

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

## 11 MILLION DOLLARS RETURNS TO OHP

**Some Background** - It is fair to say the Department of Parks and Recreation was faced with some real problems when Proposition 70 passed in June. The administrative cost of 11 million dollars for preservation grants run through the State Office of Historic Preservation was limited to 1.5 percent and past history showed the cost of handling the 1984 Bond Act grants had been much higher. Preservation grants involve more administrative time because project selection requires more care and restoration standards are far more rigorous and necessitate ongoing project review after grants are awarded.

DPR and OHP had been working with Assemblymen Jim Costa (D-Fresno) and Bill Jones (R-Visalia) to create a bond act much like the 1984 version, with adequate administrative money included to permit OHP to do all the work necessary to maintain high restoration standards for 20 million dollars in historic preservation grants. When the initiative -- "the California Wildlife, Coastal and Park Land Conservation Act"-- became Proposition 70, it seemed obvious both bond acts would look repetitive, would be competitive and both might fail. We could see the Jones-Costa Bond Act on the 1990 ballot, but it was shelved this year and DPR was stuck with an administrative costs ceiling problem.

**A Successful Outcome** - Director Henry Agonia (as reported in our last newsletter) decided that DPR would handle the money as part of the full 166 million directed to DPR by Prop. 70... and OHP's Marion Mitchell-Wilson would move to DPR to help with the program. Some intense lobbying -- led by CPF and some strong pressure from legislators -- led by John Garamandi -- convinced Director Agonia to reverse his earlier decision. We feel Mr. Agonia listened well, reconsidered based upon new information, and decided that the case we argued made some sense ... and we have thanked him for this willingness to listen and reconsider.

The Office of Historic Preservation (with Marion remaining as Grants Administrator) will be handling the 11 million dollars. Kathryn Gualtieri, SHPO, will remain to provide the leadership developed during these past four years in order to maintain the continuity required as OHP struggles to handle more work with less funding.

**Two Challenges** - CPF has great sympathy for OHP and we would very much like to work with this administration to create an adequate funding level for the State Office ... and we will continue to pursue that goal; perhaps timing will be better now as the need becomes more evident. We are also pleased that OHP has 11 million dollars to distribute (see companion story) but we have been advised that ongoing project review will be curtailed. What this means to you is that you will have to be more vigilant in your community to make sure grants awarded for historic preservation produce good preservation projects with work done according to the "Secretary's Standards". Local preservationists will be asked to help OHP maintain the integrity of the program, and this, perhaps, is as it should be.

## LA JOLLA SESSIONS TO BE RESET FOR L.A.

OHP's "Small Town" Conference, set for La Jolla in September, was postponed to avoid a conflict with the America's Cup Races; SHPO Kathryn Gualtieri has now informed us a November rescheduling has not worked out, either. For the first time this year CPF had joined in sponsoring the State

Office Conference -- formerly called Rural Conferences when held in Chico and Hanford. Because this autumn's conference had an important function -- with a particular focus, targeting a special audience -- we hope to work with OHP to ensure that the program at the Annual State Preservation Conference makes an extra effort to deal with this need in April, in Los Angeles. We will provide details in our next newsletter.

See page 2 for information about the Proposition 70 Grant criteria and application procedures distributed by OHP

## WESTERN CONFERENCE OF STATE HISTORIC PRESERVATION OFFICERS HELD IN NEVADA

Representatives of nine western states met on September 23-24 in Carson City, Nevada, as part of a regularly scheduled board meeting of the National Conference of State Historic Preservation Officers.

Of particular interest to those in attendance was the issue of vernacular architecture in the West and the announcement of a future conference on the subject to be held in Reno in September 1989. Blanton Owen, coordinator of the Nevada Folklife Program, Nevada State Council on the Arts, also presented two rural surveys of Lander and Lincoln Counties, as examples of his state's work with tangible folklife resources. In addition, he stressed the recording of intangible resources (songs, stories, poems, legends and oral histories), in order to fully capture the West's folklife and folklore.

Robert Spude, of the National Park Service, Rocky Mountain Region, gave a report on historic mining resources in the West and announced that the Park Service was working to produce its first National Register Bulletin on mining issues. A Historic Mining Workshop open to historians, archeologists, architects, engineers and resource managers has been scheduled for January 23-27, 1989, at Death Valley National Monument, with a focus on the documentation, preservation, interpretation and protection of these historic mining sites in the West. For more information, contact Dr. Spude in his Denver office at (303) 969-2875.

