

GOVERNOR ADDRESSES CONFERENCE CHURCH BILL (AB 133) RESURRECTED

For the first time ever, we were honored to have the Governor in attendance at the State Preservation Conference. And it was appropriate that it was Governor Pete Wilson who has demonstrated his preservation instincts by supporting some very significant initiatives during the past three years (the State Register and the Heritage Fund) and by issuing Executive Order W-26-92.

Wayne Donaldson, CPF President, introduced Wilson as our "preservation Governor" to a packed house, informing everyone that Wilson, as Mayor of San Diego, had also been there long ago supporting the historic Gaslamp Quarter district, now a thoroughly successful restoration project.

Wilson praised the preservation community for its spirit, tenacity and its willingness to work cooperatively with key members of his administration to achieve meaningful change and improvement in our state's preservation policies. The Governor was warmly thanked for his help and was promised that the close relationship with his staff would continue. Everyone smiled a lot.



Governor Pete Wilson addresses conference goes at a special session.

Last year California communities were prohibited from "landmarking" historic church property for one year (SB 1185, effective January 1, 1994). AB 133 (Brown), the original legislative vehicle which prohibited landmarking outright, had been left behind in a committee when it was stalled by opposition and Speaker Willie Brown amended the prohibition into another

bill — on an entirely different subject — up for final vote on the Assembly floor. The one year moratorium, supposedly, would allow time for some resolution of the problem in San Francisco (the idea of halting designations was brought to the Speaker by the Archbishop).

Rather than spark a serious discussion of problems, City officials reacted angrily and threatened to retaliate with a moratorium on demolitions. Neither a major workshop on the problems associated

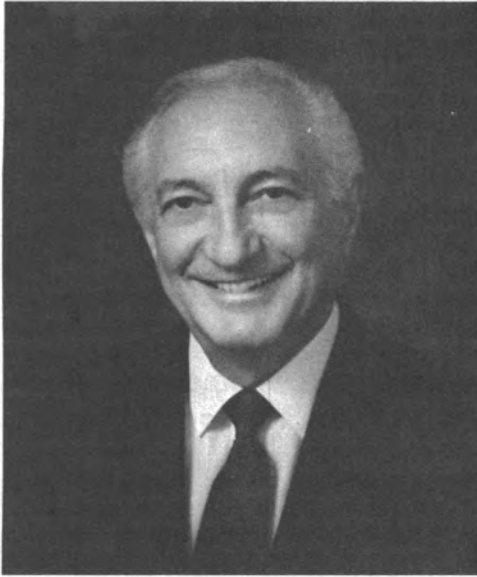
with the preservation of religious property ("The Sacred and the Secular" held in San Francisco last January) nor ongoing discussions have appreciatively improved the climate for compromise and problem solving.

AB 133 suddenly began to move again in early June, and was approved by Senate Local Government Committee on June 29.

(go to page 7)

The Annual State Conference — now in its 20th Year — returns to Riverside's fabulous Mission Inn, April 13 - 16, 1995

TWO GREAT ONES SHARE "LEGISLATOR OF THE YEAR" HONORS



Senator Nicholas C. Petris was selected as a co-recipient of the 1994 "Legislator of the Year", joining Senators Milton Marks, John Garamendi and Art Torres who have received this honor in the past.

Senator Petris chairs the Senate Capitol Restoration Subcommittee and has been steadfast in introducing bills to expand protections and to fight off threats to the Capitol, Capitol Park, and the surrounding historic environment, and the most damaging projects are, typically, buildings being planned by the State itself.

Senator Petris has also proven to be the State Historical Building Code's strongest champion in the Legislature, consistently advancing and defending the prerogatives of the State Historical Building Safety Board. The Senator has been particularly insistent that other State agencies seriously involve the Board in planning and decision making when historic State-owned buildings are threatened. Most recently, Senator Petris has been in the forefront of efforts to limit damage to the "Blue Anchor" building in Sacramento and to restore, not demolish the California Museum of Science and Industry in L.A.'s Exposition Park.

Many of us have had the opportunity to hear the eloquence of Senator Petris as he explains why historic preservation is important — at Heritage Days" and in CPF legislative workshops — and how we can use the Legislature's commitment to preserve the historic State Capitol to make our case with them. In addition, he has his own deep sense of history, an ability to keep historic preservation in the forefront of his legislative priorities, and to courageously defend the State Historical Building Code.



