

Post Office Box 2169, Sacramento, California 95810

Volume V, No. 3

Fall, 1980

## CPA WINTER MEETING

Budget and policy for the coming year will be discussed by the CPA Board of Directors at its next meeting to be held in Los Angeles Saturday afternoon, December 6. Scheduled to coincide with the California Historical Society "Bricks and Stones" workshop to be held that same weekend, the Board meeting will focus on coordinating a variety of activities of interest to California preservationists.



Spencer Hathaway, newly elected president, hopes Southern California members will take advantage of this opportunity to see the Board in action and to participate in planning how the organization's money and energy will be spent. In order to help plan how many people will be present, interested members are requested to contact Board member Dave Bess at (714) 598-4195, to find out where the meeting will be held. It may be necessary to limit attendance if there is not

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## National Register Procedures

The United States Heritage Conservation and Recreation Service of the Department of the Interior has proposed new regulations which would alter the manner in which nominations for the National Register are processed.

The proposed regulations, which were promulgated on August 5, 1980, and which will probably be finalized around the end of the year, contain provisions which will add greatly to the professionalism and completeness of the nomination process. The first requires the State Historic Preservation Officer to submit to the keeper of the National Register all nominations approved by the State Historic Resources Commission which are found to be technically, professionally, and procedurally correct and sufficient and in conformance with National Register criteria. The second provides that if the State Historic Preservation Officer and the State Historical Resources Commission disagree on the adequacy of a nomination, either the SHPO or the Commission may require that the nomination be forwarded to the Keeper for resolution of the disagreement at that level.

CPA believes that the proposed regulation should be adopted and

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## PRESIDENT'S COLUMN

This column is being initiated to inform members of the policy direction of CPA as approved by the Board of Directors and to update you on the progress of implementing that policy. The Board established three major goals at the Annual Retreat in San Luis Obispo. During 1980-81 we will work closely with local preservation organizations to represent their interests at the state level and to provide them with the tools for local preservation efforts. To accomplish the first two goals CPA must increase the membership and funding levels.

During the 1980 legislative session, Californians for Preservation Action introduced SCR 87 which would create a Preservation Task Force. A lobbyist was hired to co-ordinate the introduction and passage of the Resolution. As a volunteer organization, we are unable to maintain the close contact with the Legislature necessary for an effective legislative program. CPA plans to reintroduce the Task Force Resolution in 1981 and hire a lobbyist for the duration of the session.

The lobbyist will represent the interests of CPA and local organizations in the California Legislature.

The second major project relates directly to the needs of local preservation organizations. We will publish a Preservation Workbook and slide show on the preservation tools available in California. CPA members will make presentations throughout the state and distribute the workbooks. The workbook is scheduled for completion prior to the State Preservation



Conference in Riverside on March 29, 1980.

Membership and funding must be expanded to accomplish these goals. The National Trust for Historic Preservation has generously offered to exchange mailing lists with CPA. The first membership campaign since the formation of CPA is now underway with a mailing to the 16,000 members of the National Trust in California. Membership dues and special fundraising events fund CPA's basic information services but additional funding is necessary to hire a lobbyist. Local organizations are being asked for a contribution to the Preservation Advocacy Fund. Please follow up with your organization and encourage other preservationists to join CPA.

Spencer Hathaway

### C.P.A. WINTER MEETING

room for all who wish to attend. Meanwhile, you can contact the Board member from your area if you want to bring an item to C.P.A.'s attention.

### NATIONAL REGISTER PROCEDURES

that it would be a big step towards removing undue political influence from the National Register process. A prime example involves St. Anne's Home, which the Commission approved for nomination, but which the SHPO, for political reasons unrelated to the merit of the structure, refused to forward to the Keeper. The Court of Appeals held that the SHPO had the absolute right to determine which nominations were forwarded. If the new regulations were adopted and the Commission acted favorably, nominations which are disapproved in such cases could be reviewed and acted on by the Keeper notwithstanding the SHPO's opposition.

CPA has expressed its strong support of the proposed regulations.

### TAX ACT EXTENSION

On October 17, 1980, the Subcommittee on Select Revenue Measures of the Committee on Ways and Means of the U.S. House of Representatives met in San Francisco to consider the extension of the historic preservation provisions of the Tax Reform Act of 1976. Those provisions provide accelerated depreciation and rapid write off of rehabilitation expenses on National Register property and a prohibition against the taking of deduction for demolition expenses for such property and, after demolition, a prohibition against use of accelerated depreciation

for the replacement structure.

