



CALIFORNIA PRESERVATION FOUNDATION

SUMMER 2011

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Preservation Panel Luncheon at the Santa Monica Bay Women's Club. Photo: Jennifer Gates

PRESERVATION ON THE EDGE

An Overview of the 36th Annual California Preservation Conference

Over 600 people from around the state and abroad presented, planned, or attended the 36th Annual California Preservation Conference on the pacific edge of Santa Monica at the Fairmont Hotel. With the help of over 280 volunteers, comprising over 150 speakers, 50 committee members, and 55 on-site volunteers, the 2011 conference was a solid success.

From May 15-18, over 30 well-received conference workshops, educational sessions and mobile workshops were held discussing a variety of topics from sustainability and incentives to masonry repoint-

ing and stewardship of historic sites. Nine study tours took participants throughout beautiful Santa Monica to see modern architectural masterpieces to the surrounding mountains visiting State Parks.

The conference opened at Barnum Hall, a Streamline Moderne auditorium on the Santa Monica High School campus. The timely inspirational keynote address by Stephanie Meeks, President of the National Trust for Historic Preservation, on Sustaining the Future and the need to diversify preservation supported and firmly established the conference theme.

Additional events included the President's Circle reception at the La Senora Research Institute, the always hilarious Three-Minute Success Stories at the Santa Monica Bay Woman's Club and the Preservation Gala at the Annenberg Community Beach House for a sunset beachside dinner!

We want to thank all the many individuals and organizations who made this conference such a huge success! And we want to make special recognition of the following:

With the leadership of Chair Gail Ostergren from the Getty

Continued on page 3

Note from the Executive Director

CPF Reaches New Milestones

This past May, five trustees termed-off the CPF Board of Trustees. President Beth Harris, PhD; Vice President Mike Garavaglia, AIA; Mike Buhler, Esq.; Mel Green, SE; and, Alan Merson each served on the CPF Board for six years during a time of transition and growth. We say “thank you” to these extraordinary individuals whose leadership helped shape and guide our programs and development. We welcome new trustees David Marshall, AIA and Kelly Sutherlin-McLeod, AIA to the board. CPF’s new President, Chris Fedukowski, hit the ground running, with firm leadership and a commitment to complete the work identified in our strategic plan, including our major gift program.

Our current fiscal year ends with several accomplishments, the most significant of which is the successful completion of the challenge grant from the National Trust for Historic Preservation and a major matching gift from an anonymous donor. We are indebted to the National Trust for Historic Preservation, the Mario Family Foundation and our donors for their support, confidence and vision. With this support, CPF will continue our successful online education programs, new training programs for local advocates and working professionals, a comprehensive advocacy program, plus a new membership programs for businesses, non-profits and local governments. We will feature a

report on the “Stepping Up to Save” campaign in the next newsletter.

One of the most exciting changes of the past year is the restructured Advocacy Program. The program includes the new Advocacy Network, Advocacy Taskforce and the Advocacy Committee. The Advocacy Network will debut with the launch of the new CPF website this fall. The Advocacy Taskforce brings together leading preservation organizations throughout California to collaborate on important issues affecting historic preservation in California. The advocacy program will be managed by CPF staff under the direction of the Advocacy Committee. You can read about the expansion of our advocacy program in this newsletter.

Your voice is important. Let us know how we can help you or how we helped you make a difference in your community. Please email me at cheitzman@californiapreservation.org to share your comments and stories. We look forward to hearing from you.



Executive Director Cindy Heitzman

2011 Preservation Conference

Continued from page 1

Conservation Institute, the Conference Program Committee created and delivered an outstanding educational program in the areas of Community Character, Development Incentives, Sustainability, Innovative Technology and the Future of Preservation.

Conference Steering Committee Chair Carol Lemlein, from the Santa Monica Conservancy led an excellent team of sub-committees that developed the conference theme, organized the conference venues, arranged transportation, trained volunteers and produced the fantastic study tours of the 36th California Preservation Conference.

And CPF Board Trustees, Tom Neary and Beth Harris, Past President, facilitated communication between the board and the committee to ensure that CPF’s mission and the conference theme were seamlessly achieved.