Assemblyman Dan Hauser is more than a supporter or friend of preservation. His personal values, his Humboldt County background, the home he has restored in Arcata, as well as his legislative initiatives in Sacramento all reveal the fact that he is a preservationist at heart.

His record demonstrates broad concerns, from environmental protection to meeting basic human needs, but historic preservation is a major plank in his platform. Dan co-authored disaster relief measures beginning with the Loma Prieta Earthquake, but he stepped to the front after the 1992 Ferndale earthquake, facilitating preservation efforts in Humboldt — and since — by

(continues on page 8)



There are many changes at CPF to announce. With the election of the seven new Trustees listed in the last newsletter we must now admit that two key board members have reached the end of their six-year terms. **Wayne Donaldson** has provided unmatched leadership during his years on the board and will be a big loss. **Sharon Marovich** has given equally huge amounts of time in the lobbying and legislative arena, making contributions to CPF that historians will document in the future. Both have been warned, however, that we still have their addresses and phone numbers, and we will call them for the help only they can provide.

Staff changes include some losses. **Dick Price**, our irreplaceable Office Manager and expert in arcane subjects, is retiring to return to his home state of Illinois where he bought a large Victorian-era house for an incredibly small amount of money. **Lisa Foster** resigned when her husband took a job with a law firm opening an office in Hanoi ... so, we ask you to spread the word about this:

PROGRAM ASSOCIATE POSITION AVAILABLE

(Apply by August 31, 1994).

DUTIES and RESPONSIBILITIES:

Under the guidance of the Executive Director, the Program Associate will:

- (1) have primary responsibility for planning and implementing Foundation workshops and events, which will require coordination with board members and with local co-sponsoring groups;
- (2) research and pursue possible funding sources for specific programs, events and publications - grant writing or fundraising success will be a favorable factor in hiring;
- (3) take the lead in the development and production of publicity and publications or materials related to workshops or other programs, assist in the production of the news-

letter, California Preservation, and with other Foundation publications; and,

- (4) serve as a Foundation representative, when appropriate, to provide basic preservation information, advice and assistance to local groups and individuals.

ADDITIONAL JOB REQUIREMENTS:

The **Program Associate** position will require considerable interaction with the public and a strong ability to work with people of diverse backgrounds and professions, including architecture, planning and law. Good communication skills will be necessary; travel throughout California and some evening or weekend work will be necessary.

The **Program Associate** must be organized, be able to work under direction, but also be able to work independently, and should have some experience planning workshops and events; the ability to understand budgets and the management of time and details is necessary.

The **Program Associate** should have a basic understanding of historic preservation and its tools and techniques, particularly in the areas of planning and governmental programs. Prior experience with a non-profit or public-service organizations is desirable.

Excellent speaking and writing skills must be demonstrated; word processing and information management capabilities will be necessary. Other skills which would be useful include computer literacy (preferably with Macintosh), photography and some graphics and publication production experience.

EDUCATION and EXPERIENCE:

B.A. or B.S. degree in a related field, plus two years of work experience in a related field; or, a Masters in a closely related field and one year of regular employment in closely related work. Appropriate related experience will weigh more heavily than degrees.

SALARY and BENEFITS:

\$27,000; two weeks vacation time to start; health benefits negotiable.

TO APPLY:

Resumes, references and a letter of intent must be received in the Foundation office by 5:00 p.m., August 31, 1994.

We anticipate holding interviews in Oakland in early September. A decision will be made quickly. The starting date is flexible, but October 1, 1994 would be optimum. **SEND RESUMES, REFERENCES and LETTERS OF INTENT TO:** California Preservation Foundation, attn: John Merritt, Executive Director, 1615 Broadway, Suite 705, Oakland, California 94612

PRESIDENTS' AWARDS ANNOUNCED AT SACRAMENTO CONFERENCE



Toni Symonds surprised by the award just presented to her by an amused John Merritt.

