

LOMA PRIETA AFTERSHOCKS STILL RUMBLE ACROSS STATE

COURT FINDING THREATENS CEQA, SB3x & SANTA CRUZ HOTEL

In a distressing decision on August 24, a Superior Court judge in Santa Cruz held that the demolition of the St. George Hotel is exempt from CEQA and the provisions of SB3x. A coalition of preservation groups including a local group, Friends of the St. George, the California Preservation Foundation, and the National Trust filed a lawsuit to prevent the demolition after the Santa Cruz City Council on July 24, 1990 voted 6-1 to allow the owner, Green Valley Corp., to demolish the St. George.

In ruling that the City had acted lawfully in approving the demolition, Judge Thomas A. Black found that the CEQA exemption for projects where the Governor declares a "state of emergency" following a natural disaster, does not require that the specific demolition project qualify under the CEQA definition of "emergency." Furthermore, the Court upheld the City's assertion for the purposes of SB3x (law enacted after the Loma Prieta earthquake which protects damaged historic buildings) that evidence in the record supported the City's finding that the St. George posed an imminent threat.

Preservation interests were represented by a team of lawyers including CPF's Bill Delvac, Tony Cosby-Rossmann, and Betsy Merritt of the National Trust. Reacting to the decision, Delvac said, "While I may not be surprised by the local court's ruling, I am shocked — shocked that a city can vacillate for almost a year on demolition and then prevail simply by deciding that a historic building is an imminent threat. As we said
(continued, next page)

OHP'S SIX YEAR SLIDE

The year 1984 was a highpoint for preservation in California. The Heritage Task Force completed its work and issued its far-reaching report — a task oriented master plan to build a strong, self-sufficient preservation program in this state. SB 1252 was a significant step in this direction, codifying the State Office, defining the role of the SHPO and staff, and granting the State Historical Resources Commission a policy and leadership position in the state's program, far beyond merely advising the SHPO on National Register or State Landmark nominations. SB 1252 directed the Commission to prepare a state preservation plan, make annual reports to the legislature, create a "state register," promote new program initiatives and expand educational outreach. SB 1252 was supported by the new Director of Parks and Recreation, William Briner, and signed by recently elected Governor Deukmejian.

1984 saw the formation of the Heritage Action Steering Committee, a coalition of archaeologists, historians, archivists, architects, historical societies and preservationists, to work on additional legislation to carry out Task Force recommendations. 1984 also saw passage of legislation requiring local jurisdictions to use the State Historical Building Code and the first State Bond Act which specifically set aside money for preservation grants through the State Office. California had jumped into the national lead with bold new ideas and energetic pursuit of a state preservation program second to none. Unfortunately, it's been downhill ever since.

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St. George Decision (continued)

in court, the City's actions over the last ten months speak louder than its words."

During the hearing Cosby-Rossmann forcefully argued that the evidence in light of the whole record did not support a finding of imminent threat. He recited some of the City's actions, including: first issuing and then rescinding a demolition order after FEMA indicated that it would not reimburse the City for demolition costs; urging the owner to explore rehabilitation; allowing the owner to choose between shoring and demolition; requesting the SHPO to provide an advisory (rather than a binding) opinion under SB3x. Several expert analyses concluded that the St. George could be rehabilitated. Both Mel Green's and John Kariotis' firms concluded that it was economically and technically feasible to save the hotel.

Regarding the legislature's intent in enacting SB3x, Cosby-Rossmann said, "The legislature could not have meant to exempt the demolition of the St. George as an imminent threat on the facts presented in this case. The City's position is that all it needs to do is to declare the building a threat despite evidence to the contrary and thereby evade the clear protections of the new law."

CPF decided to join in the lawsuit because of the importance of the St. George, a contributing building in the Pacific Garden Mall National Register Historic District and because of the statewide importance the applications of both SB3x and CEQA have to halting "pretext" demolitions of damaged historic buildings. The issues presented in Santa Cruz will be faced by scores of other California communities in the coming months and years. "It is important that the cities, as well as citizens, understand the legal protections for historic buildings," said Christy McAvoy, CPF President. "Therefore, CPF and the National Trust have de-

cidated an appeal of the the lower court ruling is necessary," McAvoy added, "if we are to defend law we feel is already on the books."

LEGISLATIVE REPORT

With the regular legislative session ending on August 31, we can only report on limited success and increasing frustration with an administration truly unwilling to budge on issues critical to preservationists. Some of the bills reported out are promising but a gubernatorial veto can kill legislation the administration was unable to stop in committees.

Earthquake related legislation (see the January issue of *California Preservation*, Volume 15, No. 1) produced less than expected this year:

SB 2775 (Torres), signed by the Governor on September 10, cleared up a potential problem by eliminating the 1991 "sunset" on the State Historical Building Code mandate. The law now makes permanent the required use of this code by local jurisdictions whenever work is proposed on a "qualified historic building," so make sure your code officials are reminded of this fact. The "State Historical Building Safety Board" (slightly new name) will also continue to serve an appellate function to solve selected local disputes involving appropriate rehab procedures to use on historic buildings. SB 2775 also adds the State Seismic Safety Commission, Caltrans, California Association of Local Building Officials (CALBO) and the California Preservation Foundation to Board membership.

SB 27x (Mello) - which permits redevelopment agencies to create financing districts and to make loans to assist private property owners in doing required seismic work in the ten county "disaster area" passed (Chapter 29, Statutes of 1990). **SB 2428 (Mello)**,

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PRESIDENT'S COLUMN

As we head into fall, the Foundation has an ambitious schedule of educational programs, advocacy and fundraising. Times are changing for preservation in California (and indeed the nation) and CPF finds new challenges daily as issues continue to arise.



One of the most serious concerns is the ability of the State Office of Historic Preservation to maintain programs not funded by the federal government. Due to its limited resources, the office has found it increasingly difficult to implement state programs such as CEQA review, designation programs (California Registered Historic Landmarks and Points of Historic Interest), and others upon which preservation advocates rely heavily. SHPO Kathryn Gualtieri has announced that she is suspending these State-mandated programs until more funding is available. CPF is committed to the continuation of a strong, vital and effective State Office and will be working with the SHPO, the staff, and Director of Parks and Recreation Henry Agonia on both short-term and long-term strategies to assure the continued effectiveness of the State program.