2011 President's Award Winners

The CPF Board of Trustees presented the President's Awards during the Plenary Session of the California Preservation Conference. The awards were presented to individuals and organizations that showed extraordinary leadership in promoting historic preservation and protecting historic places in California.

The Preservationist of the Year Award was presented to Anthea Hartig, PhD, Director of the Western Office of the National Trust for Historic Preservation. Over the past 20 years Anthea has worked throughout California to promote the preservation and adaptive reuse of our state's historic resources. Her work includes managing her own consulting firm, serving as a municipal preservation planner, Chair of the State Historic Resources Commission to her current position with the National Trust for Historic Preservation.

Preservationists from Southern California were noted for their leadership in promoting historic preservation through education and philanthropy. Sidney Williams (Palm Springs) was honored for devoting her professional life to the advancement of our understanding of art and modern architecture. Diane Keaton—actress and advocate—is honored for her work to promote historic preservation through her work as an outspoken advocate for historic preservation, restoration of historic homes in Los Angeles and her work as an author. The Annenberg

Foundation was honored for their support of three significant historic preservation projects in Southern California: The Beverly Hills Post Office/Wallis Annenberg Center for the Performing Arts, The Annenberg Community Beach House and The Annenberg Center at Sunnylands.

Leaders in preservation in local government were also recognized for their extraordinary contributions to preserving historic sites. The City of Richmond was honored for their leadership in creating programs and managing historic resources in this community.

The City has an impressive list of awards including two CPF Preservation Design Awards, awards from the National Trust for Historic Preservation, a Preserve America Grant, and a Governor's Award.

The legislator of the year award was presented to Alexandra Stillman, City Councilwoman, Arcata. Her early efforts started a trend of saving housing, later emulated by business and homeowners as a model of economic revitalization. She successfully ran for City Council again in 2004 and has served as Mayor from 2009 to the present.

The applications for the 2012 President's Awards are available at www.californiapreservation.org. Applications will be accepted through February 28, 2012.



Anthea Hartig with sons, Langston and Cameron.

Below, left, Alexandra Stillman, right, Sidney Williams.



28 Years of Honoring the Best in California: The Preservation Design Awards

The California Preservation Foundation (CPF) will honor preservation projects around the state at the 28th Annual Preservation Design Awards. Through the Preservation Design Awards (PDA) program, CPF recognizes those who have achieved



Photo Courtesy of San Francisco Conservatory of Music

the highest level of craftsmanship in certain areas of historic preservation, in accordance with the Secretary of the Interior's Standards. Over 425 projects have received this prestigious award since the programs' inception in 1983.

The winning projects are selected by a jury of top professionals working in the fields of architecture, engineering, planning, and history, as well as renowned architectural critics and journalists. The 2011 Preservation Design Awards jury chaired by Steade R. Craig, FAIA (Sacramento) included Montgomery Anderson, AIA (Cody Anderson Wasney Architects, Inc., Palo Alto); Jennifer Devlin, AIA, LEED AP (EHDD Architecture, San Francisco), Elaine Jackson-Retondo, PhD (National Park Service, Oakland); and, Malcolm Margolin (Publisher, Heyday Books, Berkeley).

A record number of applications were submitted this year with the

jury selecting 27 winning projects. The selected projects are representative of the expanding and inclusive nature of California historic preservation interests, efforts, and activities, in such singularly important areas of preservation planning research, affordable housing, sustainability and green design, modern architecture and infill design, and diverse cultural and ethnic interests.

The awards will be presented on Saturday, October 1, 2011, 6:30–9:00 pm at the historic San Francisco Conservatory of Music, 50 Oak St., San Francisco. Tickets are \$120 for individuals and \$85 for CPF members. An optional tour of the Conservatory of Music will be available at 3:30 pm before the presentation for an additional \$20. To purchase tickets or see the award winning projects from the past 28 years, visit our website at www.californiapreservation.org.

An Up Close Look at Preservation of Richmond and Point Richmond

CPF Members enjoyed an excellent tour of historic Richmond on Saturday, April 9th. Tom Butt, FAIA, Interactive Resources, Richmond, Richmond Vice-Mayor and CPF President's Circle member coordinated the tour.