Toni Symonds

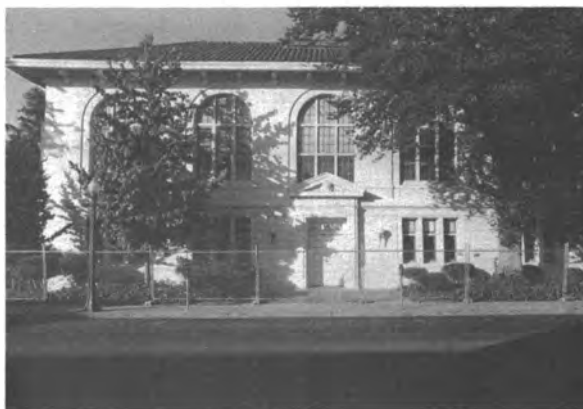
Over the years board members and staff of the California Preservation Foundation have spent endless hours in Sacramento attempting to "improve the climate for preservation in the State of California." Large amounts of time are spent working on bill language, negotiating with the opposition, talking with legislative staff, communicating with members of the Senate and Assembly, developing support among representatives of the Administration, and, finally, at hearings.

Toni Symonds, who works for Assemblyman Dan Hauser and is Chief Consultant to Assembly Housing and Community Development Committee, has added enormously to CPF's ability to "work" the legislature and the political process. She has gone out of her way to pick up CPF issues and advance them, but her greatest contribution has come as a teacher of how to do things right. CPF's understanding — and our ability to succeed in the often confusing political environment of Sacramento — rapidly improved. Because Toni Symonds takes our issues seriously, takes the time to explain, takes extra steps to maneuver bills as they move through committees, helps plan and carry out a joint strategy, she makes us look good.

Legislators vote, but they depend heavily on the views of staff. Without legislative staff who work for your issue — with energy and intelligence — the chances of getting an important new idea or program accepted in the legislature are slim. Toni Symonds has consistently evened our odds.

Napa County Landmarks, Inc.

Napa County Landmarks waged an incessant two and one-half year campaign to save the County Hall of Records, a cherished 1916 landmark in downtown Napa. Napa County Landmarks won its first battle by convincing the Board of Supervisors that an EIR was needed prior to consideration of plans to demolish or alter the building as requested by Napa County judges. They then pursued in-depth analysis of the EIR, insisting that alternatives to demolition were possible and cheaper ... and they did so with convincing arguments and statistics, including an alternative prepared by San Francisco's Architectural Resources Group.



When the final hearing was scheduled, Napa County Landmarks organized a successful petition drive, gathering 1000 signatures, deluged the Board with postcards, letters and phone calls, and packed the hearing room supported by a large number of experts ready to testify that preservation incentives and the State Historical Building Code would produce rehabilitation cost

More on Presidents' Awards

figures making restoration feasible. At the hearing, and despite the presence of the Superior Court judges urging demolition, the Board surveyed the packed room, adjourned for lunch and returned to announce that the Board no longer favored demolition. The local judges then graciously conceded that they would support restoration.

The citizens of Napa, led by Napa County Landmarks, proved that energy, persistence, intelligence and the facts in the case can even convince a Board of Supervisors and county judges that preservation is the cost-effective answer to their needs.



Kathy Burns awaits presentation of her award certificate as Bruce Judd, CPF Trustee and National Trust Advisor Emeritus, lists the accomplishments of her tenure at the National Trust Western Regional Office.

Kathy Burns

Kathy came to the National Trust Western Regional Office over ten years ago and has the longest tenure of any Director in that office since it was established in 1971. As she leaves her position to pursue her own personal goals for the first time in decades, we wish to salute her for her commitment and assistance in helping California preservationists for the last decade.

Kathy has consistently worked to convince

the Washington D.C. headquarters of the National Trust to give western issues higher recognition. She has also dedicated herself and her capable staff to delivering top notch information and expertise to California and the region. She greatly contributed to development of California's Main Street Program. She helped preservationists in California understand and learn to cope with the new ISTE program. She has placed herself and the National Trust on the front line whenever disaster struck. She has played an important role in advancing preservation legislation in Sacramento. She has led the Trust into the struggles to stem the "property rights" movement and prevent a rash of church demolitions. She has made the battle to stop the 710 Freeway from smashing through South Pasadena a national issue.

Kathy's knowledge and understanding of the issues and individuals in California cannot be duplicated by anyone who replaces her in the Trust's office. Her presence there will be missed for a long time to come.

WILSON ADMINISTRATION WINS TWO AWARDS IN SACRAMENTO

Douglas Wheeler, Resources Secretary

When Governor Wilson appointed Doug Wheeler Secretary for Resources, many of us were surprised and delighted. At last, someone in high office who thoroughly understood historic preservation. His first move was to fill his office with talented staff. His second move was to reach out to the preservation community for ideas. His accomplishments since his appointment have exceeded our expectations.

