213) 620-3342; in No. California, Mr. Roy Adger, P.O. Box 266, Palo Alto 94302, (415) 322-6997 or (415) 326-7706.

Important Hearings-Get There

The Office of Planning and Research has released a review draft of Urban Development Strategy and will receive comments (San Diego, July 21; San Francisco, July 26;;San Jose, July 27; Sacramento, August 2; Los Angeles, August 4; San Bernardino, August 10). Preservationists will be displeased to read a document that identifies this as an era of limits and calls for managed growth and exciting urban futures without mentioning historic preservation once. There are no calls for integrity in rehab programs but redevelopment is to be beefed up still more and freeway system "gaps" are to be bridged. Strange conservation.

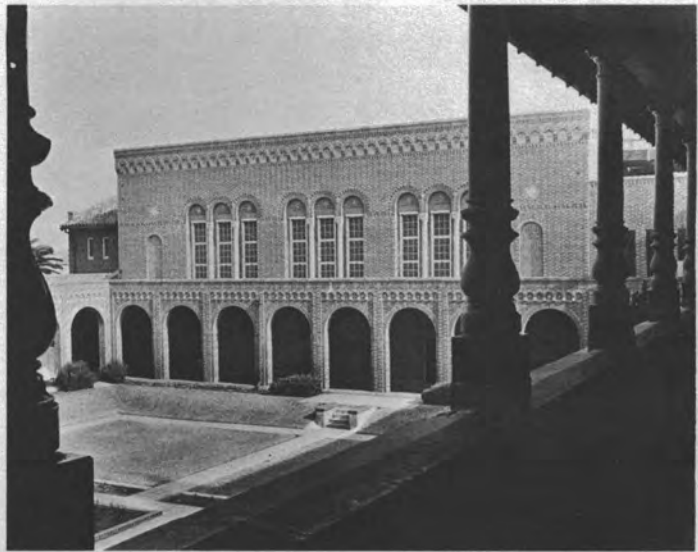
One immediate improvement could be the attachment of guidelines for rehabilitation programs that respect design and materials of existing housing. Such guidelines have been developed by the National Trust for Los Gatos and by Stanford Research Institute in the Mission District. Somehow housing people think preservation is only an elite concern, that integrity and style of structures or maintenance of the original environment is of no benefit to the poor. Such attitudes are an astonishing continuation of the patronizing State and Federal administration of housing programs.

While some points argued would be valuable changes in direction for planning, the draft seriously lacks sensitivity to the existing built environment. Get a copy, read hard and speak loudly. This is California's master plan and is an important guide for future programs. Call OPR for your copy or further information: (916) 445-4831.

The State Department of Housing and Community Development has submitted a proposed State Housing Plan to the Legislature. The Plan, and SB 840 (Petris) which would enact the Plan, will be the subject of special joint legislative hearings. It is important that the preservation viewpoint be represented in the final form of this Plan. The hearings are scheduled for July 25 at the San Diego Gas and Electric Building Auditorium, 101 Ash Street, and July 26 in the Assembly Room of the State Building, 1111 Jackson Street, Oakland. For more information call (916) 445-9748 or your local legislator.

Designed, written and produced by the Newsletter Committee of Californians For Preservation
Action: Margaret Bach, Beverly Bubar, Bill Burkhart, Jane Ellison, Peggy Lang, Jim Marrin, John and Betty Merritt, Brad Paul, Elizabeth Pomeroy, Dick Reed, Marsha Scully, Diane Seeger, Tom Sitton, Judith Waldhorn.

Preservation in the Central San Joaquin Valley



View of one of the courtyards today, Fresno City College Old Administration Building, Fresno (photo - Russell C. Fey).

FRESNO: The Old Administration Building

AB 1342, which would provide \$3 million to convert the Old Fresno City College Administration Building into an agricultural museum, was unanimously approved (72-0) by the Assembly on June 23. The Senate is scheduled to consider the bill in August.

Trustees of the State Center Community College District had threatened to demolish the building by June 15 if the legislature did not provide the money to convert it into a museum. Last-minute talks between the trustees and the author of the bill, Assemblyman Richard Lehman (D-Fresno) backed by a group of supporters in favor of retention of the building, convinced the trustees to extend the deadline to November 1. Lehman is optimistic that this will provide enough time for the bill to clear the Senate and reach the Governor's desk.