The tour of the Point Richmond historic district, started at the Richmond Plunge (Richmond Municipal Natatorium ("The

Plunge"), then across the street to the Santa Fe Reading Room (Mechanics Bank) and continued with a walking tour through the district. Members then travelled to the Richmond Memorial Civic Center, and then to the Maritime Child Development Center, which is part of the Rosie the Riveter WWII/Home Front National Historical Park. The day ended at the Ford Assembly

Building, with a tour led by Mark Hulbert, preservation architect for the adaptive reuse of this building. Members toured the offices of Mountain Hardware and Sun Power, two key tenants of the building. After the tour, members posed for a group picture and gathered at the Boilerhouse Restaurant in the Ford Assembly Building.

Continued on page 5.



2012 California Preservation Conference Old Roots, New Growth: Cultivating Communities

Next year exactly 30 years will have passed since the California

Preservation Conference was held in Oakland. Entitled "Reinvesting in America", the 1982 conference featured Bob Spiller of Boston 5¢ Savings talking about the economics of historic rehabilitation, which we are still talking about today.

In 2012, California Preservation Foundation will partner once again with the Oakland Heritage Alliance and many other partners to plan the 37th Annual California Preservation Conference, entitled *Old Roots, New Growth: Cultivating Communities*. To be held Thursday, May 3 through Sunday, May 6, conference tours, workshops, and

sessions will explore the diverse range of preservation interests from their industrial roots to new initiatives in Oakland and surrounding Bay area, applicable to historic preservation throughout California

The conference will be based at the Oakland Marriott City Center, just steps from the 12th Street BART station in the heart of downtown. Special events and tours will highlight the multitude of preservation interests in Oakland and surrounding communities, including Lake Merritt, 1891 Unitarian Church, Scottish Rite Center, University of California at Berkeley, Rosie the Riveter/World War II Home Front National Historical Park, Peralta

Hacienda, and many more special historic sites.

The California Preservation Conference is a once-a-year opportunity to learn more about preservation initiatives and activities around the state and to network with others, from community grassroots and professionals. There are also valuable opportunities to sponsor and volunteer at this not-to-be-missed statewide historic preservation event. For more information about the 2012 California Preservation Conference, please visit our website at www.californiapreservation.org or call us at 415.495.0349. See you all next year in Oakland!

Member Tour

Continued from page 4

"Thank you for this wonder-filled tour! It was so educational, enjoyable, and inspiring. It was great to interact with the architects or other leaders involved... they are wonderful folks."

—Mary Breunig, member



Richmond Tour Participants. Photo: California Preservation Foundation

Our Advocacy Mission

By Jennifer Gates

Part of the Mission of California Preservation Foundation is to provide advocacy assistance to ensure the protection of California's cultural heritage. To help fulfill that mission two new advocacy groups, California Advocacy Taskforce and California Heritage Network, were created to support the Advocacy Committee.

Advocacy Committee

The Advocacy Committee is one of CPF's internal committees composed of board members and non-board members. While the Committee reviews requests for CPF to enter into preservation litigation they also develop and execute CPF's long-term advocacy initiatives. The Committee will meet bi-monthly, or as needed, with the Executive Director and the Field Services Director.

Committee Chair: Robert Chattel, AIA (CPF Board of Trustees). Committee Members: Stephen Schafer (San Buenaventura Conservancy), Adrian Fine (Los Angeles Conservancy),

Deborah Rosenthal, Esq. (CPF Emeritus Trustee), Mike Buhler, Esq. (San Francisco Architectural Heritage), Julianne Polanco (CPF Board of Trustees), Christy McAvoy (CPF Emeritus Trustee), David Marshall, AIA (CPF Board of Trustees), Brian Turner, Esq. (National Trust for Historic Preservation)

California Advocacy Taskforce

The California Advocacy Taskforce is an external collaborative created to support CPF's Advocacy Committee. In 2009, the CPF Board of Trustees identified the need to have a collaborative group of historic preservation organizations with an interest statewide legislative effort. The organizations represented on Advocacy Taskforce were selected because they have paid staff, are effective advocates in their respective communities, and may have been members of the Californians for Preservation Action. The Taskforce will assist the organization's state legislative strategy and also the development and execution of CPF's long-term advocacy initiatives. In May, the Taskforce held its first meeting at the 2011 California Preservation

Conference where discussion began on setting priorities for the coming year.

