

## CPF WAS THERE - AND ACTED FAST - WHEN HUMBOLDT'S EARTH QUAKED

CPF, as most of you well know, held its annual conference in Eureka from April 24 to 26. The conference was planned to be different from the start. First, it was the first time the conference was held in the upper part of Northern California. Secondly, a folklife track was added to explore the relationship of preservation to cultural resources, and how cultural resources relate to physical resources. The third event to make this conference a memorable one was the Cape Mendocino earthquake. What was remarkable about this particular earthquake was the fact that some of the state's more prominent experts in the seismic retrofit of historic buildings were gathered some thirty odd miles from the epicenter of the quake.



*This quake's most-often-photographed building (Fern-dale' Smith Grocery) was ultimately demolished despite efforts to convince owners that it was an "easy fix."  
(photo credit: David Cocke)*

The typical scenario immediately following an earthquake is for city building officials to inspect buildings and post them according to the risk they pose to the public. These green, yellow and red tags are by now familiar to most Californians. The purpose of the tags is to control entry into buildings.

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## GOVERNOR WILSON SIGNS HISTORIC EXECUTIVE ORDER

Pete Wilson signed Executive Order No. W-26-92 on April 8. The Executive Order will get state government moving again to recognize, maintain and preserve state-owned historic resources. As required by the Executive Order, each state agency must:

- (1) Develop heritage resources management plans and policies by January 1994.
- (2) Complete inventories of heritage resources by a target date of January 1995.
- (3) Appoint an Agency Preservation Officer to ensure that California's heritage resources policies are carried out.
- (4) Report annually to SHPO its progress in completing inventories and management plans.

The Executive Order also comments on the issue of "pretext demolitions" following disasters: demolition of historic buildings in areas where the Governor has declared a state of emergency are not exempt from the California Environmental Quality Act (CEQA) unless the specific building poses an emergency, as defined by CEQA. This affirmation of what CPF has argued is the existing law has proved to be a useful tool in the spate of emergencies we have seen in the last several months ... and lawsuits such as the St. George case in Santa Cruz should be unnecessary or will be winners in the future.

**STATE REGISTER ADVANCES- see page 2**

## LEGISLATIVE REPORT - July 3, 1992

As the legislature recesses — but continues to fight over the budget — we can report that some preservation initiatives are advancing. The most important bill, one the entire heritage community has worked on for years, is the "California Register."

When Governor Wilson included the establishment of a California Register of Historic Resources as part of his "Resourceful California", we were very encouraged. The support and assistance of Doug Wheeler, Michael Mantell and Carol Whiteside — the Resources Agency leadership — made reality of our hopes.

**AB 2881 (Frazee)** would establish a California Register of Historic Resources. Most resources already designated under federal or state programs, such as the National Register would automatically be included in the California Register. Other resources (including local surveys, individual resources and districts) can be directly nominated to the California Register. Finally, California Register resources are "significant" under California law including CEQA. Furthermore, Register resources would not be categorically exempt from CEQA.

This bill, containing some compromises we have been willing to make, is not perfect, but it is reasonable. We have worked hard with the League of Cities to get its important support and many of you have written to the author and committee chairs to urge that the bill be passed. **We expect AB 2881 to go to Senate Appropriations on August 3, to pass, and to clear the legislature soon after that date. Please write Governor Wilson (State Capitol, Sacramento, CA 95814) urging him to sign AB 2881.**

**SB 597 (Alquist)** is another bill proposed by the Seismic Safety Commission, requiring  
(story continues top of page 4)

## MAIN STREET, PAT NOYES WIN BIG

The 1992 Preservationist of the Year award, CPF's most prestigious honor, went to Director Patricia Noyes and the California Main Street Program. CPF President William Delvac, in making the award to Pat, stressed Main Street's record of accomplishment in downtown revitalization and job creation over the last eight years, an amazing feat given the program's tiny budget. We are sure this point was not lost on Julie Wright, Commerce Secretary and Pat's "boss," who just happened to be in Eureka as a keynote speaker at the same conference opening session.



*Pat Noyes (center, holding the sculpted sunburst award), Commerce Secretary Julie Wright and CPF President Bill Delvac at the Eureka Conference presentation.*

CPF also announced this year's "President's Award" winners: Tony Ciani (La Jolla) for his incredible, long battle to save the Green Dragon Colony, Robert Power (Vacaville), for his past leadership as Chair of the State Historical Resources Commission, Pamela Seager (Long Beach), for her remarkable planning and fundraising success with Rancho Los Alamitos, and Steve McAvoy (Hollywood), for his dedication and service to preservation organizations, including CPF, over many years. The winners joined Robert Chattel (Sherman Oaks), the savior of the Beverly Hills Waterworks, who was honored earlier at our Design Awards last September in Beverly Hills.