A large part of that agenda must be the continuation of the work begun by the Heritage Task Force. Work still needs to be done to implement recommendations made in 1984, and the Foundation, SCA, CCPH and others will press for legislation next year to enhance the protections and incentives for preservation for historic resources in California.

Any serious attempt at legislation, however, requires an educated and informed constituency. In addition to keeping you apprised of the latest developments in Sacramento, CPF will sponsor programs on the Mills Act and other incentives, on the use of computers in preservation, seismic safety, and interpretation of historic properties. Information on these and other technical assistance opportunities can be obtained by contacting the CPF staff in Oakland.

By now, it is clear that the effectiveness of the Foundation is dependent upon the participation of its members. If you have time or resources to volunteer, please contact the staff or the Trustee nearest you. In the fall we will begin our new Preservation Partners program, designed for preservation professionals, advocates, and corporations with an interest in statewide issues. It is our goal to endow the Foundation beyond its current funding levels so that we may expand the technical assistance and community outreach components of the program.

And finally, make plans to be in Santa Barbara May 9-12 for the 16th Annual State-wide Conference. The planning committee under the leadership of David Shelton is off to a great start. If you have any ideas for sessions or programs, please let us know.

Staff and Trustees will be attending the National Trust Conference in October to network with other statewides and get the latest on the federal legislative front, so we'll keep you posted.

Until next time ... *Christy*

NEW CPF PUBLICATIONS AVAILABLE

The Foundation has been able to offer various publications in the past, usually materials we have produced ourselves. Three new items join the book list in 1990:

New CPF Publications (continued)

(1) *What's In It for You*, by Carolyn Douthat and Elizabeth Morton and subtitled "Capitalizing on Historic Resources with the Mills Act and other California Preservation Incentives," was produced in conjunction with the September workshops in Claremont and San Leandro. This book will tell you all you need to set up a Mills Act (property tax incentive) program in your town: the law, model contracts, how the reassessment is calculated, other incentives, the people to contact. Sells for \$14.00, which includes handling/postage.

(2) *Loma Prieta: The Engineers' View*, by John Kariotis, Nels Roselund and Mike Krakower, outlines the causes, reviews the damage and details both repair and seismic strengthening strategies. Structural engineers from John Kariotis and Associates were employed by CPF to help property owners in Northern California's quake-ravaged towns. Technical issues, structural observations, construction techniques, cost analysis and detailed case studies come to you in straight forward English. This book proves earthquake damage to masonry buildings can be repaired and the probability of future damage reduced in a cost-effective way without seriously impacting historic fabric and design. Kariotis & Associates is the foremost firm in this area of knowledge and the firm's experience comes through in a clear way. You must have this study! Sells for \$14.00 (includes handling/postage).

CPF's "Earthquake Policy Manual" -- to help local communities prepare for future earthquakes, develop sensitive seismic strengthening programs, prevent unnecessary demolitions and help property owners do necessary work -- will soon be available. Look for details in the next newsletter.

CPF still offers these very useful books:

(1) *A Preservationist's Guide to the California Environmental Quality Act*, by Jack Rubens and Bill Delvac (updated and expanded for the San Francisco Conference). The *Guide* is a step by step tour of CEQA requirements, useful case law and appropriate strategies you might use in your community; it is, simply, invaluable, easy to understand, and the best publication available on the subject. It sells for \$14.00, which includes handling/postage.

(2) *Preservation for Profit*, by Bill Delvac and Thomas Coughlin, two of the most knowledgeable tax attorneys in the country. Coughlin explores the "certification" process for Tax Act projects, IRS court decisions on preservation tax incentives, and historic preservation easements. Delvac's contributions cover the federal tax incentives in depth. This book sells for \$17.00, which includes handling/postage.

(3) *Historic Preservation Easements in California*, by Tom Coughlin, is easily the the best and fullest exploration of how this income tax incentive works. The book sells for \$25.00, which includes postage and handling.

(4) *Preservation Degrees in California* summarizes courses of study generally available, and isolates existing programs which allow students to pursue degrees or specializations (undergraduate and graduate) in Historic Preservation, Public History, Archaeology or Anthropology, Cultural Resource Management or other related fields. This publication gives you both a quick matrix-look at all of the possibilities in the state and a complete list of courses, units, focus and contacts for the programs we discovered. It sells for \$5.00, which covers postage and handling.

All of these books are available from CPF, 1615 Broadway, Suite 705, Oakland, CA 94612. (make checks payable to: California Preservation Foundation).

Next Newsletter Deadline - November 30

Legislative Report (continued)

which enables redevelopment agencies throughout the state to use the same mechanism was on Senate "consent calendar," passed, and should be signed by the Governor. Last year, an identical bill authored by Senator Mello was vetoed by the Governor as unnecessary governmental assistance to private property owners. Six billion dollars of property damage later (with 800 million dollars of state relief money following) Deukmejian may have changed his mind. Both bills stipulate that the State Historic Building Code shall be applied when historic properties will be affected.

SB 39x (Mello) was a problematic bill for us in that three community redevelopment project areas — Santa Cruz, Watsonville and Oakland — were to be exempted from CEQA. Some lobbying produced amendments which require specific projects to be subject to CEQA even though an overall redevelopment plan will be exempt.

AB 15x (Cortese) would have required redevelopment agencies to use tax increment to assist in meeting seismic safety requirements but that bill and its companion, **SB 25x (Torres)**, was gutted. **SB 20x (Alquist)**, which called for a full economic impact study of earthquake damage, was stalled in Senate Appropriations Committee months ago.

SB 2226 (Roberti), the "Housing Earthquake Bond Act of 1990" (Prop 145 on the November ballot), is a 175 million dollar program aimed at solving some of the housing problems created by the earthquake.

Another bond act, the "California Park, Recreation, and Wildlife Enhancement Act of 1990," **AB 145 (Costa)**, has been caught in a web of concern about the state's bonded indebtedness for over a year. The bill sets aside \$8 million for the State Office of His-

toric Preservation grants (one million of which is for archaeology) to governmental entities, \$108 million to State Parks and the remainder of the \$547 million to various agencies. Vote yes on this in November (**Prop 149**) and, yes, the Governor has announced his opposition to this measure.

Two very important bills to us were **SB 2131 (Marks)**, the "State Register" bill, and **AB 3319 (McClintock)**, making technical corrections to SB3x.

We were led to believe that the administration would support the State Register this year, that money could be found to provide the limited staffing necessary to implement the program. The State Historical Resources Commission supported the bill, reference to CEQA coverage for register properties — a problem last year — was eliminated but the administration killed the bill in committee, opposing any expenditure. Senator Marks is not pleased.