Of special interest to the Western State representatives were the presentations of National Park Service members de Teel Patterson Tiller and Stephanie Rodeffer regarding comprehensive planning as it related to the review by the Park Service of each state's preservation program. Working with individual state needs and priorities, Tiller and Rodeffer stressed the importance of integrating planning into all state program areas, through the identification and development of historic contexts. These contexts would then allow the states to define their particular goals. Annual selections of surveys, nominations to the National Register and Certified Local Government grant awards would then become an integral part of the development of a successful planning effort (with the "context" questions obviously becoming important to local preservationists because of the effect on grants criteria and National Register priorities).

By the close of the session, Western State staffs agreed that future joint meetings would be beneficial to all in attendance, as a means to further communication and cooperation. It is also clear that new Federal program directions will soon have more impact on OHP and its ability to assist local government, commissions, and private preservation groups.

## OHP ANNOUNCES GRANT CRITERIA

(The rules and application procedures for the 1988 California History and Archeology Grant Program were released last month; the following article is an edited version of the OHP announcement)

The California Wildlife, Coastal and Parkland Conservation Act of 1988 authorizes eleven million dollars (\$11,000,000) for competitive grants to public agencies and nonprofit organizations for the preservation of historical and archeological resources in California.

The Office of Historic Preservation, California Department of Parks and Recreation, will distribute the grant fund in only one cycle. Allocations of funds will be authorized on July 1, 1989. The minimum grant award is expected to be \$50,000, with no set maximum amount. Application deadline: All applications must be postmarked by December 1, 1988.

Applicants eligible to participate are units of local governments, districts, and nonprofit organizations such as: cities, counties, and cities/counties, regional park or open-space districts, districts authorized by statute to operate and manage parks or recreational areas or facilities; nonprofit organization means a 501(c)3 organization which has among its primary purposes the conservation and preservation of wetlands or of lands predominantly in their natural, scenic, historical, agricultural, forested, or open-space condition.

The applicant must either own the property or have some operational control of the property; construction of new structures, including reconstruction of previously existing structures, will not be funded. Eligible properties will be those listed on the National Register of Historic Places, California State Historical Landmarks, or State Points of Historical Interest. Properties potentially eligible for listing on the National Register may also qualify for the program.

The history and archeology grant program is competitive. The selection criteria include assessment of the property's significance and integrity, degree of project urgency and resource protection, applicant's administrative performance, and the impact on major, current preservation concerns.

For copies of the application form, National Register Criteria, Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects, Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, or for further information, contact: Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA 94296-0001.

## NEWS FROM THE VIRGINIA WAR FRONT

Preservation Action's Nellie Longworth reports that the Senate voted 50-25 to preserve the Manassas Battlefield environment. A massive shopping center development adjacent to the battlefield would have seriously compromised the integrity of this National Civil War shrine in northern Virginia.

The Senate passage is equivalent to a "legislative taking" and produces an immediate stop-work order on the site; a fair condemnation price would be determined by the Judiciary Department.

The Senate has chosen to attach this action to the 1988 Tax "Technical Corrections Act" and is, as Senator Byrd commented, the only "non-germane" item (we had hoped, earlier, that the technical corrections would deal with the "passive loss rule" problem playing havoc with the use of historic preservation tax credits, certainly more germane but now a dead issue for this

Congress). Nellie adds that the President was certain to veto an independent Manassas Bill but is unlikely to veto a technical corrections bill with the Manassas item attached. Senate action (October 11) sends the Act back to the House for Conference Committee resolution of minor differences.



During debate on the battlefield bill, comments often pointed to the large number of nationally important sites which could face very similar threats ... and, it is clear, there just isn't enough money to buy them all. Nellie suggests next year's major question will be, how do we come up with a generic answer to an all-too-common threat facing far too many historic sites? We expect several bills will propose greater funding for preservation "acquisition and development"; should we propose 180-day moratoriums or demolition delay provisions for National Register properties in addition to the much more limited National Landmark categories? Could such proposals pass?

What the Manassas Battlefield crisis did make evident was the massive scope of the problem, and the national, grassroots interest in the issue; Congress heard from a great many of us. Nellie feels there will be serious efforts to deal with the problem in the next Congress.

## THE 1988 CALIFORNIA LEGISLATIVE RECORD

A few local preservation projects were the primary beneficiaries of two years of activity as the State Legislature adjourned its 1987-88 session on September 1. Efforts to expand or initiate statewide programs died in committee or on the Governor's desk, with two notable exceptions:

AB 4462 (Harris) was one of two legislative attempts to expand coverage of the Main Street program. The bill, which has been signed by Governor Deukmejian, repeals the 50,000 population ceiling for eligibility and substitutes economic hardship criteria. The change is expected to extend program benefits to urban areas including Oakland, which is represented by the bill's author. A companion bill AB 4627 (Bader) that would have required the Department of Commerce to carry out an urban pilot project for historic preservation died in Assembly Committee on Economic Development.