Assembly passage of AB 1342 comes after a major four-year effort by concerned Fresnans to save the Old Administration Building. Dr. E.K. Smith, who has spearheaded the effort from the beginning, successfully nominated the building to the National Register of Historic Places in 1974, and was also study coordinator for a 155-page feasibility study on reusing the building. In his National Register nomination, Smith states that "The Old Administration building is ...the only remaining structure symbolizing the founding of public facilities for higher education in the San Joaquin Valley."

The Administration Building was built in 1915 in the Spanish Renaissance style. Major architectural features consist of hand-made hard-burned bricks, tile roofs, arched entrances, stone balconies, rich Moorish details in brick, and two completely enclosed inner courtyards.

Raymond Girvigian, FAIA, of South Pasadena, one of the leading architects in historic preservation in the United States and architect of the State Capitol restoration, was retained to prepare a detailed architectural and engineering study on the feasibility of preserving the building and converting it into an agricultural museum. In the study's summary, Girvigian states that "...the Old Administration Building is the

most historically significant educational landmark of its type in the San Joaquin Region, and perhaps the State. An agricultural museum appears exceptionally suitable as an adaptive use..." (Feasibility Study on Rehabilitation of the Old Administration Building, 1977).

Finally, we are pleased to receive a copy of the Fresno-Clovis metropolitan area Historic Preservation Element to the General Plan. The plan constitutes an excellent presentation of Fresno area cultural resources and promises a public commitment to their preservation. Copies are available from Planning Division, City of Fresno.

More Northwest Precedents

House Bill 70 (State of Washington) has created an independent Office of Archaeology and Historic Preservation with increased state support, more staffing, and regional offices. Removal of California's Office of Historic Preservation from under the State Department of Parks and Recreation was discussed at CPA's May Sacramento meeting and a Southern California office is a possible budget item next year. Washington's example is a promising model. We hope California understands preservationists need regional offices for better local response and will at least prioritize that as a budget matter. The difficulty in getting a toll-free number - always agreed to but, as yet, non-existent - gives us cause for concern that the State Office of Historic Preservation is ignoring a pressing need. CPA urges you to impress the Office and Director Rhodes with the immediate need for better local service and easier access to office assistance.

In April Seattle Mayor Wes Uhlman announced GSA will begin implementing the Public Buildings Cooperative Use Act of 1976 (P.L. 94-541) in Seattle. GSA will seek to locate any new office facilities in the city's many National Register properties, thus stimulating reuse of historic buildings. In Oregon, House Bill 2686 would establish state policy to encourage General Services Department use of historic buildings for public space needs, when feasible. Both Northwest states are now actively engaged in promoting use of historic buildings. California State Architect Sim Van der Ryn, in his quest for energy saving architecture, might recognize reuse is the most efficient conservation of resources and energy available.

News from around the State

Historic Preservation Education: Sonoma State College has the only undergraduate interdisciplinary program in Historic Preservation west of the Rockies! Program opportunities include use of the media in preservation, economics, research and restoration techniques. For more information, please write Peter Mellini, Director, Historic Preservation Program, California State College, Rohnert Park, CA 94928.

Napa Landmarks, Inc., reports that guided walking tours for the remainder of Summer 1977 will be held on Sunday, July 24, 2pm (Calistoga Ave.) and Sunday, August 7, 2pm (Downtown). Donation 50¢, children and Napa Landmarks members free. For information: P.O. Box 702, Napa, CA 94558, (707) 255-1836.

The City of San Buenaventura is developing architectural landscape plans and determining uses and possible interpretation of an 1890 farmhouse recently donated to the City by the Dudleys, a pioneer ranching family. Related experience and information would be appreciated. Contact Judy Triem, 190 Greenview Circle, Ventura, CA 93003, (805) 642-4210.

The City of Los Angeles has abolished its Department of Environmental Quality, effective July 1, 1977. This agency received and reviewed environmental documents from all the municipal lead agencies, and was considering an antiquities ordinance for the City.