**MESSAGE FROM THE PRESIDENT**

Earthquakes, floods, civil unrest and budget woes have all coincided to make this a very difficult time for our state. The news, however, is not all bad. Those of us attending the annual conference in Eureka were able to participate in a crisis management laboratory — not just a role playing workshop simulating an earthquake as we did two years ago at our San Francisco conference. Some attendees had had enough practice and technical expertise to become the first wave of help to impacted areas, such as Ferndale. Others pitched in and helped us with impromptu arrangements or simply with their patience, calm and understanding. Everyone involved deserves our appreciation and congratulations!

By the way, if you weren't there you also missed a truly outstanding conference with great entertainment and education. Our thanks go to conference chairs Sharon Bonino, Ted Loring and CPF's own Linda Dishman, the local organizing committee and the City of Eureka and Humboldt County for their hard work and hospitality.

Those of us from Southern California returned home from Eureka, anxious to settle down from all the shaking, to watch neighborhoods burn in the civil unrest of the following week. Again, however, there is some good news. Volunteer brigades by thousands took to the streets with brooms, shovels and paint brushes to help clean up our communities. As the impacted areas were surveyed it became apparent that relatively few historic buildings were destroyed.

People also seemed to understand the

"connectedness" provided by the built environment. One man from South Central Los Angeles said upon viewing the damage in his neighborhood, "These aren't our streets — where are the buildings?"

It is preservation of the community and its identity, not just national treasures and landmarks that will energize and expand our movement. We had the opportunity to meet with a number of individuals, who before and since the recent events have worked hard to make their neighborhoods better places to live and work. Representatives of the National Trust and its Main Street program, led by Trust V.P. Peter Brink, visited L.A. for a series of meetings with community leaders and neighborhood developers to explore ways to provide technical assistance to impacted areas. These meetings, organized by the Los Angeles Conservancy, indicated that despite the magnitude of the issues facing urban America, preservation is relevant to developing future strategies.

We will have an opportunity to consider these important issues at the 18th Annual California Preservation Conference next April. The theme of the conference in Long Beach, which was impacted in the recent events, will be "Rethinking the Urban Strategy." Tracks will focus on neighborhoods, ethnic diversity and urban context issues such as growth management, redevelopment and transportation.

Even in this time of severe financial challenge facing the State, the Governor, the Resources Agency and the Office of Historic Preservation have shown leadership. An important executive order has been signed and we are within short steps of achieving a California Register. In light of current circumstances, this represents a significant effort and achievement.

— William F. Delvac

adoption of seismic retrofit standards for concrete buildings. The State Historical Building Safety Board would have been required to amend these new standards into its code, a requirement we have vigorously opposed. **SB 597 passed Assembly Local Government on July 2 without the offending provision, and with language reaffirming the Board's governance over "qualified historic buildings."**

**SB 1660 (Petris)** would permit the State Historical Building Safety Board to keep fees for services and would require review of any modifications proposed by others for the State Historical Building Code. The bill should also clarify the extent of the Board's jurisdiction and the Code's application. **SB 1660 passed Assembly Housing and Community Development Committee on July 1 despite the continuing opposition of the Department of General Services.**

**AB 272 (Hansen)**, a bill clarifying legislation (AB 204/Cortese) passed last year, would allow cities with seismic ordinances adopted before January 1, 1993 to adapt standards to local conditions. Cortese's bill seemed to say local standards must meet or exceed those of the Uniform Code for Building Conservation (UCBC), thus potentially voiding many ordinances already adopted. AB 272, which would have grandfathered these ordinances, passed but, in the wake of the Petrolia Earthquake, was vetoed. **AB 2358 (Frazee)**, amended to carry the same basic language and to assure that historic buildings will still be governed by the State Historical Building Code, **passed the legislature just before the July recess.**

One of the initiatives announced last October by Secretary for Resources Doug Wheeler was to establish a "trust fund" for endangered heritage properties. The **California Heritage Conservancy Act (CHCA)**,

proposed by the Resources Agency, may be used for the acquisition of historic properties and for loans and grants using, initially, one million dollars from the Environmental License Plate revenues. The State Office of Historic Preservation would manage the program.

At this time the proposal is being prepared for introduction. A bill already introduced **AB 3755 (Chandler)** can be amended to serve as the vehicle for the Conservancy, and would start its journey by being first **heard in Senate Natural Resources Committee (Chairman Dan McCorquodale) in early August. We will be calling some of you for help in getting this bill passed.**

Copies of the proposed legislation are available from the State Office of Historic Preservation (P.O. Box 942896, Sacramento, CA 94296-0001) or CPF. Support letters can be addressed to Douglas Wheeler, Secretary for Resources, The Resources Building, 1416 9th Street, Room 1311, Sacramento, CA 95814.