Assemblymember Sam Farr's (D-Santa Cruz) ACR 127 asks the Director of Commerce to convene an interagency task force on tourism to assist the Department and its Office of Tourism in developing a tourism marketing plan and to help identify and solve problems in delivering visitor services. According to Department of Parks and Recreation Director Henry R. Agonia, the development of a joint program involving tourism and historic preservation can help to promote tourism.

Other attempts to bolster preservation efforts at the State level were less successful. AB 1995 and AB 2742, both introduced by Assemblymember Sunny Mojonier, would have directed the California Arts Council to develop guidelines for conducting an inventory of State-owned art and artifacts. Both bills died in committee. AB 3233 (Killea), which was vetoed by the Governor, would have authorized establishment of Local Historical Records Commissions. (story continues on page 7)



## CALIFORNIA PRESERVATION FOUNDATION NEWS

### NOTES FROM OUR BUILDING CODES CONFERENCE

Is it difficult to do work on historic buildings? Yes, sometimes! 200 people in four cities heard varied solutions to consistent problems with earthquake risk and retrofit requirements. CPF President Milford Wayne Donaldson, also serving as President of the State Historical Building Code Board, pointed out that the now-mandated Historic Building Code is often ignored and new seismic requirements complicate the matter greatly. Many building officials are unaware of the code and, as Architect (and father of the Historic Building Code) Ray Girvigian added, fewer know it covers buildings to bridges, landscape elements to statues, and is law for cities, and districts and universities. Part of the problem, Board Secretary Clarence Cullimore admitted, is that Board decisions on specific alternatives to strict UBC compliance now available are little known because a lack of funding has made publication impossible.

Architects John Henderson and Bruce Judd explained success can come when architects - and preservationists - sit down with developers and building officials at project initiation to explain options the Historic Building Code opens up, and how these relate to the "Secretary's Standards"; both pointed out the need for ongoing dialogue as a project develops. Others like Kathryn Lambert, who handled design for Cable Car Clothiers' use of the Hibernia Bank in San Francisco, noted that compromise--- including partial use of buildings--- is often forced by standard code and seismic requirements. Planner Joe Hall and Landscape Architect Deborah Denne' showed how landscape features could be preserved---while meeting handicapped and other requirements--- but lack of imagination and/or unfamiliarity with the Historic Building Code provision for these features often impedes preservation solutions unnecessarily.

Tom Tobin, Director of the Seismic Safety Commission, explained new State Seismic Guidelines at all four sessions and stressed the impact these would have on the thousands of unreinforced masonry buildings (UMBs) in California. He used the Coalinga Quake, and others, to demonstrate the effect of quakes on buildings. David Prower explained why San Francisco was reluctant to move toward seismic strengthening of UMBs. The costs are great and would seriously affect the availability of affordable housing in both Chinatown and the Tenderloin, a political and policy decision no one wants to make. David Tabor, Santa Barbara Planner, and San Diego's Ron Buckley added that many downtown core buildings have already been rehabbed for tax credits and going back in to do seismic retrofit, now, would have crippling economic impact on both tenants and owners, on the area's economy if businesses closed, and on the availability of tax credits if any "historic fabric" was to be removed. Los Angeles and San Francisco are now attempting to map all buildings potentially "historic" and "seismically unsafe" so all future work will avoid this conflict, and other cities are moving to involve Landmarks Commission staff in review of development plans for, or seismic work on historic properties to protect against unwitting damage of this sort.

Many speakers said government assistance for seismic retrofit was a great need, either through funds or credits, and Joe Hall said Santa Cruz was looking into bond financing for this work. Others pointed out that fee waivers, loans, design assistance and other incentives could be packaged to help owners do seismic work and do it without destroying the building's historic features. City officials responsible for administration of these often conflicting codes reiterated the importance ---the complex Mission Inn project serving as his example---Bruce Judd placed on communicating early and often with all parties involved.

It became clear, too, that engineers like Loring Wyllie of San Francisco and John Kariotis of South Pasadena had insights into the construction and safety of many UMBs which appeared to have big problems but were, in reality, only in need of minor work; many engineers and building officials are overly conservative because of liability fears and a lack of familiarity with older construction methods. Expertise and experience with historic buildings is highly desirable but not often available in too many instances...and, without published material outlining sensitive alternatives, we may expect to continue seeing many harsh and unnecessary treatments of our historic resources.

Fire safety in historic buildings was another subject brought to the conference by fire marshalls from Los Angeles, San Diego and Santa Barbara, adding more complexity to the seismic retrofit complexities. Do you worry only about exiting a fire safely or ask for more costly work which preserves the historic structure?