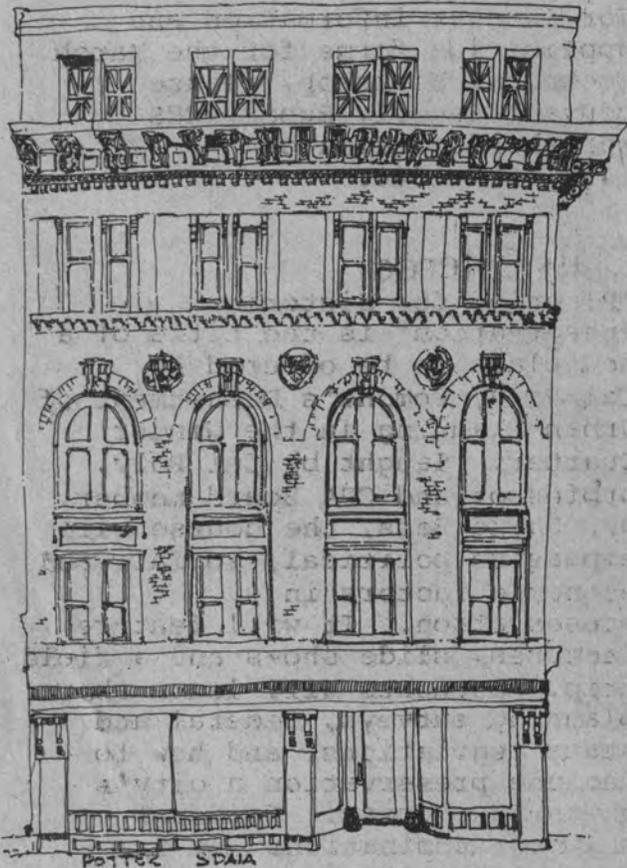
Stephen L. Taber, co-chairman of CPA's Legislative Committee, testified on behalf of CPA, strongly supporting a five year extension of all preservation provisions of the Act. He argued that a five-year, rather than one-year (as proposed by the Administration) extension is necessary in order to permit developers and property owners sufficient lead time to put together projects. A one year extension (from December 31, 1980, to December 31, 1981) would exclude many projects which could not be planned and commenced prior to the termination date.

Taber also expressed CPA's strong support of the provisions providing disincentives for demolition. He pointed out that while the disincentives are not always effective in cases where the profits to be made from new construction are large, nevertheless, they can be major deterrents in those many communities where the benefits of demolition are fairly marginal. To the argument that the existence of deterrents may endanger the National Register program (by increasing demand for the right of owners to veto nominations), he responded that any attempt to weaken the National Register program should be resisted, but that it is senseless to insure the "integrity" of the National Register by rendering it irrelevant.

Two more hearings will be held by the Subcommittee and action is expected on the extension of the Tax Reform Act provisions when congress reconvenes following the November election.

## Bricks and Stones Seminars

BRICKS AND STONES . . . . A series of three Programs on Masonry structures, their conservation and their contribution to California's built environment presented by the California Historical Society, under the sponsorship of a Conference Grant from the National Trust for Historic Preservation and with the assistance of the State Office of Historic Preservation.



Thursday, November 6, 1980

8 p.m. Fireman's Auditorium, San Francisco A free public program, but reservations are required.

Sunday, December 7, 1980

1 p.m. Subway Terminal Building, Los Angeles A free public program, but reservations are required.

Thursday-Saturday  
March 5-7, 1981

CHS, San Francisco (A full three-day technical seminar for which some scholarships are available).

The November and December workshops will feature a talk and slide presentation by Professor Norman Weiss. Topics will include:

- Identification and historic documentation of masonry materials used in California.
- The deterioration process (with special emphasis on regional climates).
- New developments in the conservation and care of masonry structures.

Professor Weiss is a specialist in the conservation of stone and masonry, and part of the faculty of Columbia University's highly respected Building Technology and Conservation program. He has served as a chemist with the National Parks Service; Conservation Scientist for the Society for the Preservation of New England Antiquities, and is a member of the Scientific Support Committee and Architectural Task Force of the National Conservation Advisory Council. Professor Weiss is currently serving as a consultant to the California Historical Society for a conservation planning study for the exterior of the Society's sandstone Whittier Mansion.

The Los Angeles program is co-sponsored, and held in conjunction with the quarterly meetings of Californians for Preservation Action, the Los

Angeles Conservancy, and Pasadena Heritage. Following Professor Weiss' presentation, there will be a panel discussion. Participants will be: Professor Weiss; Clarence Cullimore, a member of the Office of the State Architect and responsible for monitoring the State Historic Building Code; James Goodell, architect and member of the Arroyo Group, and President of Pasadena's Central Improvement Agency; Mel Green, civil and structural engineer and President of Melvyn Green & Associates of El Segundo; and Earl Schwartz, senior structural engineer with the City of Los Angeles and an authority on the proposed earthquake safety ordinance for Los Angeles. At 5 p.m., a reception will be held to preview "Buildings Reborn" an exhibit from the Smithsonian Institution focusing on the adaptive reuse. The exhibit sponsored by the Los Angeles Conservancy in Los Angeles, will be on display at the Subway Terminal Building through the month of December.

The final workshop is a three-day on-site technical preservation seminar to be held at the Whittier Mansion, San Francisco. This intensive course is directed at those professionally involved in preservation and wishing to learn more about the technology of conservation.

The course will be taught by Professor Weiss; Martin E. Weaver, Director of Technical Services of Heritage Canada, and President of the Association of Preservation Technologists; restoration architects Bruce Judd and

Stephen Farneth; and Colin Oakey, CHS Buildings Manager. Participation in the course is limited, and fees will cover costs of materials.