Also, the Environmental Review Section of LA City Planning Department recently has implemented a "new policy" which is detrimental to the preservation of cultural resources. In at least three specific cases (Encino Village, Porter Ranch, and another site complex), they have exempted the developers from responsibility for mitigating adverse impacts upon the archaeological sites. Instead, they merely recommend that the applicant notify archaeologists of the proposed grading or other destruction, and "allow" the archaeologists to enter the property and perform the required work - for free.

Next Step in Phelps Place Historic District: The April, 1976 CPA Newsletter described the San Francisco Preservation Group's ambitious plans to move and restore several Victorian structures in the Haight-Ashbury district, including the Abner Phelps landmark home, said to be the oldest unaltered residence left in the City. The next step was taken in June, as an 1880s Stick style building was moved to a new site around the corner, to create the open space necessary to form the "New Orleans" style plaza in front of the Phelps house, now visible from the street for the first time in fifty years.

Los Angeles Central Library Saved? After eight years of indecision, and almost a year of intensive haggling, the Los Angeles City Council voted, on June 14, to proceed with the renovation and expansion of its landmark Central Library facility. This decision represents a major victory for Los Angeles preservation forces who, nearly one year ago, began a campaign to save the Central Library building which was on the verge of being abandoned by the City and sold off for land value. The progress of the preservation effort has been well-chronicled in recent issues of the Newsletter. What remain to be decided (as of press time) are the important issues of architectural selection and funding/financing arrangements.

New Publications

Two from the Whitney Library of Design: Women in American Architecture: A Historic and Contemporary Perspective, edited by Susana Torre. A landmark study of women's role in "the last of the liberated professions" -- architecture -- via essays by 13 women well-known in architectural journalism. 224 pp., illus. \$25.

200 Years of American Architectural Drawing, by David Gebhard and Deborah Nevins, appraises the work of 85 distinguished architects in relation to their drawings. 304 pp., illus. \$30. Both volumes available from Watson-Guptill Publications, 2160 Patterson St., Cincinnati, Ohio 45214.

"Architecture and Yankee Ingenuity" is a 10-part videotape series presented by Grant Hildebrand and the Dept. of Architecture, U. of Washington. Its 30-minute color and sound videocassettes show how American ingenuity produced both practical and aesthetic solutions to functional needs. Sale and rental information from the U. of Washington Press, Seattle, WA 98105.

An Enduring Heritage: Historic Buildings of the San Francisco Peninsula, by Dorothy F. Regnery, from Stanford University Press. A record of the rich architectural heritage of San Mateo and Santa Clara counties, 1850-1920, as seen through their most significant extant structures. Illus. \$18.95.

Issues in Archaeology: Report, Special Issue March-April-May 1977. Advisory Council on Historic Preservation, 1522 K Street, N.W., Washington, D.C. 20005. A series of papers presented on the problems of archaeology and preservation at the May 1976 meeting at Santa Fe, New Mexico.

"Historic Preservation Element," City of Glendale, Planning Division, 633 East Broadway, Glendale, CA 91205, (213) 956-2144. A review of historic sites and steps for preservation. \$3

Living with Seismic Risk: Strategies for Urban Conservation, edited by Richard Reed, the Proceedings of a seminar conducted by the American Association for the Advancement of Science (1977), Washington, D.C. 20036, AAAS Publication 77-R-1. (See CPA Newsletter, Vol.II, No.1)

Ghost Towns and Mining Camps: Selected Papers, National Trust for Historic Preservation. Five papers from conferences in Idaho, Arizona, Utah. 38 pp. \$3.50 plus .50 postage from Preservation Bookshop, National Trust, 740-748 Jackson Place N.W., Washington, D.C. 20006.

Loose leaf fact sheets - everything from repairing a roof to fighting city-hall are gathered in The Neighborhood Notebook, a valuable collection available from Department of Planning, City of Dallas, 500 S. Ervay St., Suite 200B, Dallas, Texas 75201.