These conferences brought many interwoven problems to light, made it very clear that there are no simple answers and that policy conflicts exist. But some solutions were shared and the gatherings proved that a great need exists for much more interchange amongst all those who make decisions about the treatment of historic resources. CPF is pleased with the result of this program and recognizes how much more needs to be done to encourage the sharing of information about "codes" and historic resources.

### A BELATED ACKNOWLEDGEMENT AND THANK YOU

We have discovered that the craftsman lantern/oak tree motif appearing on the CPF T-shirt is based on a catalogue cover-design of the Duarte firm Arroyo Craftsman, and was adapted for this one-time only CPF printing. CPF wishes to acknowledge the source; we are grateful to Bob Tatosian of Arroyo Craftsman for allowing us to use some of his work, and we thank him for his understanding in this matter.

Arroyo Craftsman specializes in fine architectural and landscape lighting inspired by the Arts and Crafts Movement. Located at 2080 Central Avenue, Building B Duarte, CA 91010 (818/359-3298), Arroyo Craftsman offers consulting, design and custom fabrication. CPF members know the quality work done by Arroyo Craftsman and we recommend the firm to those of you seeking fine period lighting fixtures in the Arts and Crafts style. A copy of the catalogue of work done by Arroyo Craftsman is available, free, by contacting the firm at the address listed above.

CPF's Easement Workbook is still available. In 1987 the Foundation presented two workshops on historic preservation easements, featuring nationally-known expert Thomas Coughlin. As part of his seminar information, Tom prepared a workbook for those who attended. The 152 pages of material in the workbook cover I.R.S. regulations, "private letter rulings", state and federal statutes, model easement contract provisions, and the workbook opens with Coughlin's basic background and interpretation of the do's and don'ts in the world of easements; the workbook is, literally, everything you need to know about the subject.

You can get your copy of the Easement Workbook---and a very few remain---for the reasonable price of \$30.00 (\$25 for the book and \$5 for tax, postage and handling). Please make checks payable to: **California Preservation Foundation.**

This Newsletter was produced by John Merritt with the assistance of Dick Price. Contributors included: Wayne Donaldson, Diane Seeger-Wilkinson, Lisbeth Henning, Nellie Longworth and Kathryn Gualtieri.



## SMALL CITY CHALLENGES BIG UNIVERSITY

Chico's "Third Street Six" is a group of six large wood-frame houses built between 1869 and 1914, on the south edge of the campus of California State University, Chico (CSUC). Campus officials are on record as planning to demolish the homes for more parking.

CSUC already has almost a dozen parking lots of varying sizes (all surface level), city parking lots border the campus, and there is street parking throughout the neighborhoods surrounding the campus. Chico Heritage Association President, Elizabeth Stewart, feels "ripping out the six historic houses on Third Street would create a gaping hole in the fabric of a unique neighborhood." The "fabric" referred to by Stewart is the pending nomination of a 20-block area south of the campus as a district on the National Register of Historic Places.

Apparently the citizens of Chico agree. A previous City Council went on record as opposing the destruction of the buildings, and a 1983 ballot measure carried 3,706 to 1,575 (70%) in favor of preserving the structures on site.

Stewart, John Gallardo, and Giovanna Jackson, other past presidents of Chico Heritage Association, have been researching the homes and structures in the potential district, and have had a member of the State Office of Historic Preservation, Marlyn Lortie, visit Chico as part of the nomination process. Lortie stated that the six houses on Third Street are integral to the unity of the district.

The root of the problem stems from the attitude of Robin Wilson, since 1981 the President of CSUC. Not a Chico native, nor seemingly even an appreciator of Chico's architectural beauty, Wilson is on record stating that the structures are "cheaply built, bad old houses." He has also stated, "I think we're only kidding ourselves to say those houses are worth anything. Tearing them down would be the most feasible thing to do." Ironically, Wilson resides in a recognized historic home, the only building in Chico designed by Julia Morgan. The houses, which Wilson terms "bad, old," are in reality a visual buffer between busy Second Street and a visually offensive 1960's planning mistake, the two-story, windowless telephone company building.

Gallardo, in a letter to the Mayor of Chico last year, expressed disappointment "...that the University remains intransigent in its determination to destroy this historic block. To destroy these structures in order to gain 94 parking spaces now seems extremely shortsighted, especially since the University plans to build a multistory lot west of campus within the next few years..." A new parking study released this past summer indicates that only 65 parking spaces will be gained.

The "Third Street Six" in Chico (line drawing by Paul Brown)

Much of the controversy stems from the University's 1983 Initial Study and Negative Declaration, which was challenged by Chico Heritage and the City. The University's resultant Draft EIR (1986) was so biased that it contained comments such as "...anyone with enough money to move the buildings may be too wise to do so," called two of the six buildings "complete wrecks," and stated "General John Bidwell (the local "George Washington") is not known to have slept in any of the houses." Gallardo points out that the Draft EIR omitted "...discussion of public infrastructures, economics, traffic, parking and air quality." The Draft EIR also suggested offering the houses to the Chico Fire Department for "controlled burnings for fire suppression exercise."