The "technical corrections" portions of McClintock's bill were jointly developed by OHP and CPF and the National Trust to clear up some problems the State Office had with **SB3x**, a provision passed just after the earthquake to forestall "pretext demolitions" by requiring OHP review. When the City of Oakland objected, the author dropped the technical corrections. SB3x, as originally passed, continues to be the law.

CPF is preparing for a new administration and, we hope, a new attitude toward historic resource identification, protection and preservation. A State Register will be created, CEQA will be amended to provide better resource protection, the State Office and historic preservation will be better funded. You can help by bringing these issue forward to your Sacramento representatives now so they will be prepared to support new initiatives in 1991.

CONFERENCE '91 - SANTA BARBARA

Conference planning is already underway; an all-day work planning session followed by a "conference kick-off" reception was held in Santa Barbara on Friday, July 27th.

The Conference Steering Committee met with CPF board members to discuss plans for events, program, speakers, volunteers, and accommodations (see article which follows). Some of Santa Barbara's most interesting cultural resources will provide the setting for events and sessions giving conference attendees the opportunity to experience the City's rich architectural heritage.

The enthusiastic support and participation for next year's conference was evident in the lively turnout at the reception Friday evening that was co-hosted by the Santa Barbara Historical Society, the Santa Barbara Trust for Historic Preservation, and the Citizens Planning Association. Held at the historic Covarrubias Adobe, adjacent to and owned by the Historical Society, the reception provided an opportunity for the first conference press release for the 1991 event. Honorary Co-Chairs are Santa Barbarans Jack Theimer, David Gebhard, and Mayor Sheila Lodge. The conference chair is CPF board member David Shelton, who is ably assisted by Louise Boucher. Mark your calendars now, May 9-12, as Santa Barbara makes great preparations for a fantastic conference. - *Rath Shelton*



Lobero Theatre, site of the Opening Session at the 1991 State Conference

CONFERENCE BED & BREAKFASTS

Santa Barbara will put its best foot, (or bed), forward for next year's 16th Annual State Preservation Conference, May 9-12, by offering on a first-come-first-served basis its wonderful collection of bed and breakfast inns. Bound together by a desire to offer personal service in unique settings, these inns are also professionally tied together through the Santa Barbara Bed and Breakfast Innkeepers Guild whose primary objective is the promotion of bed and breakfast inn travel in high-quality establishments.

Founded in 1981 by four inn owners, the ten member Guild is providing some unique accommodations for visitors to Santa Barbara, as well as to local residents who sneak away for an in-town vacation. Organized for owners of historic houses that have been converted to bed and breakfast inns, the Guild provides support services such as promotion and referrals, as well as standards for high quality through its philosophy which emphasizes service and hospitality.

Scattered from the beachfront to the upper eastside, the collection of independently owned and operated inns (a prerequisite for Guild membership) provides guests with the most welcome and comfortable accommodations since grandmother, some with hot tubs and happy hour. Just off the busiest streets, the inns are either within walking distance or free shuttle bus service to the beach, downtown, and the conference headquarters.

Although known worldwide for its Hispanic character, Santa Barbara also boasts a rich Victorian, American Colonial Revival, and Craftsman-Bungalow architectural heritage, as evidenced by these ten Guild member bed and breakfast inns. We are featuring these inns in this newsletter for all those who plan to attend the 1991 conference next May and would like to stay at one of these unique inns. Santa Barbara is a popular spot in May, and these bed and breakfast inns are the first to fill up. Don't miss your chance to stay in one of these charming rooms at the conference; it is not too early to call for reservations. The rooms are being held for a limited time for CPF, so be sure to mention the conference when you call.

The following list shows what each bed and breakfast inn has to offer:

BATH STREET INN: 1873 Queen Anne Victorian. Historic three-story view inn within walking distance of downtown. Seven rooms with private baths. Full breakfast served in the garden, complimentary bicycles, evening refreshments. \$90 - \$115. Mid-

week rates: \$20 off Sun. through Thurs., Oct. through May, non-holiday weeks. VISA, MC, AE. - 1720 Bath Street, Santa Barbara, CA 93101, 805/682-9680.

BAYBERRY INN: 1886 Colonial Revival style home. Lovely in-town location. Gracious gardens. Eight rooms with private baths. Full breakfast, bicycles, phones in some rooms. \$85 - \$135. \$15 off Sun. through Thurs, Sept. 3 through June 1, VISA, MC, AE. - 111 W. Valerio, Santa Barbara, CA 93101. 805/682-3199.

BLUE QUAIL INN AND COTTAGES: 1915 California Bungalow style. Cottages and suites in a delightfully relaxing country setting. Nine rooms, seven with private baths. Scrumptious full breakfast, evening wine and light hors d'oeuvres, bicycles and picnic lunches. \$82 - \$125. 10% discount Mon. through Thurs., Nov. 1 through May 15. MC, VISA. - 1908 Bath St., Santa Barbara, CA 93101 805/687-2300

HARBOR CARRIAGE HOUSE: 1895 Country French main house and a 1984 carriage house. The inn by the sea. Nine rooms with private baths. Fireplaces, in-room spas, full breakfast, evening wine, two blocks to the beach, views. \$85 - \$175. 10% discount Mon. through Thurs., Nov. 1 to May 15. MC, VISA - 420 West Montecito St., Santa Barbara, CA 93101. 805/962-8447 & 805/594-4633.

SIMPSON HOUSE: 1874 Italianate Victorian. Elegant Victorian home secluded in an acre of gardens just a five-minute walk to Santa Barbara's historical areas. Six rooms, five private baths, and one semi-private. Full breakfast, bicycles, croquet on the lawn, private decks, wine and hors d'oeuvres. \$95 - \$145. Midweek rates: 20% off Mon. through Thurs., Oct. 1 through May 15. - 121 East Arrellaga, Santa Barbara, CA 93101. 805/853-7067.

THE GLENBOROUGH: 1906 California Craftsman and an 1883 cottage. The ultimate in romance. Private garden hot-tub. Hearty breakfast in bed or in secluded gardens. Share evening wine and home-made appetizers. Easy walk to everything. Nine rooms, fireplace suites and private baths. \$65 - \$155. Midweek rates: \$60 - \$125, Mon. through Thurs., Sept. 15 through May 1. MC, VISA, AE. - 1327 Bath Street, Santa Barbara, CA 93101. 805/966-0589.