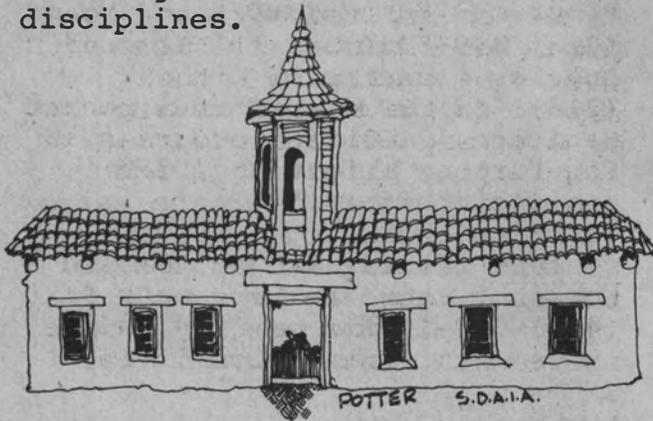
Reservations for the December 7th, Los Angeles program, can be made through CHS Programs, San Marino (213) 449-5450, or the Los Angeles Conservancy (213) 623-CITY, or Pasadena Heritage (213) 793-0617. For further information and application forms for the March Technical Workshop, please contact Beverly Bubar, CHS Workshop Coordinator (415) 567-1848.

### Class Offered

"Planning for Historic Preservation" is the title of a new class to be offered by Cal Poly, Pomona's Department of Urban Planning in the Winter Quarter. Taught by Cal Poly, professor and CPA Board member, Dr. David Bess, the course will emphasize political, social, and economic factors in preservation. It will feature lectures, slide shows and a field trip. Students will learn about planning surveys, federal and state regulations, and how to include preservation a city's planning process. National Register nominations and tax incentives will be reviewed. It will meet for ten weeks on Thursday evenings, beginning January 8. It is offered through Cal Poly's "Open University" program so that it will be available to interested persons from the entire Southern California area. There are no prerequisites. You need not be a Cal Poly student to enroll. For further information, contact the Department at (714) 598-4195.

## State Historic Building Code

In August 1979, California adopted a new State Historic Building Code (SHBC) after many years of consideration by the SHBC Advisory Board, various State agencies responsible for building construction regulations, and representatives of design and construction disciplines.



A suitable alternative building code was necessary to resolve conflicts that surfaced when efforts to restore historically or architecturally significant buildings had to conform with local building code standards which did not recognize unique construction problems inherent in historic buildings. The SHBC offers specific alternative regulations to guide in the rehabilitation, restoration, preservation, or relocation of structures designated as qualified historic buildings. In addition, this code considers such elements as occupant safety, energy-conservation, cost-effectiveness, and access for the handicap.

Adoption of the SHBC regulations, which apply only to designated historic structures (i.e. National Register of Historic Places or City or County designated sites, landmarks or districts) is optional rather than mandatory.

The City of San Diego, County of Los Angeles and the City of Concord have adopted the SHBC.

Copies of the SHBC may be obtained from: State of California, Documents Section, P.O. Box 1015, North Highlands, CA 95660. For further information contact Mr. Clarence Cullimore at the State Architect's Office, (916) 445-7627 or the Office of Historic Preservation, (916) 445-8006.

## Neighborhood Newsletter

CONSERVE NEIGHBORHOODS, an upbeat, self-help newsletter published bimonthly and filled with "how to" advice for neighborhood improvement, is available from the National Trust for Historic Preservation. A current subscription (six issues) is free to nonprofit neighborhood and preservation organizations; for others, the cost is \$2.50. The set of eight back issues may be purchased for \$3. Send your name and address along with your check to CONSERVE NEIGHBORHOODS, National Trust for Historic Preservation, 1785 Massachusetts Avenue NW, Washington, D.C. 20036. Neighborhood groups should include the complete name of their organization, officer's name and title, and telephone number.

Poppies and Porticos, HCRS  
Heritage Newsletter

# News From PRESERVATION ACTION

ISSUE:

CONSERVATION EASEMENTS-HR 6974  
(Formerly HR 7318, HR 7956)

HR 6975, a minor tariff bill, has been amended and used as a vehicle to extend expiring and non-controversial tax provisions. Included is an amendment to revise and make permanent existing provisions which allow deductions for charitable contributions of easements and other partial interests in real estate contributed for conservation purposes. This includes preservation of historically important land areas or certified historic structures.

"Certified historic structures" is defined as property listed on the National Register, or located within a registered historic district and certified by the Secretary of Interior as being of historic significance to the district.

HR 6975 passed the House on July 21, 1980 and passed the full Senate (amended) on October 2, 1980. The bill now returns to the Ways and Means Committee for further consideration.

ISSUE:

INVESTMENT TAX CREDIT FOR REHABILITATED BUILDINGS LEASED TO TAX EXEMPT ORGANIZATIONS OR GOVERNMENTAL UNITS - HR 7956

On August 19, 1980, Daniel Rostenkowski (D-IL) introduced HR 7956. The bill includes provisions which allows the use of the 10 percent investment tax credit as an incentive to an owner who rehabilitates an older

structure and then leases it to either a nonprofit organization or governmental unit. This expands upon existing law which limits investment tax credit to business or commercial use of a rehabilitated structure.