As Secretary for Resources Doug Wheeler reconvened the Heritage Task Force, listened hard when unmet Task Force priorities were listed, and went to work to see that a fresh agenda was established, and ag-



Doug Wheeler, Wayne Donaldson and a throng of appreciative preservationists in Sacramento.

gressively pursued.

Without his leadership, California would have no State Register or Heritage Fund. Without his initiative, there would have been no Executive Order for Governor Wilson to sign. Without his support, the Attorney General would not have stepped in to support the Glendora Preservation Foundation or the Friends of Sacred Heart Church in Oakland. Without his help, the State Office of Emergency Services' willingness to integrate historic preservation into disaster response efforts would not have happened.

Doug Wheeler's ability to win some very big ones for us proves that he is a true champion of historic preservation.

State Department of General Services

Typically, the image of the preservation community is a group that rallies together at the eleventh hour to save a cherished landmark from demolition. Less frequently do we have the opportunity to participate in a planning effort that recognizes the value of preservation at the outset, and incorporates its fulfillment in a facilities planning and asset management process. Today we have the chance to recognize just such a process. Instead of celebrating because we kept the wrecking crew away from a historic building, we are celebrating because,

through the State's efforts, there are plans to put people back into historic structures.

The State of California's Los Angeles Facilities Plan represents a substantial commitment on the part of the State to fulfill its occupancy requirement for regional office facilities in Downtown L.A.'s Historic Core. Over the next decade, the State will require 752,000 net square feet of space in the center city to house more than 3500 employees. To meet this need, the State has chosen to consolidate these space needs within Downtown's Historic Core. This strategy will result in a savings of \$55 million compared to current occupancy practices, providing the benefits of ownership to the State instead of leasing, and a 25% reduction in net square feet of occupied space.

In making that decision, the State not only chose a cost-effective real estate strategy, proving once again that preservation is good economics, but also explicitly put into its



CPF Trustee Charles Loveman (right) presents Lee Willoughby, Dan Rosenfeld and Peg Hudson of the State Department of General Services with CPF's President's Award for "the L.A. Plan".

thinking how best to meet important public policy objectives. Rather than being a least cost facilities plan, which is the norm in the public sector, this is a plan which leverages the State's needs with available resources to the maximum advantage of each, and in the process fulfills significant public objectives.

(AB 133 — continued from page 1)

CPF will continue to work with its allies, the League of California Cities, the Planning and Conservation League and you, to defeat this bill when the Legislature returns from recess in August. In the meantime you need to **contact your Senator and Assembly representatives in the district office** to explain why AB 133 is offensive. We pass on our thoughts for your use in those personal visits:

Community character endangered

Churches and other religious buildings are strong contributors to the look and feel of every community. Often these buildings are landmarks in the truest sense — they are highly visible locational guideposts and, because they are structures with architectural distinction, they help us understand our cultural and religious traditions. To restrict the ability of any city council or board of supervisors to take actions to recognize and try to preserve such important pieces of the fabric of the community would make a mockery of good planning, and disregards the traditional prerogatives of local government.

Home rule jeopardized

Local government is fully capable of managing its own affairs. Local prerogatives regarding the reasonable regulation of land use have rarely been successfully challenged in recent times. This “home rule” principle is embedded in the partnership between state and local government.

A flawed “free exercise of religion” argument

Proponents claim a constitutional “separation of church and state” basis for an exemption from historic designation. Court cases don't support this contention (see St. Bartholomew's Church v. City of New York); neither does the Religious Freedom Restoration Act signed by President Clinton in late 1993. On the contrary, the right of cities to establish preservation ordinances and take steps, including designation, to try to prevent the needless destruction of historic structures is a sound constitutional principle. There is, however, a question about AB 133's constitutionality as it is clearly preferential legislation for religious institutions.

At its core this is a real estate issue

The owners of religious property do have real problems. They are witnessing a drop in attendance, they own buildings which require repair and maintenance, and, most recently, they must comply with new seismic safety ordinances. If some churches face financial limitations, it is natural to see a church simply as a piece of real estate. In the desire to quickly convert property into cash, landmarking can seem to be an obstacle to realizing the highest and best price.