THE OLD YACHT CLUB INN: 1912 California Craftsman. The inn at the beach. Santa Barbara's first Bed and Breakfast features nine antique-filled rooms with private baths. Full breakfast, gourmet dinners, evening social hour, bicycles, beach chairs

and towels. Telephones. \$70 - \$130. Midweek rates: \$55 - \$100, Mon. through Thurs., Oct. through May. VISA, MC, AE. - 431 Corona Del Mar, Santa Barbara, CA 93103. 805/962-1277.

THE OLIVE HOUSE: 1904 California Craftsman. Redwood wainscoating and ceilings, bay windows and leaded glass. Deluxe Continental breakfast, ocean and mountain views, sun deck and studio grand piano. Six rooms with private baths. \$80 - \$120. Midweek rates: \$66 - \$100, Mon. through Thurs., Oct. through May. MC, VISA. - 1604 Olive Street, Santa Barbara, CA 93101. 805/962-4902.

THE PARSONAGE: 1892 Queen Anne Victorian. Tastefully furnished with antiques and oriental rugs. Six rooms with private baths. Gourmet breakfast served on spacious sun deck with gazebo. \$85 - \$155. Midweek rates: \$65 - \$130, Mon. through Thurs., Oct. 1 through May 15. VISA, MC. - 1600 Olive St., Santa Barbara, CA, 93101. 805/962-9336.

THE TIFFANY INN: 1898 Colonial Revival. Luxurious and comfortable rooms filled with antiques, some with fireplaces. Seven rooms, five with private baths. Full breakfast. Phones available. Walk two blocks to town. \$90 - \$195. Midweek rates: \$70 - \$145, Mon. through Thurs., Oct. through May. VISA, MC, AE. - 1323 De La Vina, Santa Barbara, CA 93101. 805/963-2283.



As this story points out, reservations are necessary and you cannot wait until next year if you want an assured room in one of these delightful accommodations. In the next issue of the newsletter we will run a list of alternative lodgings, featuring fine, vintage hotels and motels.

REDLANDS: SMILEY LIBRARY BLENDS THE OLD AND NEW

On May 15, the citizens of Redlands celebrated the completion of the historic A.K. Smiley Public Library expansion and renovation. A Cultural Facilities Project for the 1988 Redlands Centennial, the City Council granted its approved \$4.1 million bond financing in 1987. In addition to this public funding, over \$200,000 in private contributions were received.

The plans included 14,000 additional square feet as well as updating and centralizing the library's electrical, cooling and heating conduits, and fire suppression systems.

The architecture and design of the library expansion is more like a work of art than a construction project. The project was designed by Cathleen Malmstrom, Senior Associate of Architectural Resources Group of San Francisco, assisted by Bruce Judd. The architect was very careful to keep the same architectural flavor and style as the existing historic structure, while employing new spaces and service areas reflecting contemporary times. General Contractor for the project was Donald, McKee, and Hart of Redlands (John Hart and J.D. Hart).

Quality construction materials and workmanship are evident throughout the expansion. Special new features include pure copper roofing under tiles, the woodwork

in the new Heritage Wing, the skylit arched walkway connecting the three south wings, the openness of the conservatory, arched window frames, vaulted ceilings and the focus on several exterior walls which became interior walls during the expansion. Care was taken to preserve old features. Any woodwork or doors removed during construction were relocated in the new additions.

In order to distinguish the fresh additions to the existing structure, subtle differences can be seen between the old and the new. For example, rather than replicate the exterior decorative brick design, the architect chose pure copper, bent to simulate a brick design for the exterior on the additions.

The 1898 A.K. Smiley Public Library was designed in the Moorish style (popularly called mission) by T.R. Griffith and was constructed by the Redlands firm of Davis M. Donald (predecessor of Donald, McKee, and Hart). At the time of its completion it was the only exclusively "public" library in Southern California. The library was built with private local money, one of only three libraries in the state, and the only surviving example of such local philanthropic endeavors of the late nineteenth century. As the needs of the building grew, additions were made in 1906, 1920, 1926 and 1930. The tower of the library was removed in 1936 in response to safety concerns raised after the 1933 Long Beach earthquake.

NEW TOWN OF HIGHLAND ADOPTS ORDINANCE

Caltrans sparked local efforts to enact a strong preservation program in the town of Highland, a newly incorporated city just east of San Bernardino. As part of a "Section 106" study for a freeway extension, Agency Historian Aaron Gallup determined the town center to be National Register eligible, "the most preserved and best example...of an old citrus town in Southern California."

In August the new City Council passed a preservation ordinance based on the OHP model to protect an eight-block area with 81 homes and 20 commercial or civic buildings. Of particular note in the ordinance is the very comprehensive section on "hardship." Owners of historic property must truly demonstrate that there is no economically feasible alternative to demolition, including sale to another interested party. Several cities — San Diego and West Hollywood, for example — pioneered this stiff proof of hardship and OHP has picked up and now promotes this approach. Property owners have usually had an easy time merely arguing that denial of a demolition permit would result in an economic hardship. More often, the "hardship" was a loss of windfall development prospects.

The 1978 Penn Central Supreme Court decision established that a reasonable economic return was all property owners should expect, not maximum profit. Translation of this principle into local preservation ordinances has been a slow process. Congratulations to the City of Highland and to Caltrans for help charting a new course.

Photo: A.K. Smiley Library -1906
Story and photo contributed by Christie Hammond, Associate Archivist, A.K. Smiley Library.



SEISMIC SAFETY ORDINANCES

SB 547 (the Unreinforced Masonry Law) required most California cities to survey the community and identify potentially hazardous URM buildings. Owners were to be notified by January 1, 1990 if their buildings were "potentially hazardous" and cities were to adopt "mitigation measures." Many cities took minimal steps to comply with SB 547 but the Loma Prieta Earthquake created a new and obvious imperative to take steps to reduce seismic risk and strengthen buildings which may pose dangers in future quakes.

The paramount issue facing us recently has been this sudden surge of activity by local government to enact new seismic safety ordinances. Many of these ordinances require owners of suspected URMs to spend money on engineering reports, or retrofit, and some ordinances require full compliance with all new building code stipulations including fire safety and handicapped access. And few cities have offered to help property owners with financing.

The Foundation certainly supports all attempts to reduce risk and limit damage in the future earthquakes. After all, historic buildings have suffered greatly in past earthquakes and there is a generally accepted prejudice against the safety of old buildings.