In September, the Ways and Means Committee reported: "The credit should be available without regard to the status of a tenant to make significant progress in eliminating blight in older commercial areas."

HR 7956 was amended and passed the full House on September 9, 1980. It is now pending before the Senate Finance Committee.

ISSUE:

25 PERCENT TAX CREDIT FOR REHABILITATED STRUCTURES

Section 315 of the 1978 Revenue Act allows 10 percent of the total rehabilitation expenses to be deducted directly from taxes owed by a taxpayer. The investment tax credit can be used for the rehabilitation of industrial or commercial buildings, but does not include rehabilitation of residential commercial structures. The building must be at least 20 years old and, after rehab, have a useful life of 5 years. While the tax credit does not have specific application to historic structures, it can be used with the accelerated depreciation provisions of the historic structures provisions of the 1976 Tax Reform Act.

HR 5829, a major tax cut bill, passed the full House on July 1, 1980, without any provision for an increase in investment tax credit. During consideration by

the Senate Finance Committee, Lloyd Bentsen's (D-TX) amendment to increase the investment tax credit for rehabilitation of older structures from 10 percent to 25 percent was accepted.

HR 5829 was reported out of the Senate Finance Committee in September and went to the Senate floor. There, a motion was passed to table consideration of the bill at that time. This means that if there is further consideration of this measure, it will be during the "lame duck" session, after the election.

PRESERVATION ACTION WILL BE MONITORING THIS LEGISLATION CAREFULLY. SHOULD THE 25 PERCENT INVESTMENT TAX CREDIT BE ENACTED, IT COULD HAVE AN ADVERSE AFFECT ON NATIONAL REGISTER DESIGNATION, UNLESS THERE ARE ADDITIONAL INCENTIVES FOR HISTORIC STRUCTURES. SUCH INCENTIVES WOULD BE INTENDED TO OFFSET THE ADDITIONAL COSTS OF CARRYING OUT THE SECRETARY'S STANDARDS OF REHABILITATION, REQUIRED UNDER THE LAW FOR REGISTERED PROPERTIES. TO POSSIBLE INCENTIVES MIGHT BE A 30 PERCENT CREDIT FOR HISTORIC STRUCTURES OR A SHORTENED DEPRECIATION SCHEDULE.



## Preservation and Energy Conservation

"Preservation and Energy Conservation," a slide/sound program produced by the Advisory Council on Historic Preservation, was released on October 1, 1980, for loan or sale through the Smithsonian Institution's Office of Museum Programs.

The fifteen-minute show is based upon the findings of a recent Council study, "Assessing the Energy Conservation Benefits of Historic Preservation: Methods and Examples." The slide show graphically demonstrates that rehabilitating older buildings can save a vast quantity of energy over demolition and new construction, because existing structures contain "embodied energy" already invested in their building materials. The program explains in simple terms the method for calculating how much energy is "embodied" in any existing building, and it makes a strong energy-conservation case for historic preservation.

The cost of borrowing the slide/sound program is \$8, which covers postage and handling. The loan package contains a carousel of 73 slides, an audio cassette, a script, instructions for use, and literature about the Advisory Council on Historic Preservation. The program's audio cassette provides for either automatic slide advancement (1000hz synchronization) or for manual advancement with any cassette tape player. This slide/sound package is also available for purchase at a cost of \$90.

To order the slide/sound program package, contact directly the Conservation Information

# PRESERVATION: Reusing America's Energy



NATIONAL TRUST FOR HISTORIC PRESERVATION

Program, Office of Museum Programs, Smithsonian Institution, 2235 Arts & Industries Building, Washington, D.C. 20560; telephone (202) 357-3101.

Printed copies of the full study (Assessing the Energy Conservation Benefits of Historic Preservation; Methods and Examples) upon which the slide program is based can be purchased for \$2.75 per copy from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402 (Specify publications stock number 024-000-008-56-8).

The study, and later the slide/sound program, were developed by the Council in fulfilling its role as chief policy advisor to the President and Congress on matters of historic preservation. The Council is an independent Federal agency; it also monitors Federal projects to ensure that consideration is given to preserving the Nation's historic resources. Staff headquarters for the Council are located in Washington, D.C.

## Main Street Center

The National Main Street Center is a special project of the National Trust for Historic Preservation to encourage downtown revitalization and historic preservation in smaller cities. It is an expansion of the Trust's four-year experience conducting the Main Street Project.

The Main Street Project is a demonstration program conducted by the Trust's Midwest Regional Office. The Project's goal was the development of practical strategies for the implementation of comprehensive community revitalization programs in older downtowns and was the first phase of the Trust's involvement in downtown revitalization. The project is being expanded into a second phase through the creation of the National Main Street Center.