Taskforce Members: California Main Street Alliance, California State Parks Foundation, Los Angeles Conservancy, Napa County Landmarks, National Trust for Historic Preservation, Oakland Heritage Alliance, Pasadena Heritage, San Francisco Architectural Heritage, Santa Monica Conservancy, and Save Our Heritage Organisation.

California Heritage Network

The California Heritage Network is just getting started and will consist of small and large organizations statewide that are interested in working with CPF to advocate, promote, and educate about historic preservation. The Heritage Network will serve to gather, share and disseminate information regarding upcoming educational opportunities and advocacy efforts. There is not a membership requirement to be a part of this Network. CPF will coordinate and develop a database of heritage organizations, as identified in the CPF Strategic Plan and as part of our overall mission, to coordinate community efforts across the state. As part of this effort, CPF will be surveying organizations throughout the state on how CPF can best assist them.

If your organization is interested in participating in Advocacy Committee, Task Force, or Heritage Network, please let us know by contacting Jennifer Gates at jgates@californiapreservation.org.

Statewide Issues

Is the historic County Courthouse or historic post office in your community being closed, sold, transferred, or adaptively reused? If so, California Preservation Foundation would like to hear from you. Please contact Jennifer Gates, Field Services Director, who is collecting the information on these pressing statewide concerns.

Statewide Advocacy at Work

In February 2011, Assemblyman Hueso, from San Diego, authored AB 654 that would have impacts on Mills Act programs throughout the state. After reviewing the Bill, the Advocacy Committee identified two primary concerns pertaining to the inspection of the Mills Act properties and fees associated with the Mills Act contracts.

The bill's initial language would require inspections of the interior and exterior of the premises by the county assessor prior to a new contractual agreement, and every five years thereafter, instead of allowing for periodic examinations of the property by the local government, county assessor, or Office of Historic Preservation. Mills Act contracts are between the local jurisdiction and the property owner; by requiring inspections by the county assessor's office AB 654 would have overly complicated the Mills Act process unnecessarily.

This bill would have also required the property owner to pay a full cost recovery fee to the local jurisdiction including the costs associated with processing of designation requests, contracts, monitoring, inspections, and enforcement, as needed. By requiring a full cost recovery provision, local jurisdictions would not have the flexibility of designing a program that meets their objectives by incentivizing the program or making it available for low-to-moderate income property owners.

Further, the bill co-mingled the Mills Act program with issues of historic designation, which are two separate processes.

In response, CPF Advocacy Committee directed staff to contact Assemblyman Hueso's office and Legislative Committee Staff to discuss the concerns of the Committee and proposed alternative language. While most of the concerns were amended through subsequent revisions, the requirement for a full cost recovery was still an issue. The Advocacy Committee decided to write a letter against the provision and also discussed the issue with the Advocacy Task Force, asking for organizations to co-sign the letter. During this time an additional revision was made to the bill that would still require a fee but the value could be determined by the local jurisdiction. The Committee decided to amend the letter supporting the amendment, which was signed by most of the Task-force organizations.

AB 654 was further amended and enrolled in August. The final version of the bill requires these contracts to include and inspection in the first year of the interior and exterior and every five years thereafter by the approving body. It also deletes the requirement that the owner notify the Office of Historic Preservation. Lastly, communities may charge a fee at their discretion which is a great success for the future of California's greatest preservation incentive.



Hotel del Coronado.

What is the Mills Act?

The Mills Act is the single most important economic incentive program available to owners of California historical buildings. Originally authored by Senator Mills of San Diego in 1972 to help save the Hotel Del Coronado this incentive has helped preserved over 1500 historic structures across the state.

The program was created to promote the preservation of properties of historical significance by allowing the local government to enter into a contract with individual property owners who agree to preserve, restore, or rehabilitate their property in return for a special tax assessment that may considerably lower their property taxes.

The Mills Act Program is administered and implemented by local governments. Currently only 85 communities participate in the program. Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction. For answers to specific questions such as local eligibility criteria, application procedures, and contract terms, contact the city or county official for your jurisdiction.

The Fight to Save Nevada City Elementary School and Nevada County Courthouse

By John Givens, Nevada City Resident

"With all the years of wonder and enrichment of learning, Nevada City Elementary will always live on because this magical place will remain forever in our hearts."