To limit the negative impacts from seismic ordinances, however, you should insist that your city's ordinance avoid :

- notifying owners that their buildings may be "potentially hazardous" without allowing engineers with historic buildings experience to inspect the buildings to determine the true nature and extent, if any, of seismic risk.
- forcing owners to comply with other unrelated building code

requirements which add to repair costs but don't clearly reduce seismic risk.

- requiring the current Uniform Building Code while ignoring more advanced codes such as the State Historical Building Code and Uniform Code for Building Conservation (UCBC) which permit more sensitive treatments for historic buildings and fabric.
- doing nothing to investigate and provide financing and incentives to assist property owners to comply with the new requirements.

Dealing with seismic risk in the manner just described will probably lead to the demolition of more buildings than would any conceivable earthquake. It unnecessarily frightens owners without providing solid information, applies irrelevant, and costly, standards, ignores the best information available on reducing seismic risk, and provides owners with no help. It need not be done this way.

1. Get good information from engineers who know historic buildings; is there really a problem or will simple tying of walls and ceilings, anchoring the parapets and grouting and repairing the masonry provide a reasonably safe condition and greatly reduce the risk of damage?
2. Provide the technical assistance to local engineers and contractors so they can interpret and use the State Historical Building Code and Uniform Code for Building Conservation, code approaches which will save money and limit the amount of design-insensitive structural intrusion done by people without prior experience working on historic buildings...and everyone has seen heavy steel bracing slammed into far too many old buildings without any real need.
3. Provide loans, grants and tax incentives to enable property own-

ers to do work which may be beyond their financial capabilities.

Seismic risk is real but local policy which merely passes the problem on to property owners will leave them with few alternatives to demolition. Or, as we have seen in several cities since last October, property owners might just default on loans and leave the problem with the mortgage holder, and you.

Preservationists who are unaware that they have a growing problem with local seismic safety programs had better get educated quickly. Commercial property owners have begun to organize opposition to even reasonable seismic ordinances, such as that proposed in Alameda, and a similar revolt — this time in concert with the preservation community — has surfaced in Sonoma. If the costs of seismic strengthening are onerous, if unnecessary code requirements are being piled on top of those obviously needed for seismic safety, if no financial assistance is being made available to do the work, join with URM property owners to force cities to adopt thoughtful ordinances and financial support programs.

CPF is collecting seismic safety ordinances and is recommending good ones such as those in Monrovia, Ventura and Claremont. We are advising preservationists on strategy and preparing publications to spell out sensitive seismic strengthening approaches, good local policy, and a supportive financing and incentives package. Please feel free to call us for help.

We feel this is a critical time for historic preservation as everyone rushes to do something to prepare for the Big One. The historic fabric of our downtowns, especially, could suffer great damage before any earthquake occurs. Disaster Planning is wise but this planning must be wisely done.

OHP SLIDE (continued)

After a year and half of work, the Heritage Task Force had built consensus and attracted a broad constituency in support of its recommendations. With the administration agreeing to approve SB 1252 and to appoint a new SHPO who had preservation experience, 1985 and beyond seemed to promise a continuation of program building and non-partisan cooperation. Instead, we saw fissures develop, cracks based on deep-seated political attitudes which grounded the new administration: 'don't bring us new programs which cost money and don't try to enlarge the scope of environmental protection.'

In 1985 the State Office stopped reviewing projects for CEQA compliance, the Governor vetoed a bill which would have closed the "ministerial demolition permit" loophole, and a report documenting the need for a small technical assistance grant program for non-profits — a program the Task Force made a top priority — was altered to state that no such need existed. Finally, another report recommending improvements in OHP data management capabilities — produced by a committee of computer experts — was shelved. The following year, serious discussions ceased on a "state plan" designed to meet SB 1252's statutory requirements, and not federal requirements, and a draft "model" plan was left unfinished.

1985 was also a year when OHP was "audited" by the National Park Service for its performance in carrying out National Register Program responsibilities. OHP was given a generally favorable review, but two salient facts affected the opinions of most observers at the time: (1) federal program rules and regulations had become much more complicated

and (2) the seeds of a self-sufficient state program were taking root, so dependence on a federal grants program could conceivably disappear eventually.

In the last few years our naivete has disappeared instead:

- Efforts to enact a State Register as a program foundation — rather than base funding, incentives and protection on federal program criteria — have been consistently opposed by the administration, even when the State Historical Resources Commission sponsored the Register idea (SB 1188, vetoed in 1989) and dropped any reference to CEQA coverage (SB 2131, killed in committee in 1990 because it required staffing and would cost money).
- Efforts to improve environmental review of impacts on historic and cultural resources, even when language was prepared by OHP and DPR staff, have been opposed by administration with vetoes or blockage in committee.
- Section 5024 of the Public Resources Code, which requires state agencies to inventory publicly-owned historic resources and consult with the SHPO whenever actions are planned which may adversely affect these resources, has never been effectively implemented, and is nearly forgotten.
- Education and outreach on state incentives such as the Mills Act, Marks Historical Rehabilitation Bond Act and State Historical Building Code — all improved following Task Force study and recommendations — was not stepped up but, in some cases such as the Mills Act, was essentially forgotten.
- An attempt, vehemently and successfully opposed by CPF,

was made by the Department of Parks and Recreation to capture the administrative side of 1987 Bond Act monies set-aside for OHP preservation grants, thus effectively stripping OHP of any discretionary funding tool whatsoever.

- State matching funds for the federal program grant have steadily dropped to the point where only one regular staff person, ironically the administrator of the contested bond act monies, is state funded (in addition, the SHPO position is funded by DPR Director's budget).

During this span of years federal program changes have eliminated "acquisition and development grants," essentially eliminated planning and survey money, the small amount going toward the regional Archeological Information Centers has diminished, and nearly every federal dollar beyond administration is channelled into the "seed grants" for Certified Local Government Program. At the same time federal rules and regulations, reporting requirements and shifting program priorities have increased the work load of OHP staff. Constituent users of the federal programs have been faced with periodic suspension of National Register nominations, Tax Act certifications, frustrations with Section 106 compliance processing and a complex, new set of "context" guidelines on survey and National Register nominations.