The Main Street Project has concentrated on the local level gaining valuable implementation experience. However, no centralized agency can provide adequate technical assistance directly to hundreds of communities. Because cities are the creations of states, and because the existence of various state entities which operate in the central business district (CBD) arena, the primary and immediate goal of the National Main Street Center will be to encourage the development of comprehensive state strategies to support CBD revitalization through the creation of several model state programs. A primary but longer range goal will be to serve as a forum for the discussion of CBD conservation policy by the private investment community and government in an effort to minimize future conflicts.

Secondary goals of the Center are to train others in the comprehensive, incremental methods successfully used by the Main Street Project, to encourage coordinated efforts among local CBD programs, to provide a centralized information service, and to evaluate current public and private CBD programs for effectiveness.

The National Main Street Center, in cooperation with IDEA, the International Downtown Executives Association, will select six states to serve as pilots for the development of comprehensive support systems. Each state will in turn select five communities with revitalization programs to be their service network. Each community must have a full-time project manager.

The National Main Street Center will provide intensive training for the local managers and state officials and will work closely with the states to encourage interagency cooperation. In addition, the Center will conduct on-site consultant visits to each of the 30 cities and to the participating states.

The NMSC will also conduct four regional conferences on downtown revitalization during the Summer of 1981. Notice of locations and dates will be published in the National Trust's monthly newspaper Preservation News and in Center City Report, published monthly by IDEA.



## Fresno Workshop

A workshop to focus attention on the identification and preservation of Fresno County's historic resources was held on Saturday, October 25, 1980, at the Pioneer Village in Selma from 9 a.m. to 3 p.m.

Topics included "What's the Future for Preserving Our Past?", "Why an Historic Sites and Structure Inventory?", "How to Run a Survey," and "Ideas and Sources of Funding." Time to tour the Pioneer Village structures was available during the lunch hour.

Major sponsors of the workshop were the Fresno City and County Historical Society and the Selma Museum and Pioneer Village.

## Informational Leaflets

**INFORMATIONAL LEAFLETS** - Through the combination of production skills of The East Los Angeles Community Union (TELACU) and federal grant money from the Office of Historic Preservation, the Hispanic community has available information pamphlets on historic preservation printed in their own language. TELACU is one of the most unique community controlled development corporations in the United States. "It's development system, a legacy of a former director, combines job training and federally subsidized wages with profit-making business operations."

The Community Research Group, a division of TELACU, applied for and received a planning grant from the Office of Historic Preservation to translate and produce preservation information pamphlets in Spanish. This project fulfilled a basic need to provide the Hispanic community with preservation information in order to stimulate participation in preservation, further community education, and create a new effort toward community revitalization.

The five pamphlets available are:

- "Preservacion De Los Recursos Culturales De California - Papel Que Desemena La Oficina Estatal De Preservacion Historica" (Preserving California's Cultural Resources - The Role of The Office Of Historic Preservation).
- "El Registro Nacional De Lugares Historicos" (The

National Register Of Historic Places).

- "Incentivos De Impuestos Para La Rehabilitacion De Edificios Historicos" (Tax Incentives For Rehabilitating Historic Buildings).
- "Prestamos De Preservacion Historica - HUD" (Historic Preservation Loans - HUD).
- "Preservacion Historicos Donativos Y Ayuda Para Adquisicion Y Dessarrollo De Proyectos" (Historic Preservation Grants-In-Aid For Acquisition and Development).

These pamphlets are available at no charge by writing to the Office of Historic Preservation, P.O. Box 2390, Sacramento, California 95811, or calling (916) 445-8006. TELACU also has the pamphlets available at it's office:

## State Heritage Activities

**PRESERVING OUR NATURAL HERITAGE, VOLUME II** is available free of charge to individuals and organizations interested in protecting our natural heritage. This report was prepared by The Nature Conservancy for the National Park Service and is a survey of the conservation activities of State governments. Although the information contained in this report is current only to July 1976, the conservation issues addressed are still timely and the insight into the

methodology employed is definitely relevant to anyone working with or interested in conservation activities at the State level. To obtain your copy, write to: Publications Program, Office of the Associate Director for Science and Technology, National Park Service, Department of the Interior, Washington, D.C. 20240.

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## Natural Diversity Data Base

### CALIFORNIA'S NATURAL DIVERSITY DATA BASE

The State of California and The Nature Conservancy have entered into a program to develop the California Natural Diversity Data Base. Operated in cooperation with the Department of Fish and Game, the Data Base is patterned after similar programs now operating successfully in 23 other States. The Data Base will function as a centralized location for management of accurate and comprehensive information on the rare, threatened, or otherwise unique elements which constitute California's natural diversity. Information stored within the Data Base will aid greatly in the systematic identification and selection of natural areas deserving protection, thus relating directly to the goals of both the State's Significant Natural Areas Program and The Nature Conservancy. Secondly, the data will assist public and private planners in decision-making so that needless conflicts between conservation and development can be avoided.