While some of the more offensive phrases have since been removed for the proposed Final EIR dated 1987, the gist -- there was "...no evidence to support noteworthy architectural, cultural or historical reasons to preserve the houses " ...remained the same.

CHA and the community vehemently disagreed with this position. Sarah E. Newton, Professor of American Studies at CSUC, wrote in a letter that "...the Chancellor's office fails to recognize that history must be defined on a local level. (The Third Street) block provides the only pristine, intact, turn-of-the-century streetscape extant in Chico."

It is not as if there is no interest in what to do with the buildings should they be spared. The University could use them for classrooms, offices, housing for students or visiting professors, etc. Private citizens have offered land swaps (exchanging land elsewhere for university parking) and have offered to buy and rehabilitate the structures. One person, in fact, has proposed purchasing them and turning them into sorority and fraternity houses.

The University purchased the houses in 1969-70 and used them as their "Language Houses," where students could study foreign languages and could live there, cooking food and decorating in the style of the countries being studied. After Wilson's arrival, the decision was made to close the Language Houses, and today the once-handsome structures stand vacant and derelict, and deliberate negligence by the University will soon begin to take its toll. However, the latest structural engineer's report and termite inspection stated that the structures were "...in surprisingly good condition." So much for the University's contention that they are "wrecks."

This article was submitted by members of Chico Heritage. As we go to press, the University has still failed to file a Final EIR. Chico Heritage is working to mobilize neighborhood groups, business interests and civic officials to combat the proliferation of surface parking lots, the immediate threat on Third Street, but a blight problem throughout the community.

## OTHER CALIFORNIA CITIES

In developments related to the Chico story on page 4, officials of the many California cities hosting campuses, led by Berkeley Mayor Loni Hancock, have formed a loose coalition intending to deal with the problems of universities insensitive to local planning goals. **Berkeley** voters will see a local ballot measure in November -- the "Public Agency Accountability Ordinance"; Measure N would support city official efforts to force all governmental agencies, including schools, to (1) comply with zoning regulations and procedures and (2) help bear the financial burden required when public agency building necessitates additional public services. The ballot measure is advisory only, but it does indicate some cities -- like Chico and Berkeley -- are ready to challenge some previously unbridled forces of change in the community, which, in the case of universities, have major impact on land use and on the cost of city services.

In an important case, the U. S. Supreme Court refused to review (on October 11) a **San Francisco** "development fee" linked to the transit needs imposed by new development, a case appealed from a California Supreme Court decision (1987) which found the law constitutional.

Many cities have imposed special fees to handle growth-related problems since passage of Prop. 13 limited municipal revenues, and funds built on these fees have often benefitted preservation projects and organizations. The Supreme Court action -- or refusal to reconsider -- seems to indicate that fees carefully and clearly set in proportion to the impact level of new development will continue to offer cities a reasonable funding source for growth management.

### BERKELEY

The City of Berkeley and the University have reached an agreement which has UC Berkeley contributing \$130,000 for planning costs and traffic studies; another component has the University reimbursing the City for the loss of property tax when new off-campus student housing is constructed. Most of the 'planning' money will pay for City staff costs involved in analyzing UC's Long-Range Development Plan.

Considered to be precedent-setting, this agreement acknowledges some costs which local government bears when colleges are located within city limits. Berkeley and Mayor Loni Hancock have worked hard to get Cal to recognize its impact and obligations; we know other state campuses (see Chico story) have been much less willing to cooperate.

### SAN FRANCISCO

The Foundation for San Francisco's Architectural Heritage has worked with the Mayor's Office of Housing to ensure early consideration of preservation issues in the development of housing projects. The agreement resulted from Heritage's decision to forego anticipated legal action against demolition of the Colombo Building on Columbus Avenue.

Heritage sees this as an important breakthrough. MOH will now look at impacts on architectural resources of both federally and locally assisted housing proposals, triggering a consultation process when significant buildings will be affected. Heritage feels the process will save some historic buildings in San Francisco and defuse charges that preservation and new housing are opposing interests.

**NEXT NEWSLETTER DEADLINE - - - DEC. 31, 1988**  
your contributions to this newsletter are encouraged

## TRUST PSF GRANTS

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A small grant awarded at the right time can go a long way to forge preservation partnerships and ultimately to save buildings. Since 1969, the National Trust for Historic Preservation's Preservation Services Fund (PSF) has provided matching grants, typically ranging from \$1,000 to \$2,500, to nonprofit organizations and public agencies to initiate preservation projects. PSF funds may be used for professional consultant services, preservation education programs and conferences. Early PSF grants often serve as the impetus to unite civic officials, business leaders and private donors to create new solutions for neglected historic properties.