Landmarking, however, is merely a part of broader land use regulation exercised by local government, as has been traditionally deemed appropriate by the State Legislature. We understand the pressures churches face, but we feel

that the problems are dealt with best at the local level, with local resources and with local sensitivity. What the churches want, in reality, is to avoid having to play according to the same rules governing other property owners.

AB 133, now awaiting the return of the Legislature on August 8, is on the Senate floor for final vote. We expect the Speaker will then attempt to quickly slide it through the Assembly. We are hoping Assembly Local Government Committee will have another chance to study the matter, to understand the negative effects of this bill, and to send this disagreement back to San Francisco where it started and where it belongs. Your arguments should stress:

(1) AB 133 violates important “home rule” principles;

(2) AB 133 is preferential legislation for one category of property owners — churches;

(3) AB 133 thrusts the Legislature into the middle of a local controversy between some churches in San Francisco and the City of San Francisco; and,

(4) Assembly Local Government Committee must have a chance to re-hear this bill in August.

In an very brief amount of time we were able to generate letters of opposition from the following groups:

Board of Supervisors — City of San Francisco, California League of Cities, California Preservation Foundation, City of La Verne — Planning Dept., City of Monrovia — Planning Dept., City of Riverside — Mayor Ron Loveridge, City of San Francisco — Landmarks Preservation Advisory Board, City of San Jose — Historic Landmarks Commission, City of Santa Clara — Historic & Landmarks Commission, City of Tustin — Mayor Thomas Saltarelli, Culver City Historical Society, Dana Point Historical Society, Escondido Historical Society, Federation of Hillside & Canyon Associations (Los Angeles), Foundation for San Francisco's Architectural Heritage, Friends of the Carrillo Adobe (Santa Rosa), Friends of St. Francis Assisi (San Francisco), Glendale Historical Society, Historical Sites Society of Arcata, Jewish Historical Society of Southern California, Kole & Frick (San Francisco), Kosmont & Associates (Burbank), Legacy Enterprises (San Diego), Long Beach Heritage Coalition, Los Angeles Conservancy, Los Feliz Improvement Association (Los Angeles), National Trust for Historic Preservation, Oakland Heritage Alliance, Napa County Landmarks, Pacific Heights Residents' Association (San Francisco), Pasadena Heritage, Planning and Conservation League, Preservation Action Council of San Jose, Preservation Park (Oakland), San Francisco League of Neighborhoods, San Marino Historical Society, Sonoma County Historical Society, Tuolumne County Historical Society, Universalist Unitarian Church (Santa Paula), not to mention the hundreds of individuals from throughout California who wrote or called on very short notice to oppose this attack on local preservation ordinances.

Thanks for your quick response, but now we really need to turn up the pressure ... and letters alone will not do the job. Set up an appointment with your elected state representatives in their district offices before August. Call CPF if you need the phone number or guidance on how to handle your visit. AB 133 is ill-conceived, we must defeat this bill, and we cannot do it without your help.

insisting that OES efforts incorporate preservation specialists. He has recognized the need to protect historic properties by encouraging redevelopment agencies to survey and identify resources before they do their planning, to ensure that prospective owners know and be informed in the title that a property is historic, and he has initiated legislation to provide tax incentives for seismic strengthening of URMs, most of which are historic.

A simple listing of bills he has introduced doesn't truly tell the story. Dan seeks out our ideas year after year, backs our priorities willingly, **and** he presents preservation legislation articulately and with passion. This is a legislator who understands why we do what we do, wants us to have access to the process, and puts himself into our efforts. Dan Hauser believes government should work for people, places himself at our service and, as a preservationist himself, promotes preservation values in the State Capitol with intelligence, commitment and with a level of enthusiasm we seldom witness. We salute him for all that he has done to help us make a difference in how that State of California treats its rich historic and cultural heritage.

LEGISLATIVE UPDATE

1994 has been a real challenge thus far. Unfortunately, as the session comes down to the month of August, most of our efforts are on the OPPOSE side.

AB 2556 (Martinez) — OPPOSE — ran into some trouble, and barely passed the Senate Transportation Committee on July 5. This bill would allow Caltrans to ignore the City of South Pasadena's objections to alignment and street closures decided upon by Caltrans alone in its unceasing effort to build an unnecessary freeway between Alhambra on the south and Pasadena on the north, approximately 6.2 miles.