The basic unit of information for the Data Base is the documented location of an element, or an "element occurrence." An element is defined as a natural feature (species, habitat, etc.) of particular interest because it is exemplary, unique, threatened or endangered on a state-wide or national basis. At present, the elements being inventoried by the Data Base include rare and endangered plants and animals, representative plant communities, critical habitats, and exemplary aquatic and geologic features. Information on the distribution and ecology of each element is compiled from publications, museum specimens, public and private organizations, interviews with specialists, and field work by the Data Base staff. Each element occurrence is mapped onto USGS topographic quadrangles, with the information relating to the element and element occurrence retrievable by both manual and computer based searches.

In an element-based inventory, significant sites are identified by the type and number of elements which occur on them. This method ensures that ecologically important areas which are little known or unprotected will not be ignored. Sites on which highly endangered or many elements occur, must by definition, receive a higher protection priority than those with occurrences of less threatened or fewer elements.

Recognizing the rapid environmental changes in California, the element inventories will be continually updated and refined, allowing the Data Base to function as a

source of current information on State's natural features.

If you have information to contribute or further questions, contact Sam Johnson, Program Coordinator at: California Natural Diversity Data Base, 987 Jed Smith Drive, Sacramento, CA 95819 (916) 322-2493.

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same time to make some of them more readily available. Through the artistry of Sallie Stanton the reader is afforded a graphic portrayal of the theme of these tall tales.

Order From Kern County  
Historical Society, Post Office  
Box 141, Bakersfield, CA 93302

Copies @ \$6.00 including 6%  
sales tax, postage and handling



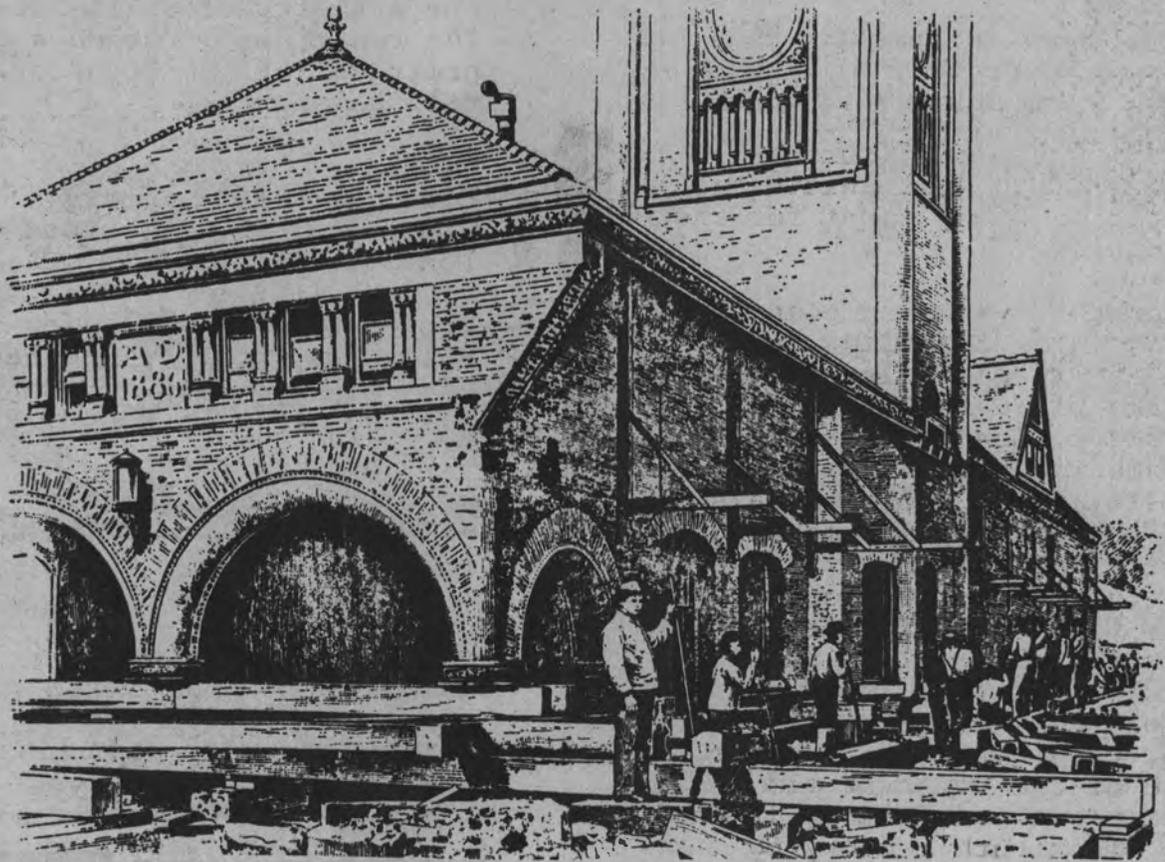
### TALL TELLS Pioneer Storytelling

An integral part of Kern County's pioneer culture was the art of storytelling, and the stories that were told ranged from factual narrative to fabricated "tall Tales." When Charles Nordhoff, the author of CALIFORNIA: FOR HEALTH, PLEASURE, AND RESIDENCE, visited Kern County in the early 1870s, he was the guest of General Edward F. Beale at the Tejon Ranch. "We were lying about the fire after supper," wrote Nordhoff, "with that lazy contentment which follows a long day in the saddle." The half-dozen men told stories until one after another they "dropped off to sleep under the clear sky of the mountain."