Heritage (The Foundation for San Francisco's Architectural Heritage) has issued a number of interesting items. Directory 77 is a guide to restoration of vintage structures with craftsman lists, do's and don't's, research sources, etc. Especially useful are a series of checklists which help prospective buyers evaluate both the condition of a building and the amenities of its neighborhood. (\$4 plus 50¢ for mailing from Heritage, 2007 Franklin St., SF 94109) Jessie Street Substation is a report on available means for creative reuse of the Willis Polk landmark in the Yerba Buena, a study proving that the substation can "pull its own weight economically," in the words of Project Director John Weese (\$5 from Heritage). Finally, the 1976 Heritage Annual Report offers insights into effective and broad preservation activities other private groups might do well to emulate (free). Heritage, carrying the battle to save the Fitzhugh building on Union Square, could use your help now. Call (415) 441-3000 and ask what you can do to oppose the most recent, revised proposal from Saks.

City of Paris-The Latest

The southeast corner of Union Square in downtown San Francisco is the site of the City of Paris building; its ornate exterior, art glass dome and graceful interior are beloved by millions, many of whom used to venture to the City each December especially to enjoy the enormous Christmas tree which decorated the rotunda. In 1972 the site was sold; soon after plans were announced for architect John Carl Warnecke to design a new building to house the Neiman-Marcus speciality department store. Thousands of concerned citizens signed petitions and helped form a committee to fight to save the COP building. The last issue of the CPA newsletter reported the latest development: Warnecke was recently replaced by architect Philip Johnson, who has asked for an expression of the sentiments of those in favor of preservation.

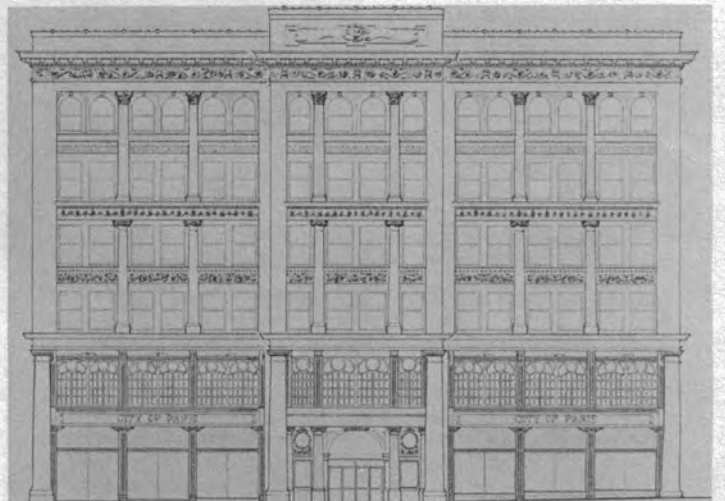
Many letters were received; here are some excerpts which vividly express both delight in the old building and hope that Johnson will be the instrument of its survival.

"I am not an architect, but I certainly know a beautiful old building when I see one...Why Neiman Marcus wants to tear down that fabulous structure I'll never know. If they destroy the City of Paris, I'll never do business with them again...."

"My opinion is both personal and professional. The Christmas tree, Normandy Lane, the dome, the facade, the purchases from the various floors have been a part of my life since I was a kid from the country visiting the City. It is what San Francisco is: Old values suggesting a cultural continuity. Now it is something classic amidst plastic. Neiman-Marcus could use its subtle elegance...."

Many writers felt that Johnson's future reputation might well be enhanced by his sensitive reuse of the structure: "I hope that 100 years from now, architects will be finding methods to restore and preserve many buildings you have designed. I also hope they will be able to remember you as the man who saved the City of Paris building!"

You still have time to express your ideas. Write to Philip Johnson, Johnson/Burgee, 375 Park Avenue, New York City 10022. Please send a copy of your letter to the Citizens' Committee to Save the City of Paris Building, c/o Hal Major, 1735 Pacific Avenue, San Francisco, CA 94109.



The City of Paris - of vital importance to the street (line drawing - Hal Major)

Please Note

"Restoring Victorian Homes," University of California, Santa Cruz, Stevenson College, Room 175; Saturday-Sunday, October 22-23, 9am-5pm; \$50 including materials and dinner. The course, organized by Kent L. Seavey, Historical Coordinator for Monterey County Parks Department, will center on the philosophy of preservation, legislation regarding building codes, tax benefits of restoration, market conditions, financing, and the basics of construction. For more information, contact Janice Corriden, Continuing Education Specialist, UCSC.