By 1989, then, preservation in California had devolved into an underfunded federal program component with very few dollars going out into the communities, and a state program consisting of little more than a Landmarks and Points program (which earns recipients a marker) and a much
(Slide continues top of next page)

SLIDE (continued)

reduced outreach and education effort. The Loma Prieta Earthquake added still more to OHP's office workload and, finally, another federal audit in May suggested that OHP needs to make immediate improvements in the management of several federal programs or risk loss of federal funding. After reviewing the audit report, SHPO Kathryn Gualtieri announced to the Commission, in late July, that all remaining state programs, already reduced to Landmarks and Points, would be suspended because there was no state funding. Staff resources would be entirely devoted to rectifying federal program deficiencies identified by the National Park Service.

CPF and other heritage-minded organizations such as the California Committee for Promotion of History, Society for California Archaeology, Conference of Historical Societies, State Historical Building Code Board and the CCAIA were invited to a Sacramento meeting in late August. To its credit the State Historical Resources Commission, which had been surprised to hear of the suspensions in late July, called for a special invitational meeting and public hearing to provide OHP's organized constituent groups some opportunity to comment; but the results were a foregone conclusion.

DPR Director Henry Agonia says he might be able to find some money to keep the Landmarks program going. We heard a similar story last year about his funding of the State Register. We learned that 6 new positions are being requested by OHP as part of the new budget, but these positions have been requested before and insiders tell us chances of them being approved run from extremely slim to none. What we

have, then, after a brave new world in 1984 is the federal program tail completely wagging the state program dog, or worse, a federal program at risk and no state program at all.

We empathize with OHP staffers who have worked long and hard to maintain a viable preservation program while getting less and less help from above. We know the earthquake put great strain on the ability of staff to respond to the unexpected disaster and continue carrying out normal duties; we had the same thing happen to us.

Some State Historical Resources Commissioners, as well, are beginning to notice the lack of state support. The members have seen reduced travel budgets and operational expenses, suspended National Register review, and have experienced non-support on program initiatives they felt were reasonable. A review of those mandates and prerogatives given to the Commission by SB 1252 would reveal how very few program goals they have been allowed to accomplish and how little of the state program envisioned six years ago has been put in place.

We, of course, support OHP's request for the six new budget positions and hope Director Agonia underwrites the Landmarks and Points program, but enough is enough. We have worked hard to bring into being Task Force goals, especially those priorities such as a State Register, state incentives, state protections and state funding for a California preservation program. We have taken initiatives, supported OHP's cause, cooperated whenever possible in meeting mutual education and outreach goals, worked to achieve consensus, compromised on some key issues and have consistently worked to promote a stronger presence for preservation in state government

and in California.

We have argued that new program initiatives are desirable and deserve funding. The administration view has been that, without funding (and it has opposed every funding request), no program will be implemented, even when we thought agreement had been reached — as was the case with SB 1252 long ago — or when there was a state mandate — as in the case of Sec. 5024 and, more recently, SB3x. Until very recently, the unavailability of funding to carry out programs was ideological and entirely bogus.

We will work with the State Historical Resources Commission to redefine mutual goals for the future because this administration will soon pass. We expect OHP staff to solve problems raised by the National Park Service audit and to return their attention to improving the state's preservation program. We will help them when we can. We will work with interested legislators on both sides of the aisle to reinvigorate state support for and protection of our cultural resources, and we dedicate our efforts to achieving early rapport with the new administration, be it Republican or Democrat. After six years of struggling with resistance to most of the efforts we, and others, made to advance a preservation ethic and build a preservation program, it is clearly time to start anew.

Why do we burden you with this long, sad story? Because it would be dishonest to tell you, our steady supporters, that everything is wonderful in Sacramento and that we are really pleased with all of our accomplishments. We commit to trying again next year because we believe preservation plays a critical role in creating a healthy society, that preservation, while it will be political, should not be the partisan issue it has been in recent years.

CALIFORNIA CITIES REPORT

REDWOOD CITY TO PROCESS MILLS ACT AGREEMENTS

On June 25, 1990, the City Council of Redwood City unanimously passed a resolution to process Mills Act Agreements. On another motion the Council amended its Historic Preservation Ordinance expanding the powers of the Planning Commission to make recommendations to the City Council regarding applications for Mills Act historic property contracts.

The Historic Resources Advisory Committee (HRAC), advisory to the Planning Commission, initiated the process which resulted in the City Council's Resolutions last October. The HRAC attraction to the Mills Act — which restricts the use of property for historic preservation purposes, and can contain conditions about repair and rehabilitation in exchange for property tax relief — was that there was no necessity for National Register listing nor a requirement the property be "income producing." All of Redwood City's officially designated historic properties subject to property taxation would be eligible including owner-occupied dwellings. As of this writing, 23 properties are eligible for Mills Act Agreements.

The HRAC began the process by contacting other known communities with Mills Act contracts. After reviewing actual agreements and proposed agreements from Rancho Cucamonga, Palo Alto

and Los Altos, the HRAC contacted the City Attorney's office. Based on the sample agreements and contracts provided, the City Attorney's office drafted a model Mills Act contract tailored for Redwood City. The next step was to meet jointly with the County Assessor's Office, the City Attorney's staff representative, and the Planning Division staff representatives. The purpose of this meeting was to announce the HRAC intentions and solicit more ideas and feedback. The HRAC then set up a study session with the Planning Commission which included the City Attorney's office representative and an expert panel consisting of Gail Woolley of the Palo Alto City Council, a well known preservationist, and Oakland Attorney Carolyn Douthat, an expert on the Mills Act. The HRAC's agenda and presentation included a description of the Mills Act, the highlights of a typical Mills Act agreement, and the benefits. Gail Woolley and Carolyn Douthat shared their experience and knowledge. A case study was reviewed, demonstrating the capitalization of income property tax calculation method which the Mills Act applies, versus a current property tax assessment. The session concluded with a review of the proposed Mills Act agreement drafted by the City Attorney's office especially for Redwood City. At a subsequent Planning Commission meeting the Commission unanimously recommended the resolutions ultimately passed by the City Council.

The successful implementation of Mills Act programs in two California cities, one north and one south, convinced CPF that time was ripe for a special program focus on this little known tax incentive. The popular September workshops in Claremont and San Leandro were the results.

Bodie: The "Save Bodie! News" from the California State Park Rangers Association reminds us that the threat to Bodie State Park (and National Historic Landmark District) continues. The CSPRA has spearheaded the fight to protect this rare historic resource — a remote mining town — from an intrusive open pit mining proposal which would destroy the setting and the special experience of visiting Bodie.