—Nancy Broze, Teacher at NCE
1975-2010

Nevada City, an historic gold rush era town with a population of 3,000, is nestled in the foothills of the Sierra Nevada about sixty miles northeast of Sacramento. Settled by miners panning for gold along the banks of Deer Creek in 1849, the town today is a popular tourist destination for families from the San Francisco Bay area to Sacramento. The downtown, has been a National Register Historic District since 1968, and ever since its citizens have taken historic preservation very seriously.

One of the intriguing features of the town is the presence of three Art Deco buildings among the commercial and residential ones from the mid-nineteenth to early twentieth centuries. They are the Nevada City Hall, the Nevada County Courthouse, which sits atop a downtown hill dominating the skyline, and the Nevada City Elementary School, locally known as NCE. All were constructed by the Works Project Administration (WPA), in the late 1930s under the auspices of the New Deal. While the City Hall was extensively restored and renovated several years ago, and is now a showpiece on Broad

Street, the other two have become involved in a "perfect storm" of preservation engulfing even the Judicial Council of the California courts.

The school was designed by famed California architect William Mooser, who, with his father William Mooser, is known for designing the California Maritime Museum, Crissy Field, and several buildings in Ghirardelli Square in San Francisco. And, although the WPA constructed the school, most of the money to pay for it was raised by the citizens with a local



*Nevada City Elementary School.
Photo: © Justin Nunnink*

bond issue. For 73 years the children of Nevada City attended the school, but in the spring of 2010, the Nevada City Board of Education abruptly announced the school would close on June 11 due to declining enrollment.

The decision shocked and stunned citizens and parents, but that was just the beginning. The Administrative Office of the Courts (AOC), arrived in town about the same time, announced that the courthouse would be abandoned, and that a new two-story 84,000

square foot courthouse would be built in another location, and that the now shuttered Nevada City Elementary School, located down the street from the courthouse in a "leafy" neighborhood of restored Victorian homes might be demolished to make room for the new courthouse.

In preservation-minded Nevada City, the response was predictable and powerful. Under the leadership of Laurie Oberholtzer, a former mayor and planning commission chairman, and Terri Andersen, a school bus driver whose children had attended NCE, a strategy was developed. Firstly, save the school and secondly, save the courthouse.

They organized an ad hoc committee, SAVE NCE, whose members attended several meetings of a working group set up by the school district to make recommendations to the school board about the fate of the school building. When the working group presented its recommendations to the school board in February, SAVE NCE made certain that citizens packed the library of the middle school, and that they were prepared to make well-reasoned public comments politely given (a long standing Nevada City tradition).

In the wake of another public meeting packed with articulate citizens, the AOC announced that it had rejected the NCE site, and that demolishing the old courthouse and building a new one on the old site was now their preferred choice.

In the end, the school board voted to keep the school, and in May signed a lease with Yuba River Charter School.

The fate of the courthouse is more problematic. In July the Legislature, as part of protracted negotiations with the Governor, announced that \$350 million would be cut from the trial court budget, and \$310 million would be cut from the court construction budget. The Chief Justice then called a special meeting of the Judicial Council to deal with the

crisis, and on July 12 created an advisory committee to evaluate all court construction projects. Meanwhile back in Nevada City, the AOC has completed the Draft Environmental Impact Report (DEIR), and will be taking public comments until August 22.

The good news is that classes at Yuba River Charter School will commence on August 24, 2011.

*Nevada City County Courthouse.
Photo © Stephen Schafer*



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Prepare for the Future: Planned Giving

Planned gifts are long-range contributions that will ensure the longevity of the California Preservation Foundation and sustain our important work with communities throughout California.

Please consider a gift to the CPF in your will or living trust. A simple charitable bequest can provide very meaningful support to our mission as well as reduce the amount of estate and inheritance taxes paid.

For more information, please contact CPF at 415-495-0349.

The 2011 List of America's 11 Most Endangered Historic Places® adds China Alley in Hanford

By Jennifer Gates, Field Services Director

Since 1988, the National Trust for Historic Preservation highlights important examples of architectural, cultural, and natural heritage that are at risk in the United States. Since 1989, there has been at least one California site on the annual List. This year, the National Trust added China Alley located in Hanford, California to the List.