Victorian Photographs in Santa Cruz: "A Gift to the Street," an exhibit of San Francisco Victorian homes and details, will be shown July and August at the Santa Cruz County Historical Museum. The show, featuring the work of photographer Carol Olwell, was part of the Bicentennial exhibit, "As We Are, As We Were," at the deYoung Museum in San Francisco. The Museum, housed in "the Octagon" building, is at 118 Cooper Street in downtown Santa Cruz. Hours are Monday-Saturday from noon-5pm. For more information please phone (408) 425-2540.

AMERICAN PRESERVATION: the Magazine for Historic and Neighborhood Preservation, begins bi-monthly publication in October. A news section, calendar of events, short interviews, profiles of leading figures, three regular columns, and abundant illustrations will be included. It looks like a fine new way to stay in touch. Write to Porter Briggs, Editor and Publisher, American Preservation, P.O. Box 2451, 620 E. 6th Street, Little Rock, Arkansas 72203.

Membership News

SACRAMENTO PRESERVATION FILM FESTIVAL

The canvas-walled, wooden-benched Eagle Theater in Old Sacramento was the site of CPA's first annual Preservation Film Festival on Saturday morning, May 14. The enthusiastic audience was treated to seven fine films about urban growth, architecture, and historic preservation:

A Place in Time, 28 minutes, 16 mm, by John Karol for the National Trust. This latest film from the National Trust presents an inspiring sample of preservation projects and activities across the country. The projects embody important preservation issues such as neighborhood revitalization, building restoration, and ethnic consciousness with settings ranging from inner-city urban to small-town rural. Available from National Trust, Audiovisual Office, 740-748 Jackson Place, N.W., Washington, D.C. 20006, (202) 638-5200.

Stations, 27 minutes, 16mm, by Roger Hagan. This valuable preservation case study film makes an effective plea for finding new uses for old railroad stations and shows successful examples of such. Available from Roger Hagan Associates, 1019 Belmont Place East, Seattle, WA 98102, (206) 324-5034. A 63-minute version is also available from Hagan or the National Trust.

Landscape With Angels, 27 minutes, 16mm, by Margaret Bach. This film history of Los Angeles and its surrounding region chronicles the evolution of the city's unique urban landscape. Available from Margaret Bach, 140 Hollister Ave., Santa Monica, CA 90405, (213) 399-5375.

The Dodge House, 17 minutes, 16mm, by Esther

McCoy and Robert Snyder. Irving Gill's 1916 residential masterpiece (now tragically demolished) is examined in the context of his architecture and architectural philosophy. Available from Environmental Communications, 64 Windward Avenue, Venice, CA 90291, (213) 392-4964.

The Dig, 30 minutes, slides/synchronized sound, by Richard Hedman. In this hilarious satirical piece on urban design, archaeologists uncover - at some unspecified future time - the remains of a school of architecture and the contents therein. Available from Richard Hedman, San Francisco Department of Planning, 100 Larkin Street, SF, CA 94102, (415) 558-5423.

Space for One Self, 2 minutes, 16mm, and Drawn in Blue, 3 minutes, 16mm, by Lorraine Bubar. These two animated pieces offer brief observations on the themes of individuality in urban spaces, life cycles and time. Available from Lorraine Bubar, 358 N. Orange Avenue, Los Angeles, CA 90036.

CPA hopes to offer a second film and media festival next year and encourages submissions of films (16mm, super-8, and 8mm), slide shows, and possibly even video. Please notify CPA's Education Committee, P.O. Box 2169, Sacramento 95810, Attn: Margaret Bach.

MAY MEMBERSHIP MEETING

A highlight of the May membership meeting in Sacramento was the appearance of State Parks and Recreation Director Herbert Rhodes. Rhodes reproached CPA for not actively prodding his department and the state legislature on preservation. He stated that we should meet the legislators, keep in touch with them, and provide his office with more input and pressure. He neglected to mention that CPA and several individuals from CPA had offered suggestions to the office about Rhodes' proposal for preservation legislation in 1976, and that no response was forthcoming, and that copies of the Parks and Recreation preliminary draft of this legislation were.... unavailable!

On a more positive note, Rhodes announced the appointment of Mickey Fearn to identify structures that have bearing on California's multi-ethnic heritage.

Director Rhodes was asked why there is no Office of Historic Preservation branch in Southern California or at least a toll-free phone line to the Sacramento office. Both are under consideration now, according to Mr. Rhodes. CPA members should follow through with letters of support for a local Southern California office.