For example, the Randall County Historical Commission in Canyon, Texas, received a PSF grant last year to help save their local landmark, the 1908-09 Randall County Courthouse. The organization requested the National Trust's assistance when officials voiced plans to demolish the county's oldest building with continued public access. The Society was determined to prove to the commissioners that rehabilitation of the courthouse was both a civic obligation and economically feasible.

The National Trust awarded the Commission \$1,250 in matching PSF funds for a study to estimate the costs of carefully preserving the structure. When the study's results were presented to the board in January, a majority voted to allocate \$8,000 to repair falling brickwork, the first step in the building's rehabilitation.

The Alameda Main Street hopes that a PSF-assisted feasibility study will clearly define reuse options for its historic Art Deco theatre, resulting in private development of this key downtown building. Alameda Main Street heads a list of recent PSFs awarded in California. Other recent grants in California include:

**SANTA CLARA ARTS AND HISTORICAL CONSORTIUM** - \$1,000 to hire an architectural firm to prepare a museum facilities plan for the city-owned Harris-Lass house and farm complex.

**CITY OF LONG BEACH** - \$1,500 to produce a video on techniques for seismic retrofitting of historic buildings and resources in the state.

**PARDEE HOME FOUNDATION, OAKLAND** - \$1,300 to develop an historic landscape plan for the Pardee Home Museum.

**BLUE LAKE COMMUNITY DEVELOPMENT CORPORATION** - \$400 for professional guidance of a 12-month volunteer historic resources survey.

**CALIFORNIA PRESERVATION FOUNDATION** - Two grants in the past year have enabled CPF to develop and sponsor easement workshops in northern and southern California and to receive fundraising assistance as part of a grant to all Western Region statewide preservation organizations.

**CHINATOWN NEIGHBORHOOD IMPROVEMENT RESOURCE CENTER, SAN FRANCISCO** - \$1,000 to produce a bilingual brochure for property owners on the benefits of local historic district designation.

PSF applications are accepted at the Western Regional Office of the National Trust on February 1, June 1, and October 1. Western Regional Office staff encourage potential applicants to call and discuss proposed projects prior to the grant deadlines. For application forms and further information, contact Lisbeth Henning, Program Associate, Western Regional Office, One Sutter St., Suite 707, San Francisco, CA 94104; 415/956-0610.

## CALIFORNIA CITIES (more)

### RIVERSIDE

The Carley Group, developers of the Mission Inn, will host a private opening of the Inn on December 7 as scheduled (and required by terms of federally-assisted financing). Knox Mellon, Director of the Mission Inn Foundation (the private support group), informs us that the Foundation is planning a second "Opening" of the Inn during January... and the public which has been following this complex restoration project for several years now, will finally have a chance to see the results.

### LOS ANGELES

NEA has awarded a \$40,000 grant to Project Restore, a nonprofit organization leading the restoration effort for the historic public areas of the Los Angeles City Hall, to be carried out by the architectural firm of Hardy Holzman Pfeiffer Associates, architects for the restoration of the Los Angeles Central Library.

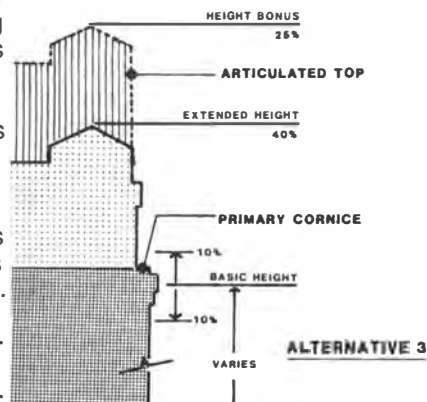
The Master Plan for City Hall emphasizes the preservation of the building's architectural ornamentation including marble and plaster work, cast bronze doors, light fixtures and decorative stenciling. Erected in 1927, Los Angeles City Hall has represented the focal point of civic life for decades and was the tallest building in the city until the 1950s. Clad in California granite and glazed terra cotta with tile roofs, City Hall was once considered to be one of the most significant architectural examples of the neo-classical style in the state. In recent years, however, the building has suffered from neglect.

In addition to the \$40,000 grant from the National Endowment for the Arts, Project Restore has raised more than \$1 million towards the renovation effort with funds from the Community Redevelopment Agency, State of California, City of Los Angeles and the private sector.