This past June, Elaine Stiles from the National Trust's Western Office and I journeyed to Hanford for the press conference announcing the listing of China Alley to America's 11 Most Endangered

immigrants arrived in San Joaquin Valley to work on the railroad and farms. Consisting of restaurants, herbal store, laundries, gambling house, and a Taoist temple, most of the buildings were built prior to World War II, constructed of redwood and red brick with Chinese detailing. After World War II, the Chinese population in Hanford declined, and today most of the historic buildings along China Alley sit vacant and untouched, including the world renowned Imperial Dynasty Restaurant. In the early 1970s, The Taoist Temple Preservation Society completed a renovation of China Alley's temple, which houses their museum that is open to visitors.

The Society is also currently restoring two other properties, which have remained virtually untouched since the businesses closed shortly after World War II.

Despite the disrepair of its buildings, China Alley itself remains a valued centerpiece of Hanford's multi-ethnic, predominantly Latino, Downtown East neighborhood.



Above, China Alley.

Left, Steve Bannister, of China Alley Historic District, speaking at the Press Conference on the Listing on the America's 11 Most Endangered Historic Places.

Photos: Jennifer Gates



Historic Places. There was visible strong local support in attendance to make the most of this listing from the City Manager, Mayor and City Council, Fire and Police Chiefs, Taoist Temple Historic Society to interested individuals.

China Alley was once a vibrant Chinese community in Hanford, which began in 1877 when Chinese

The City is currently undertaking the Downtown Hanford East Plan to revitalize the area surrounding China Alley. California Preservation Foundation and the National Trust for Historic Preservation will continue to work with the City of Hanford and the Taoist Temple Historic Society through this planning process to ensure the preservation of this rare, highly significant surviving part of California history.

Upcoming CPF Events

Workshops

Historic Masonry & Repointing

In Partnership with Association for Preservation Technology and University of Southern California

Presented by Spectra Company & Simpson Gumpertz & Heger

*Tuesday, September 13; 1:00 pm–4:30 pm
Verle Annis Gallery, Harris Hall USC,
Los Angeles*

The use of masonry as a building material has been widespread throughout history. While masonry itself can last thousands of years, the mortar that binds it can deteriorate over time. This workshop will focus on the repair of deteriorated masonry joints. It will provide a complete overview of mortar: how it was used historically, the various

types of mortar mixes, the analysis of existing mortar, and new building standards for mortar. The session will include demonstrations of how to mix your own mortar and the finer “points” of repointing historic masonry.

Mills Act

In Partnership with the Hollister Downtown Association

*Thursday, September 29; 1:00 pm–4:30 pm
Hollister Veteran's Memorial Hall, Hollister*

The Mills Act is one of the most important financial incentives for the rehabilitation of historic buildings in California. Created by state law, the Mills Act provides a financial incentive to property owners and municipalities, to address the short-term economic challenges

of rehabilitating historic buildings and revitalizing urban cores in cities both large and small.

This Workshop will feature an overview of the Mills Act, requirements for implementation and the process to design, obtain approval, implement, and modify a Mills Act program tailored to the specific needs of a community. Participants will also learn about other financial incentives that can assist in the preservation of existing residential and commercial buildings.

Special Events

Preservation Design Awards

*Saturday, October 1, 2011, 6:30 pm–9:00 pm
San Francisco Conservatory of Music,
50 Oak St., San Francisco*



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Upcoming CPF Events

Workshops

Historic Masonry & Repointing Workshop, Los Angeles, September 13

Mills Act Workshop, Hollister, September 29

Members Events

Preservation Design Awards

San Francisco Conservatory of Music, October 1

 For up-to-date information, "Like" us on Facebook!

Does your organization or community have events planned that you would like us to share? Let us know at cpf@californiapreservation.org!

CPF Mission Statement The California Preservation Foundation provides statewide leadership, advocacy and education to ensure the protection of California's diverse cultural heritage and historic places.

Where Is It?



California contains a wealth of diverse historical treasures. Can you identify where this historic property is?

(Answer will be in the next newsletter.)

Answer from Last Issue: Just east of downtown Fort Bragg.



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