CPA POLICY - LEGISLATIVE COMMITTEE PLAN

Under the direction of its new co-chairmen Steve Taber and Bill Burkhart, the legislation committee is in the process of establishing a process whereby the CPA membership will, under the direction of the legislation committee, identify legislative needs and formulate CPA policy and positions. This ongoing process will assist the committee in proposing new legislation for introduction as well as in taking positions on other bills before the Legislature.

The process will start by CPA members determining what are the most urgent preservation problems which could be addressed by legislative action. At the August 27 membership meeting in San Diego, members will be asked to participate in a discussion of statewide historic preservation problems in an attempt to define the major issues. Subsequent to the meeting, the legisla-

tion committee will meet to draft a statement based on the discussions at the San Diego membership meeting.

In December, the draft policy statement will be submitted to the membership at its meeting in Pacific Grove where it will be discussed and refined. Once adopted by the membership, the statement will provide the legislation committee and the board of directors direction for the formulation of CPA positions on legislation. Periodic updating of the organization's policies and study of new issues will be undertaken in order to keep CPA's policies current.

ELECTION RESULTS

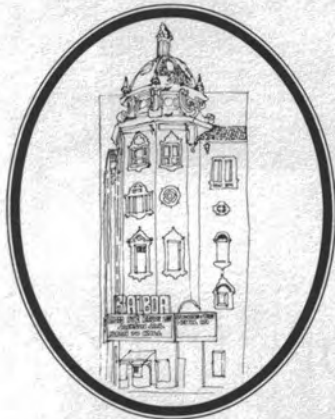
As a result of June elections, three new members join the CPA Board of Directors: Beverly Bubar (Los Angeles), Bill Burkhart (Los Angeles) and Dick Reed (San Diego). We welcome our new Directors and congratulate retiring Directors - Steve Silverman, Charles Rowe, and Dave Peterson - for an excellent and productive year.

CPA sets December meeting: Californians for Preservation Action workshop and membership meeting will be held Saturday, December 10, 1977, at the historic Art Center in Pacific Grove. The morning workshop will feature "success stories" from surrounding towns, including Santa Cruz and Watsonville.

San Diego: Coping with Change

San Diego, "City in Motion" of the 1960's, has now become a troubled city of the '70's. The old Chamber of Commerce shibboleths of promotion/progress/profit aren't working so well any more. Because of some disastrous decisions by the City Council, most downtown businesses have moved to Mission and Fashion Valleys. Now the Council is trying to entice business back downtown with the carrot of urban renewal and the stick of "managed growth".

Mayor Pete Wilson, with the help of Robert Frelich, nationally recognized land use specialist, has pushed through a potentially excellent Growth Management Program. But, in order to make the program palatable to the developers and Chamber of Commerce, the final form could become a boobytrap for environmentalists. In order to take the sting out of its no-nos of suburban development, the City Council and planners have eliminated almost every zoning and environmental restriction for development in the so-called urban and urbanized areas of San Diego. Essen-



Balboa Theater



Horton Plaza

pen & ink drawings by Matt Potter

tially, almost every canyon, every hillside, every older "underutilized" square foot of ground is now fair game for the developer.

The one bright spot in downtown San Diego is the sixteen block Gaslamp Quarter which was given historic designation and some protection by the City. An uncoordinated but still very positive process of restoration and renovation is beginning. Ironically, and prophetically, the revitalization of the old buildings could spark the growth of the new development.

CPAers are cordially invited to come see San Diego as it is now and may never be again. San Diegans are probably overly proud of their city with its bays and parks and lush hillsides. We have some very nice historic and architecturally important buildings and neighborhoods. And we have probably more preservation problems (and opportunities) than most.

Late word from San Diego is that SOHO (Save Our Heritage Organization) has convinced the City Council to restore Horton Plaza with a \$100,000 allocation. Previous plans were, incredibly, to pave the park area around the fountain because this urban oasis attracted 'undesirables'. While a challenge to restoration is expected from redevelopment interests, SOHO and architect Mike Jones deserve congratulations for their success on June 8.