### SAN DIEGO

Sometimes you get the feeling people don't know when to stop. San Diego's Gaslamp Quarter is one of the country's best examples of historic district planning. But realization of everyone's wishes for a vital economy and healthy social environment have been slow in coming. Some feel design regulations are too rigid, particularly height restrictions. An "Infill Design Study" was commissioned to develop some alternative height regulations, but one alternative went far beyond infill guidelines for new construction to discuss height bonus "opportunities" for historic structures. The alternative (pictured here) entirely misses the point of historic districts. Historic Buildings must retain their design integrity; two possible levels of new construction above the original (here it's called primary) cornice is absurd... like adding a new set of shoulders and another head to a person. We hope the City of San Diego keeps its head and rejects an idea like this one which seems to be born of panic when investments aren't being returned as fast as some might wish.

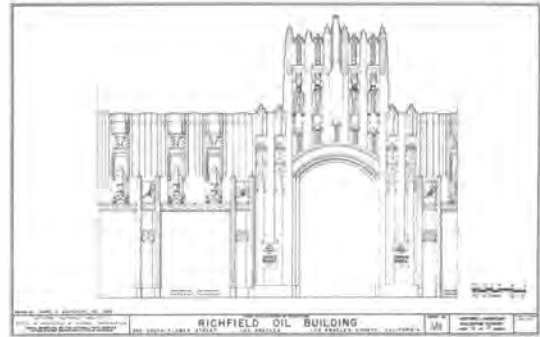
(Drawing from the Historic Gaslamp Quarter "Infill Design Study" prepared by: City Design for CCDC and the City of San Diego, August, 1988)



## PUBLICATIONS

*California Architecture: The Historic American Building Survey Catalogue*, Edited by Sally B. Woodbridge with Forewords by Kathryn Gualtieri and James Rawls, and Introductory Essays by S. Allan Chambers and Sally B. Woodbridge. Chronicle Books, (772-7240) Publishers. (\$29.95 hardbound, or \$16.95 paperback.)

After a decade of research and preparation, the California Catalogue for the Historic American Buildings Survey's archive, located in the Library of Congress, will be published by Chronicle Books, San Francisco.



The catalogue is an invaluable record of preservation in California, which was initiated in the mid-1930s by the photographing and recording with measured drawings and historical data of the missions and adobe buildings from the Hispanic colonial periods. At the same time, photographers recorded the mining towns of the Mother Lode region. The operation of the HABS agency, which was part of the Parks and Recreation Service in the Department of the Interior, was suspended during World War II, and resumed in a limited way after the war. A second major campaign of recording was launched during the Mission 66 program of the Lyndon B. Johnson administration. Since then, funding for the survey has come as the result of locally-initiated projects which have made matching grants to pay for teams of architects, photographers, and historians, usually students, to carry out the work defined by the local sponsors. The HABS teams have given valuable field experience to many students who have continued to work in the preservation fields and in the professions of architecture and teaching.

In California some 1000 properties, ranging from gravestones to forts to industrial complexes, buildings of all types, and even to districts and towns, have been documented. These documents are available to the public on order from the HABS archive in the Library of Congress. The catalogue presents the most continuous record of the state's architectural heritage. The introductory essays by S. Allan Chambers, long the chief Architectural Historian at the HABS office in Washington, D.C., on the history of the HABS operation in California, and the essay on the history of California's architecture by Sally B. Woodbridge introduce the catalogue section where detailed information is given on each property. The book is generously illustrated with photographs and line drawings from the HABS archive.

### Other Publications (more on page 7)

The Conservation Foundation is promoting a new program and a quarterly *Successful Communities*. The first issue stresses growth management and includes an overview article on no-growth or slow-growth initiatives in California, linking this movement's national importance with previous California innovations such as Proposition 13 and the Coastal Initiative. For further information on the "Successful Communities" Program, contact: The Conservation Foundation, 1250 Twenty-Fourth Street, N.W., Washington, DC 20037 (202/293-4800).

### (California Legislative Report---continued)

Bills of interest to local preservation supporters, especially those requiring good intentions rather than hard cash, met with somewhat greater success. Following are the winners and losers.

#### WINNERS

AB 2740 (Roos) Declares the Hollywood Roosevelt Hotel swimming pool to be of unique artistic significance and its underwater David Hockney mural an important cultural landmark that should be preserved.

AJR 32 (Brown, W.) Memorializes the President and Congress to support and enact legislation establishing a national maritime museum in San Francisco.

SB 1671 (Doolittle) Appropriates \$10,000 from the General Fund for DPR to develop a management strategy and public access program for historic segments of the Donner Party Trail.

SB 2130 (Mello) \$110,000 appropriation from the State, Urban and Coastal Park fund for rehabilitation at Monterey State Historic Park.

SCR 22 (Robbins) Requests OHP to assist the Back Alley Theatre to find funding to renovate the old Van Nuys post office building as a theater facility.