Preservationists, along with citizens of South Pasadena, El Sereno and Pasadena have fought this freeway for over twenty years, not because they oppose transportation but because the massive, obsolete, extremely expensive Caltrans proposal will devastate this area, destroying thousands of historic buildings and mature trees, not to mention downtown South Pasadena. A "low-build" alternative, mixing modes of transportation, greatly limiting impacts and doing so at 1/6 the cost of the freeway, offers a promising way out of this impasse. If the Martinez bill passes, Caltrans will have no obligation to pay any attention to anyone, especially not South Pasadena. So much for consent of the governed ... and next time it could be your city that gets overridden and ignored by a state agency when they

want to carry out some massive project.

Opposition efforts now focus on the Senate Appropriations Committee and the floor vote in August.

SB 1320 (Leonard) — OPPOSE — provides CEQA exemptions for property damaged as a result of disasters. This bill passed the full Senate, but, thanks to PCL, is stalled before the Assembly Natural Resources Committee, possibly for good.

Preservationists have worked hard for five years to better define "imminent threat" — first with SB3x and then with the Governor's Executive Order (W-26-92) — so that better information could be gathered before damaged, but repairable buildings would be hastily demolished. Additional efforts by the State Office of Historic Preservation and the State Historical Building Safety Board, supported by the Resources Agency and in cooperation with the State Office of Emergency Services (OES) and the Federal Emergency Management Agency (FEMA) have developed post-earthquake procedures that permit preservationists and experienced structural engineers to take a second look at damaged buildings threatened with demolition.

This bill would pull the rug on all of our efforts since the Loma Prieta Earthquake to forestall unnecessary "pretext demolitions" and to allow time for appropriate expertise to be called in to study the true nature and extent of damage to historic buildings before they are needlessly destroyed.

AB 145 (Richter) and AB 2629 (Haynes) — OPPOSE — are so-called "property rights" bills, and would have a chilling effect on local land use and environmental protection procedures. AB 145 implies that State Agencies are routinely carrying out actions that are "takings of private property" and are contrary to state and federal law and policy. AB 2629 requires a new range of damages, including personal damages, be paid plaintiffs when the court finds that inverse condemnation has taken place.

AB 145 failed to pass on June 14th before Senate Judiciary Committee, but has been granted reconsideration. AB 2629 passed the Assembly in May but still has not been set for hearing by Senate Judiciary Committee.

Both of these bills are clones of bills being introduced in legislature across the country by the so-called "wise use movement," a coalition of anti-regulation forces. This national effort aims at intimidating and dissuading state and local govern-

ments from passing or aggressively enforcing environmental regulations, and adds the threat of raising the ante on "takings" damages. While these moves may change little, the suggestion is that government is infringing on personal liberty through environmental protection measures. The predicted result is that these bills and others like them, if passed, will lead to a plethora of lawsuits challenging existing regulations, such as CEQA. Nationally, local historic preservation ordinances and historic designation processes have been a focus of attack by this movement.

Even if these bills don't pass this year, there will be more of the same next year. The recent Supreme Court decision in *Dolan v. City of Tigard*—a dispute about the nature and scope of development "exactions," not the legality of such exactions — is certain to heighten but not enlighten the rhetoric from property rights enthusiasts.

That was the good news. It only gets worse.

Proposition 180 on the June ballot (CALPAW '94 Initiative) would have authorized nearly \$2 billion dollars in bonds for conservation and preservation projects all over California. \$15 million dollars would have been available for local grants through the State Office of Historic Preservation. This bond measure, like all the others, lost badly.

The scarcity of funding for the preservation and restoration of historic, cultural and natural resources remains. The build-up of need at the local level is enormous and the State must take a serious look, and make a concerted effort to address this problem.

An alternate bond act (**SB 158 /Thompson** and **AB 1128 /Cortese**) waits in the wings, but we are told a "park bond" on the November ballot is not going to happen. The Department of Parks and Recreation, with extensive holdings of historic properties, has turned sharply toward "privatization" in response to its budget problems. Local government and non-profits wishing to purchase or repair historic properties are even more strapped for funds. Running minimal bond measures every three years or so for State Parks, natural resource protection and historic preservation is no way to run a state, particularly when the bonds don't pass.

SB 1628 (Marks), was revised to allow a 10% tax credit for seismic rehabilitation of URMS (unreinforced masonry buildings) originally identified by City surveys carried out in response to SB 547 (which required cities to identify "potentially hazard-

ous" URMs). Historic buildings would be covered by the State Historic Building Code. Cities could add buildings to their existing lists. Despite the revisions to greatly limit the application of the tax credits in the earlier version of this bill, it went down to defeat in Senate Revenue and Tax Committee on May 18. Senators who normally support preservation issues told us this was not the year to be proposing legislation that would cut into tax revenues.