Doubtless many of Kern County's tall tales have been lost forever, but fortunately some of them were preserved in the writings of local historians and journalists. Through a mini-anthology, the editor has attempted to offset further loss of these tall tales, and at the



## Shafter Depot Restored



*General View, Showing Method by which the Brick Railroad Station at Mott Haven, N. Y., was Moved Back Fifty Feet.*

### DEPOT RESTORATION ON RIGHT TRACK

This town's historical society is a babe-in-arms.

The society was formed in July 1979, "to save the Shafter Santa Fe Depot from destruction," said president Stanley Wilson. The depot was built in 1917 and served the community until 1968. The building was then put up for sale by Santa Fe. When there were no buyers, the Shafter Chamber of Commerce asked the railroad to donate the structure to the city. Santa Fe officials agreed - but with one catch. The donation was the building, not land. Land was donated next to the tracks, three blocks north of the depot location.

"We had to tear down the

building (on the new site), a blacksmith shop, and build up the ground a foot and a half. We poured the (concrete) foundation, then the mover lifted the building." The building had to be sawed in half to be moved. Placed on the new foundation March 15 by the mover, the halves didn't line up, Armstrong said.

He and three others used jacks and pipe to move/line up the 20-ton freight area with the baggage-office-waiting room portion. "I never thought we could do it," Armstrong said. He hopes to have the building open to the public by next May, in time for the Shafter Festival Days, Wilson said.

The Bakersfield Californian

## California's Mission Revival Style

Rober Breuer is project director on California's Mission Revival Style, an exhibit sponsored by the Berkeley Architectural Heritage Association with a grant from the California Council for the Humanities and the National Endowment for the Humanities.

The exhibit is being planned as a state-wide traveling event, with accompanying lecture series to take place in Riverside, San Diego, Los Angeles, Sacramento, Santa Rosa and Berkeley. The project deals with the history and meaning of Mission Revival Style architecture in California with plans for the exhibit and lectures to stimulate public awareness of this important element of the State's architectural identity. The image of the romantic old mission was summoned up in the late nineteenth century by California promoters and the railroads to sell the state and its products. The story of this aspect of the revival phenomenon is a fascinating one.

The exhibit will follow the evolution of the style from its inception in the 18th Century Franciscan missions, their decay, and their romanticization, restoration, and mass popularization in the revival period around the turn of the century. The style's highly conscious inclusion in every sort of building and the transition into the elaborate and variegated Spanish Colonial Revival phase and even the fanciful contemporary manifestations (Taco Bell!) are included.

The exhibit features a photographic survey of surviving structures as well as historical



*Adelpian Club House, Central Avenue and Walnut Streets, Alameda, California.*

photographs and archival materials such as posters, labels and California promotional ads, postcards, brochures, architectural drawings and ephemera.

C.P.A. members who have or may know about suitable materials for inclusion in California's Mission Revival Style should contact Robert Breuer at 1227 Josephine Street, Berkeley, CA 94703.

## REPORTERS WANTED

The Californias for Preservation Action Newsletter needs correspondents to report on preservation activities in their communities. If you are interested, please contact Newsletter editors Jane Ellison or Mike Stepner.

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**GASLAMP QUARTER SAN DIEGO**


**SAN DIEGO'S HISTORIC GASLAMP QUARTER WILL BE REHABILITATED THROUGH PRESERVATION LOAN PROGRAM**

After several years of intensive work The Gaslamp Quarter Association of San Diego has completed the planning phase of their historic rehabilitation loan program for the heart of downtown San Diego, known as The Gaslamp Quarter, reports Dr. Knox Mellon, State Historic Preservation Officer.

The Gaslamp Quarter is a familiar story; an area, once the thriving urban-commercial center of the fledgling city, lay abandoned and ignored for 40 years. Her inhabitants had long since moved on to the new frontier of suburbia. Time passed, disillusionment set in created by the aesthetic wasteland of suburbia and compounded by an energy crisis. Businessmen and residents, former and new, encouraged by the economic possibilities of revitalization have beat a hasty

retreat back to this historic area. Rehabilitated and recolonized, the city centre once again becomes a thriving urban-commercial-residential community. Although the last part has not yet taken place, it is the primary goal set by the Gaslamp Quarter Association and the Gaslamp Quarter Project Area Committee.

The Association, with funding from a federal grant, just finished a step toward this goal by completing the foundation and framework for the financial packaging of their historic preservation loan program. The loan program has already been used by five property owners to finance rehabilitation of buildings for adaptive reuse in the Quarter area. The financial packaging of this loan program is the product of a consultant hired by the Gaslamp Quarter Association and paid for with a \$25,000 grant received from the Office of Historic Preservation.