The Bureau of Land Management has argued it has no power to prevent Galactic Resources, a Canadian mining company, from severely impacting the state park. A State Senate resolution (SJR 60) requests Department of Interior involvement and CSPRA is closely watching Mono County's environmental review process to ensure CEQA compliance.

CSPRA's Savie Bodie Committee (P.O. Box 28366, Sacramento, CA 95828-0366) deserves great praise for the leadership it took to protect Bodie's fragile environmental setting. If you have been to Bodie you know it's worth the effort.

The **Livermore** Main Street Project now benefits from VISA card transactions by community residents. A portion of the membership charge is channeled to the nonprofit to help with downtown revitalization efforts. For more information contact Pat Dugand, Manager of Livermore's Main Street Program (415/373-1795).

In **Bridgeport**, the 1880 Mono County Courthouse, on the National Register and an amazing building constructed of redwood, was sandblasted several weeks ago so it could be repainted. OHP gave the County \$20,000 from Bond Act monies for interior restoration in 1985. Sandblasting redwood shows a deep ignorance of the nature of materials. Who's minding the store out there?



PLEASE NOTE

The **California Council of the American Institute of Architects** has revived its Committee on Historic Resources. Chaired by Dan Peterson (AIA, San Francisco Chapter), the committee includes Jeanne Byrne (Monterey Bay Chapter), Wayne Donaldson (San Diego Chapter), William Ellinger (Pasadena/Foothill Chapter), Larry Mortimer (East Bay Chapter), Gil Sanchez (Santa Clara Valley Chapter) and Jorge Sciupac (Los Angeles Chapter).

The CCAIA was an early leader in California preservation. This is a signal that the CCAIA plans to take an aggressive role in promoting preservation once more.

EARTHQUAKE INSURANCE

The State Supreme Court (on August 15) rejected a Mill Valley homeowner's claim that insurance should cover newly required "code upgrades." The Loma Prieta Earthquake reminded many property owners of another key coverage problem. Unless specific riders are purchased, damage payments only cover equivalent replacement, not restoration in-kind. This policy is generally followed by FEMA as well, so reimbursement for the repair of historic structures with original materials is commonly denied.

The insurance industry was very pleased with the court's decision, making a clear connection to the earthquake-related implications. Of particular concern to us is the impact this case has on retrofit requirements which may be imposed on property as a result of the state's URM law (SB 547).

Legislative efforts to deal with the earthquake insurance problem have been slow in coming. More on this big subject in our next issue.

OLD BUILDINGS - NEW PAINTS

The American Institute of Architects National Committee on Historic Resources is sponsoring a special technical symposium in conjunction with their San Francisco meeting. "Old Buildings — New Paints: A One Day Symposium on Exterior Coatings and Paints" on October 12, 1990. Topics include condition assessment, application techniques, manufacturer recommendations, OSHA guidelines and EPA regulations and much more.

Speakers include:

Joseph W. Prane, Industrial Consultant of Elkins, PA who will address: Modern Coatings — Practical considerations of what is presently available for architectural use and how they function.

David Mahowald, Cleveland OH on: How to Choose a Modern Paint - substrate, performance and cost for historic buildings.

R. Sam Williams, Research Chemist with USDA Forest Service, Madison WI on: Wood Properties — the importance of painting and finishing, mechanisms of weathering and the development of treatments for wood that retard weathering.

Sara B. Chase, Preservation Consultant of Lexington, MA will present: Case Studies — to solve specific problems and share case studies on historic surfaces by discussing preparation, current paints, and paint type products.

The symposium will be held at the Sir Francis Drake Hotel in San Francisco on Friday, October 12, and the cost is \$125 per person including lunch. Contact Elizabeth Benyunes at the American Institute of Architects in Washington, DC for registration materials. (202) 626-7453

UPCOMING CPF PROGRAMS

We have a busy fall and winter schedule planned on a wide range of preservation topics, including:

The Use of Computers in Preservation - a 1 1/2 day workshop for professionals and non-profit groups. **October 25-26 In Redlands** and **November 2-3 In Palo Alto** (see enclosed flyer for more).

Disaster Preparedness Workshop: a one-day program to be held on **December 7, Hollywood** dealing with earthquake planning and seismic strengthening. What we learned from Loma Prieta; you will receive a separate mailing with more information on this program.

A workshop on the **Interpretation of Historic Buildings** will be held in **Santa Barbara**, tentatively set for January and three mini-conferences on **Housing and Preservation** are planned for **late February or early March, 1991, for San Diego, Los Angeles & Bay Area.**

OTHER TOURS AND EVENTS

Oct. 20-21 — **Redondo Beach** — Eighth Annual Home Tour to benefit Historic Preservation Fund. For more information contact the Redondo Beach Historical Society, P.O. Box 978, Redondo Beach, CA 90277 (213/214-1131).

Oct. 27 — **San Jose** — Victorian Preservation Association tour of four historic houses; for more information call Barbara Conley at 408/279-2864.

Nov. 17-18 — **Altadena** — A first historic home tour featuring four important landmarks including Zane Grey's Pueblo House. Proceeds will enable Altadena Heritage to complete the community's cultural resource survey. For more information contact Altadena Heritage, P.O. Box 218, Altadena, CA 91003 (818/791-3903).

CPF TEAM PROVIDES DESIGN ASSISTANCE

As the final phase of CPF's \$10,000 grant from the San Francisco Foundation, we have contracted with the architectural firm of Lerner/Nathan Architects of San Francisco to provide architectural services for restoration and rehabilitation to owners of quake-damaged single room occupancy hotels (SROs) in Oakland. CPF's aim was to assist in getting these buildings, which provided nearly 200 affordable housing units, back into service. The mission of the design team was to propose a repair approach that was both cost-effective and sensitive to the historic fabric and design of the hotels.

Arnold Lerner, AIA, led a team of design professionals, which included CPF member Randolph Langenbach, to prepare architectural feasibility studies for the Dalziel Apartments, the Hotel San Pablo and the Woodrow Hotel. The team conducted historical research, documented existing conditions and worked with the owners' structural engineers to help mitigate the impact of proposed retrofit schemes on the historic fabric of the buildings.

With the combination of financial constraints caused by the quake damage and the necessity to submit engineering plans to comply with Oakland's Permanent Repair Ordinance as quickly as possible, most building owners had not yet been able to consider preservation or design factors when we began the assistance program in June. Zachary Nathan of Lerner/Nathan Architects stated that the team was able to offer a more "holistic approach" to repair and retrofit, assessing the long-term impact the work would have on the structure. "We tried to convince the owners that they may be diminishing the value of the buildings by making them unattractive," he explained.