#### LOSERS

SB 581 (Morgan) Appropriate \$500,000 from the Parklands Fund for construction at the Stanford House State Historic Park.

SB 1171 (Alquist) Appropriate an unspecified amount from the Parklands fund to the Department of Parks and Recreation for a grant to the City of Santa Clara for purchase of the landmark Harris-Lass House.

--- Vivian Kahn, for the CPF Legislative Committee

#### EMPLOYMENT OPPORTUNITIES

**The City of Long Beach** is looking for a "Neighborhood and Historic Preservation Officer", a new position created in the City Manager's Office to make City policy on preservation more proactive. Resumes should be submitted to James Hankla, City Manager (333 West Ocean Blvd., 13th Floor, Long Beach, CA 90802) **by October 31.**

**The City of Riverside** will be seeking a person with similar preservation and community development experience as "Historic Preservation Project Manager" working in the Redevelopment Agency. This position has not been advertised as yet, but for information contact Maggie Gulatti, Riverside Redevelopment Director at (714) 782-5884.

#### other publications

Clem Labine, creator of *The Old House Journal*, has moved on to another venture: *Traditional Building: Historical Products for Today's Professional* is full of sources for materials, products and services for the industry which has sprung up to deal with America's love affair with old house restoration. *Traditional Building* has features on individuals, skills and on products. The focus of Volume I is door and window hardware sources -- and West Coast suppliers are well covered.

If Clem Labine doesn't know about it, it probably can't be found. For a copy write: Traditional Building, 199 Berkeley Place, Brooklyn, NY 11217.

The National Trust is making an "Old-House Starter Kit" available... maintenance hints, bibliography and other information owners might want to know. The Kit is available from the Center for Historic Houses, National Trust for Historic Preservation, 1785 Massachusetts Ave., N.W., Washington, DC, 20036. The charge is \$8.00 plus \$2.00 for postage and handling. A reduced price of \$5.00 plus \$2.00 postage is available for purchasers who are already National Trust members.

#### TWO NEW PRESERVATION BRIEFS

*Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.* Lee H. Nelson, FAIA. Guidance to help property owners and architects identify those features of historic buildings that give the building its visual character so that their preservation can be maximized in rehabilitation.

*Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements.* H. Ward Jandl. Assists building owners in identifying significant interior spaces, features, and finishes so they may be preserved in rehabilitation work. The guidance applies to all building types and styles, from 18th century churches to 20th century office buildings.

For further information on TPS publications, write: Technical Preservation Services, Preservation Assistance Division, P.O. Box 37127, Washington, D.C. 20013-7127

#### ALSO AVAILABLE

*Keeping it Clean: Removing Dirt, Paint, Stains, and Graffiti from Historic Exterior Masonry.* Anne E. Grimmer. Newest of TPS' technical reports, covers virtually every aspect of a cleaning project -- identifying building materials to be cleaned and ones that might be affected by cleaning; scheduling cleaning around other work; what to ask for in the cleaning "specs;" and what kind of test cleaning procedures to use.

*Preservation Tax Incentives for Historic Buildings.* Explains in laymen's terms Federal tax incentives available to owners who rehabilitate commercial historic structures. Includes an outline of the certification process and program regulations.

#### CALENDAR

Of a series of seven lectures entitled "Building the City" by well-known historian and writer Gray Brechin, presented by San Francisco Heritage, three have been presented before this issue of the Newsletter. Those yet to be given are:

October 27 - "Suburban Utopias: Marin, Berkeley, Hillsborough"

November 3 - "Phoenix Reborn: Reform Years"

November 10 - "Boom, Bust, and Gathering Storm: Interwar"

November 17 - "The Growing Dilemmas of Growth: Postwar"

Each lecture is held on Thursday nights at U.C. Laurel Heights (old Fireman's Fund building). Call Heritage 441-3000 for more information and reservations.

November 4 - State Historical Resources Commission meets in San Francisco's War Memorial Building, 505 Van Ness; for more information contact OHP at (916) 445-8006



# CALIFORNIA PRESERVATION FOUNDATION

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The California Preservation Foundation exists to help you improve preservation awareness and activity in your town. If you think we can help, don't hesitate to call your nearest Board member or call 415/763-0972.

## IT'S REAL FUNDAMENTAL - WE NEED EACH OTHER

For the past thirteen years California Preservation Foundation has grown with the help of people all over California. With no federal funding and only limited revenues from programs, we rely upon you for your support. You the members and local preservationists help us identify issues and suggest how best we may help your local community. Our board members come from local programs near you -- sometimes your own. Now, won't you HELP US CONTINUE AS WE WORK TO IMPROVE THE CLIMATE FOR PRESERVATION IN CALIFORNIA.

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