The Office of Historic Preservation, in order to

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stimulate the rehabilitation of culturally significant housing and commercial stock within low income inter-city areas utilizes survey and planning monies from the National Historic Preservation Act Grant allocation to fund on a 50%-50% matching basis the administration of local preservation loan programs. These grants are awarded only to local governmental agencies or private non-profit preservation organizations. The organization or agency will use these funds solely for planning and administration. No grant funds will be used for direct loans or collateral. The recipient of this grant money cannot use as their 50% match any other federal source with the exception of Federal Revenue Sharing and HUD Community Block Grants. The structures to be rehabilitated with loan monies must be included in one of the following categories:

- a. Listed on the National Register of Historic Places
- b. Is a California State Landmark
- c. Is a designated local landmark
- d. Is determined by the California Office of Historic Preservation to be eligible for the National Register of Historic Places
- e. Is listed in a local inventory approved by the California Office of Historic Preservation

The Gaslamp Quarter Association Historic Preservation Loan Program, now implemented, not only provides loan services but advice to property and business owners about the wide range of available financial aids through federal, state, and private sources. The association staff also educate and assist the

public in the preparation of protective easements, covenants, and ordinances to assure the preservation of cultural resources.

The Gaslamp Quarter Project Area is solidly on it's way towards achieving it's goal of preservation by rehabilitating and reusing it's historically significant centre city area. This goal when realized, not only benefits its own residents and businessmen but acts as a viable model for other areas of San Diego as well as other cities to imitate.

The Office of Historic Preservation is accepting letters of intent from non-profit preservation organizations and local governmental institutions who wish to apply for a preservation loan program grant. Please contact the Office of Historic Preservation, P.O. Box 2390, Sacramento, California, or call (916) 445-8006 for further information.



THE BETTMANN ARCHIVE

## Preservation Hanford

Preservation is alive and flourishing in Hanford: a city of 20,000 people in the Central Valley. The City recently established an eleven block historic district in the Civil Center/Downtown area of the community.

Local preservationists rallied in 1977 to form the "Save the Courthouse Committee" and convinced the City Council to retain the 1894 Kings County Courthouse. That decision led to a reevaluation of the older buildings in the entire downtown area. The City hired consultant Ed Astone to help, and he directed City Planning staff and citizen volunteers in a complete inventory of downtown buildings. The survey led to the preparation and unanimous adoption of the City's Historic Resources Ordinance in July of this year.

Hanford is in the enviable position of having almost all of its original civic buildings intact. In addition to the old courthouse, an 1897 jail, a 1913 post office, a 1912 Carnegie Library, a 1924 Municipal Auditorium and a 1925 Veterans Memorial Hall are clustered around a civic center park. The Civic Center is bordered by vintage commercial buildings, highlighted by a 1,250 seat theater built in 1929. The theater with its ornate stage has recently been purchased by CPA member Dan Humason to forstall the destruction of the building's interior. Beyond the Civic Center, three business streets contain 70 structures built between 1887 and 1930 in a wide variety of architectural styles.

The Courthouse, which was the focus of the original preservation movement, has also become the focus of a building rehabilitation trend in Hanford. The City has attracted Max Walden, a well known recycler of old California buildings, to lease the courthouse, jail and part of the Civic Center grounds. His previous Old Town and Cooper House projects in Los Gatos and Santa Cruz have received praise for their commercial success. Walden is currently completing structural work in the buildings. He plans to unveil his "Courthouse Square" development in the summer of 1981.

Historic preservation has become a major part of Hanford's strategy to keep its downtown alive and vital. Other policies include: selective redevelopment to clear new building sites outside of the Historic District, an active public improvement program supported by a Parking and Business Improvement District and strong land use controls on outlying commercial sites. The Historic District makes the State Historic Building Code applicable to the area, opens the potential tax benefits of the 1978 Tax Reform Act and will provide a central design and marketing theme for downtown Hanford. An active merchants organization, the Hanford Improvement Association, has backed the Historic District and plans to capitalize on the new theme.

In the last three years, preservation has been discovered, accepted and is now being promoted in the City of

Hanford. With the support of the downtown merchants and other interested citizens the community is looking forward to continued enjoyment of its unique central core area.

Gregg Werner  
Planning Director, Hanford

## Ventura Inventory

### PHASE ONE OF VENTURA COUNTY'S INVENTORY BEGINS

The first phase of a Ventura County cultural resources survey will begin in Santa Paula and Oxnard. Boundaries have been

designated within these communities for a combined comprehensive and windshield survey to be conducted by volunteers. Eventual plans call for a survey of the entire county.

The Ventura County Cultural Heritage Board, acting as the preservation board for most of the cities in the County, received a survey grant from the State Office of Historic Preservation in September.

For those interested in participating as volunteers in the survey, please contact Judy Triem, Survey Coordinator at (805) 654-3968 or write Property Administration Agency, 800 South Victoria Avenue, Ventura, CA 93009.

## Membership

Your membership in CALIFORNIANS FOR PRESERVATION ACTION will enhance your effectiveness as a preservationist. Your support of CALIFORNIANS FOR PRESERVATION ACTION is crucial if preservation of California's structures, districts and neighborhoods is to become a guiding consideration of State policy in the 1980's.

Name \_\_\_\_\_  
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### Membership Categories:

_____	Senior/Student	\$7.50
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