CPA MEETING - SAN DIEGO

Location: The Old Spaghetti Factory, 275 Fifth Avenue, San Diego. (see map on back page)

- 9:00-9:30am Registration - \$1 members and sponsors, \$2 non-members
- 9:30-12:30pm Workshop - "Neighborhood Revitalization"
- 12:30-1:30pm Luncheon - Old Spaghetti Factory, approximately \$3.50 (Reservations please: SOHO, Box 3571, S.D.92103, 714-225-1033)
- 1:30-3:30pm CPA Business Meeting - including legislative update
- 3:30-5:00pm Tour - Gaslamp Quarter, conducted by SOHO
- 5:00pm Wine and Cheese - The Villa Montezuma, approximately \$1

CONSIDER THE ALTERNATIVES

Californians for Preservation Action is challenging 130 years of cultural and environmental pillage. We send you this newsletter to alert you, to urge you to act. We need your membership as well. Won't you help us act?

CALIFORNIANS FOR PRESERVATION ACTION
Post Office Box 2169, Sacramento 95810

I want to help; sign me up as:

- over 62 membership \$ 7.50
- student membership 7.50
- individual membership 15.00
- family membership 20.00
- organization membership 15.00
- sponsor 25.00 or more
- non-member subscriber 15.00

name _____

organization _____

street address _____

city _____

zip _____

CPA Meeting-San Diego Saturday, August 27, 1977

Workshop: NEIGHBORHOOD REVITALIZATION

With San Diego as an outstanding example, CPA's August Workshop will look at how neighborhoods can define and revitalize themselves, relating and supporting each other in function and aesthetic continuity.

Speakers:

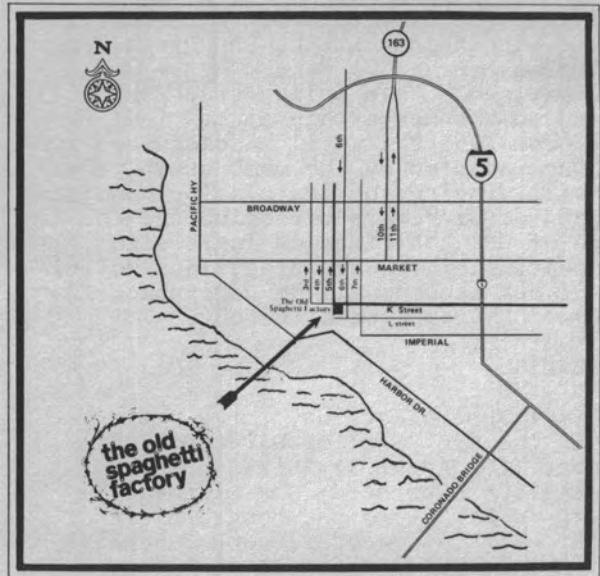
John Henderson, AIA, San Diego Historic Sites Board Member, will welcome CPA to San Diego. Mike Stepler, Senior Planner, City of San Diego, will discuss fostering a climate in which the Gaslamp Quarter Historic District may continue to exist as a living, changing neighborhood and encourage compatible development of vacant property in the area.

Bruce Dammann, AIA, Greater Golden Hill Community Planning Association, will speak on Greater Golden Hill as an example of residential neighborhood revitalization - its problems and successes.

Film: Building the Future From Our Past, by Richard Reed, a film about the process of comprehensive, interdisciplinary community-based urban revitalization.

Workshop Sponsors: Save Our Heritage Organization (SOHO), San Diego Historical Society, Greater Golden Hill Community Planning Association, Gaslamp Quarter Association.

SOHO will provide free accommodations; contact: Cathy Grigsby (714) 295-0204, after 6 pm.



The Board of Directors of Californians for Preservation Action solicits your requests for advice and assistance. We live all over California and we aren't poobahs. Call us:

Santa Barbara: Judith Orias (805) 687-9419
San Francisco: Hal Major (415) 771-4500
Judith Waldhorn (415) 647-7470
Sacramento: Roger Scharmer (916) 445-0836
Los Gatos: Mardi Gualtieri (408) 354-1943
Los Angeles: Beverly Bubar (213) 549-2920
Bill Burkhart (213) 381-3351
San Diego: Richard Reed (714) 270-7497



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Post Office Box 2169
Sacramento, California 95810