Without some incentives, historic buildings in central city areas may sit vacant for years or be demolished. But, because of the state's budget situation, we have been unable to convince legislators that the private sector deserves any new incentive — such as tax credits — to induce them to repair or rehab historic buildings. This view is penny wise and pound foolish, particularly when you see major buildings vacant (and producing no revenues whatsoever) in every downtown in California. And seismic repair requirements have made the abandonment problem worse.

Loans, loan guarantees, tax credits, an insurance pool for historic URMs — coupled with federal and local incentives — would reinvigorate central cities, put these vacant buildings back into useful service, would enhance the tax base, lead to new employee spending — and sales tax — in older downtowns, would make the best use of existing, mature infrastructures and well developed public transportation routes, would lessen the pressures for the spread of development and destruction of agricultural lands and open space, and would contribute to reducing the perception that cities are "environments of poverty and crime."

We will be back with these ideas next year, we will look for Administration and bipartisan sponsorship, and we will hope the economic climate has improved. In the meantime we will be exploring the connection between historic tax credits and the affordable housing tax credits at our July workshops, hoping that we can unite the housing and preservation constituencies behind an innovative incentives package in the 1995 session.



Governor Wilson and State Conference attendees humor Wayne as he tells tall tales about San Diego.

PASADENA — The Relocation and Rehabilitation of the Charlotte Perkins Gilman House

On May 2, 1993, the Charlotte Perkins Gilman house, a designated city landmark and associated with one of America's leading feminist theorists of the early twentieth century, was relocated within the city of Pasadena. The relocation of this modest Victorian cottage, necessitated by development pressures, presented a significant challenge for both the City of Pasadena and the local non-profit preservation organization, Pasadena Heritage: how to reuse this historic structure as affordable housing, and also interpret the place of Charlotte Perkins Gilman in American feminist history.

This project involved a number of preservation issues including relocation, site choice and future use. Relocation of an historic structure is a preservation option of last resort since it removes an historic structure from its original context. The Gilman House had to be moved because of the threat of demolition. The move was feasible because of size and wood-frame construction.

A potential site was identified in an older residential neighborhood known as the Lincoln Triangle. This area is the home of many structures which, like the Gilman house, date from the early 1900s. In recent years some original housing stock in the area had been lost to development, resulting in the displacement of long-time neighborhood residents. It was determined that the relocation of the Gilman house to the Lincoln Triangle would not only be appropriate in terms of building style, but would help revitalize the neighborhood and maintain its historic character.

Early in the project, it was decided that the house would be rehabilitated as an affordable housing unit, a decision that presented a significant financial challenge. To meet this challenge, a public-private partnership involving the property owner, the city of Pasadena, and Pasadena Heritage was formed. Creative ways to finance the project through grant writing, public appeals, construction waivers, and the use of donated labor and in-kind services were then developed.

Educational programs developed by Pasadena Heritage helped to promote not only the rehabilitation project and related fund raising efforts, but were also designed to draw attention to the historical significance of Charlotte Perkins Gilman. These programs included publicity through newspaper articles, an on-site celebration on the night of the move, a public exhibit and reception, articles in numerous Pasadena Heritage membership publications, and a video broadcast on the local cable network. These programs were designed to interpret the interrelationship among women's history, the built environment and the surrounding cultural land-

scape. Through the enthusiastic presentation of these educational programs, the general public was made aware of the historical significance of Charlotte Perkins Gilman.



In a classic win-win-win situation, a significant historic structure was saved, rehabilitated and added to the City's affordable housing stock, and Pasadena residents learned a great deal about a hidden chapter in Pasadena history.

FERNDALE — "Main Street" Historic District

The commercial core of Ferndale is now listed on the National Register of Historic Places, as of January 10, 1994 (you may recall that the lack of precise information on which properties were "historic" in the State Landmark designation impeded earthquake recovery efforts in 1992). The district nomination was completed by cultural resources consultant Kathleen Stanton and historian Susie Van Kirk at the request of the Ferndale Rotary Club. Ferndale architect, Jeana Jahier created the location map that correlated the buildings with the text and photographs. The project was funded in part by a grant from the State Office of Historic Preservation in Sacramento in response to the April earthquake of 1992.