The team's attention to the historic fabric of the Woodrow Hotel sparked the owner's interest in the architectural detail of this handsome 1912 building, which is potentially eligible for the National Register. Although the original retrofit plans included replacing most of the exterior masonry with gunnite, the team has proposed alternatives which would greatly reduce the impact on the exterior appearance, and may actually save the owner money.

For the Hotel San Pablo, one focus of the analysis was a feasibility study for the rehabilitation of the lobby, storefront and marquee. This 1907 flatiron occupies a prominent position on one of the main arteries into Oakland's downtown and such a restoration could have a major impact on the surrounding neighborhood.

For Peter Kelsch, owner of the 1913 Dalziel Apartment building, one of the biggest problems is the rehabilitation of his ground floor retail spaces, which occupy a large proportion of his floor area and provide income which helps keep rents affordable. His former commercial tenants, like the hotel's former residents, are long gone and although the ground floor spaces of this National Register eligible property have skylights and a beautifully detailed lobby, they are of an unusual configuration. Lerner's team explored alternative uses for the ground floor spaces and worked with the engineering firm of Peter Culley & Associates to make sure that retrofit plans did not greatly reduce the commercial space or number of residential units.

Pending notification of federal and state emergency financial assistance, the owners' ability to follow through with the team's recommendations remains uncertain. However, CPF is optimistic about the impact that the studies may have on the SROs and proud of the efforts of the design team.

Prior to the design assistance program, CPF used a portion of the San Francisco Foundation grant funds to sponsor a forum on Oakland's Permanent Repair Ordinance (see *California Preservation*, April, 1990). At the forum, city officials, building owners, engineers and preservationists discussed the ordinance provisions and alternative repair solutions. CPF members may borrow a videotape of the event by contacting Elizabeth Morton (415/763-0972).



The Woodrow Hotel, one recipient of CPF design assistance (photo credit: Elizabeth Morton)

PUBLICATIONS

Heritage, a publication of the **Texas Historical Foundation** and the Center for Historical Resources (Texas A&M, School of Architecture, College Station, TX 77843-3137), is an interesting first try at publishing analytical papers on preservation subjects. The Summer, 1990 issue contains articles on Japan's "Living Treasures," William Morris, historic landscape restoration and vintage signage and preservation design controls.

The **West Adams Heritage Association Newsletter** (2263 S. Harvard Blvd., Los Angeles CA 90018) is a monthly which gets better and better. Contributions on neighborhood activity demonstrate a close watch has been instituted and that a network for quick response is in place. Articles discuss preservation efforts, self help, places to eat, resources, neighborhood events, zoning matters, home improvement and services. WAHA — and its newsletter — is classic proof that organizations close to the grass roots can do the job well; historic preservation, neighborhood conservation, bootstrap improvement and information sharing are joined to recreate neighborhood esteem.

The **Sacramento Old City Association** is another organization which has developed a strong voice in *The Old City Guardian*. The stress, here, is land use, traffic and the recent surge of overdevelopment in the downtown. Preservation, in our mind, has always been an environmental issue requiring political action focused on the critical role historic and cultural resources play in maintaining quality environments. SOCA is clearly in this camp. For a copy of *The Guardian* contact SOCA, P.O. Box 1022, Sacramento, CA 95812.

Architectural Terra Cotta of Gladding, McBean (Windgate Press, Sausalito, California; 144 pages, hard cover, \$45) has over 100 photographs of architectural splendors from neo-Classic motifs of the earliest San Francisco "skyscrapers" to the ornate Art Deco movie palaces of Hollywood, plus information-packed text by historian Gary F. Kurutz, and contemporary photography by Mary Swisher.

Gladding, McBean's artisans, working closely with the best-known architects, created a fantastic array of mythological figures, beasts, gargoyles and cherubs, scrolls and cartouches that adorned landmark Pacific Coast buildings. Fortunately, the photographic archive of Gladding, McBean (still in business in Lincoln, California) has been preserved. The collection in this volume was produced from glass-plate negatives, and from archival drawings and rare correspondence between architects and designers.

History & Architecture Resources & Training (HART) announces the completion of a field test version of *Victorian Times & Victorian Homes*. This teacher's guide contains about 300 pages of written and illustrative materials and is intended for third through fifth graders.

This HART publication was written by a team of **Bay Area** women — Alberta Furnoy, Marty Gordon, Judith Lynch, and Tamara Patri. San Francisco artist Trudie Douglas produced line drawings of architectural styles and details, and the guide is also amply illustrated with historical photographs and 19th century graphics. It contains a mammoth chapter on Bay Area Victorian field trip possibilities, including evaluations of about 60 museums, libraries, and other sites. The guide is partially funded by the California Committee for the Promotion of History and the National Trust for Historic Preservation.

HART President Patri said, "We need a dose of classroom reality to temper our idealism and help us make the final version of the guide more useful to teachers and students alike." If you know of a teacher who would field test this material, contact Patri c/o HART, 209 Fair Oaks Street, San Francisco, CA 94110.

CPF is in receipt of a very useful new book **Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940**, written and illustrated by Steven J. Phillips. This 239-page, softcover book (easy to carry out on-site) contains in dictionary format the name (or names) of almost any feature of an American building that you'd ever need to know. Most definitions are accompanied by a remarkably clean and well-done illustration of the feature. The book is available for \$16.95 plus \$2.00 for shipping and handling from: American Source Books, P.O. Box 280353, Lakewood, CO 80228.

Traditional Building: Historical Products for Today's Professional, Old House Journal Clem Labine's latest endeavor, has been mentioned before in this newsletter as an excellent source of information. The last issue (July/August 1990) covers art glass restoration services and supplies, staircases and parts, and a lot more. *Traditional Building* is a must-have for your library; to subscribe, write Traditional Buildings at 69A Seventh Avenue, Brooklyn, NY 11217.

This newsletter was brought to you by John Merritt, Elizabeth Morton and Dick Price, with the assistance of Lu Caruso, Bill Delvac, Judith Lynch, Christy McAvoy, Ken Rolandelli, and David Shelton; your contributions are also welcomed - please include b/w glossy photos to illustrate your story.



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CALIFORNIA PRESERVATION FOUNDATION

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