After numerous public meetings regarding the nomination process, property owners were given an opportunity to express their support or opposition to the project. "The response for the district designation was overwhelmingly positive," declared Stanton. "Only one property owner and the Mayor, Ron Richardson, objected."

The Historic District includes 54 buildings along Main Street. Thirty-nine of these buildings are "contributing" structures to the district, retaining a high degree of architectural integrity while also playing a significant part in the historic development of the state and local economy.

(More on Ferndale)

The "Main Street" National Register District, currently California State Landmark No. 883, is the city's historic commercial area where the city's original retail and financial center was established, thriving throughout the "period of significance" from 1877 to 1936, beginning with the construction date of the earliest extant building, the 1877 Alford's Drug Store.



The linear four block district includes a distinctive Victorian commercial core interspersed with a few 19th century residences and early modernistic 20th century commercial buildings. The integration of these building types and their distinctive architectural styles distinguishes this collection of buildings from any other area of the city. Ferndale's agricultural setting and a relative lack of modern development have preserved this "Victorian Village" which provides an excellent architectural sense of the past.

Buildings within the district represent two distinct architectural periods, the Late Victorian era of the 19th century (1880 -1900) and the Early Modernistic period of the 20th century (1920 - 1936). Despite the differences in architectural styles — from the highly ornate Victorians to the plain stucco facades of the 1920s and 1930s — the buildings relate well to one another. Both eras of architecture represent the importance and success of the dairy industry.

The Victorian Stick Style buildings are primarily one and two-story commercial false fronts with elaborate cornices, fanciful bay windows, and glass storefronts. The Modernistic buildings are almost all one-story, false-front commercial structures with plain, stucco parapets and glass storefronts.

One Ferndale architect in particular is credited for his pivotal role in the development of the district's Victorian architecture. Six outstanding commercial designs by Thomas J. Frost remain in the district: the 1891 Masonic Temple, Ira Russ Bank Building (now known as the Victorian Village Inn) and

Ring's Pharmacy (including the original interior); and the 1898 New York Cash Store/Red Star Clothing Store; the 1900 Z. Russ and Sons' Meat Market; and the 1900 Jake Loewenthal's Reliable Store.

The best examples of early Modernistic stucco styles include the 1920 Hart Theatre (home of the Ferndale Repertory Theater), the 1923 Ferndale Enterprise Building, the 1924 New Hart "Mission Style" Building and the 1930 Kemp Building, also Mission Style.

Both eras of architecture represent the importance and success of the dairy industry. An enterprising man named Joseph Russ is credited with the establishment of the dairy industry in 1860 in the Ferndale area. He established an extensive network of self-sufficient dairies throughout the Bear River area south of Ferndale. In many cases, the Russ dairies provided the initial employment for the Danish and Swiss immigrants who later established their own successful dairies in the Ferndale area.

As the dairy industry flourished, the little town of Ferndale became known as the "Cream City". The substantial wealth that poured into Ferndale from its position as a dairy and trade center led to the construction of the many fine Victorian commercial buildings that still line Main Street. Businesses like Rings Pharmacy, the Ferndale Meat Company, the Ivanhoe Hotel, and several saloons are still operating in buildings originally intended for these uses.



Inclusion on the National Register is solely an honorary achievement to encourage preservation. A primary advantage to property owners will be access to the State Historic Building Code which allows greater design flexibility for rehabilitation that is sensitive to the building's historic fabric and architectural integrity. Owners may also profit by using the 20% federal tax credits available for certified rehabilitations and qualify for low-interest loans when available for historically designated buildings.

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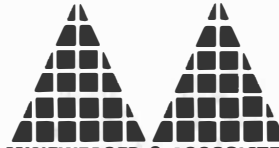
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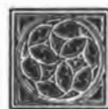
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YOU CAN HELP by joining the Treasure Island Museum Association with a tax-deductible contribution of just \$25.00 Please send to TREASURE ISLAND MUSEUM ASSOCIATION, 410 Palm Avenue - Treasure Island, San Francisco, CA 94130-

Newsletters are produced by John Merritt, with the assistance of Richard Price. Contributors to this issue were Kathleen Stanton and Elizabeth Neaves. You too can send in contributions; please include a black & white glossy photo to illustrate your story.

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