#### **SOME OTHER BILLS OF INTEREST**

**AB 72 (Cortese)**, the 678 million dollar California Heritage Lands Bond Act, would fund acquisition, rehabilitation and development projects for the Dept. of Parks and Recreation (\$124 M), Fish & Game (\$65 M), Coastal Conservancy (\$60 M), Tahoe Conservancy (\$30 M) and the Santa Monica Mountains Conservancy (\$48 M): it also provides \$300 million for the acquisition of Old Growth Timber. Unlike previous park bond acts, AB 72 contains no local assistance grants and no specific set-aside for preservation grants. **AB 72 passed the Assembly and was referred to Senate Natural Resources Committee on February 3. We are told that "the Senate is not happy with AB 72 and wants to add \$110 million for local grants (preservation projects would be eligible but no set-**

aside is proposed).

**AB 114 (Hauser)** serves a real need by expanding the state loan guarantees to cover commercial URMs identified as hazardous. We would like to see some specific reference to the State Historical Building Code in the bill. **AB 114 passed the Assembly last May and the author's staff is getting ready to move it again.**

**AB 2391 (Moore)** would have required socio-economic impact reports for land use decisions, including the designations of historic landmarks and districts (this bill appeared in a similar form last year, but went nowhere). **The bill was significantly amended in late April to say very little.**

**AB 2922 (Hauser)** creates an inland Heritage Networks Conservancy and proposes the use of decals on license plates to fund studies of proposed "heritage networks" on state owned land. **Hauser's bill passed Senate Natural Resources on June 23.**

**AB 3037 (Hauser)** would require recordation by County Recorders of all historical designations made by state and local commissions. **This bill also passed Senate Natural Resources on June 23.**

**AB 3217 (Connelly)**, the Capitol View Protection Ordinance, would have supported City of Sacramento plans to limit heights around the State Capitol. **The bill, amended to raise the limit from 60' to 80' on N Street, passed the Senate Rules on June 24. Further amendments now require review by the Historic State Capitol Commission of requests for greater height or any project impairing the view of the Capitol.**

**AB 3592 (Knowles)** would have abolished the Office of the State Architect and, presumably, the State Historical Building Safety Board as well. **An April 1 Consumer**

**Protection Committee hearing was cancelled and Knowles dropped the bill.**

**AB 3608 (Knowles)** would have required notification of all neighboring properties of National Registration nominations. **Died in committee, with CPF listed as "opposed."**

**AB 3687 (Hauser)** would reiterate existing law by reminding the Office of Emergency Services that the State Office of Historic Preservation and State Historical Building Safety Code Board have a legitimate role to play during OES responses to disasters. **AB 3687 is set for Senate Appropriations to be heard in August.**

**SB 387 (McCorquodale)** is a 305 million California Heritage Lands Bond Act (see AB 72 above). Local government would get 150 million for parks and recreation projects, the Tahoe Conservancy 30, and the Department of Parks & Recreation 124 (with 8 million set-aside for historic preservation grants to local entities). **SB 387 passed the Senate in June of 1991 but has not moved since. Decisions on bond acts for the November ballot wont be made until August.**

**SB 404 (Dills)**, our favorite piece of legislation last year, **passed and was signed by the Governor.** This bill, you might recall, declared the "Chipped Stone Bear" to be California's official prehistoric artifact.

**SB 593 (Roberti)**, the California Housing Bond Act of 1992, is a 325 million dollar bond act with 100 million for housing rehab ... another bill tangled up in negotiations in late January about which bonds would go forward to the June or November ballots (the "accord" which failed). **SB 593 then passed Assembly Banking, Finance and Bonded Indebtedness but negotiations about amendments and proposed changes unacceptable to the authors continues.**

## SOME CHANGES AT CPF

### Elizabeth Morton Returns to School

Elizabeth Morton, Program Associate for the past three years, announced that she has been accepted to pursue a Ph.D. at the Massachusetts Institute of Technology's prestigious program in Urban Planning.



Those who know or worked with Elizabeth (shown above receiving a token of our appreciation from her Presidents, Christy McAvoy and Bill Delvac, at the Eureka Annual Meeting) certainly realize that she made an enormous contribution to the organization and will be tough to replace. Her intelligence, competence and friendliness, added to the workshops and publications she produced, lifted CPF's credibility to new levels. We all wish her the best at MIT.

### The Search for Candidates Begins

The Foundation took a risk in hiring a Program Associate in 1989, and it paid off. Despite recent revenue shortfalls, we do anticipate hiring a replacement for Elizabeth by the end of the year. A basic job description is available from CPF's Oakland office.

We will be looking for candidates with the usual full understanding of historic preservation — the issues and tools. We will expect, again, to hire an individual with some real-life experience, a talent for people, strong writing, speaking and organizational skills and we will need, and insist upon someone with demonstrated fundraising experience.

### New Board Members Elected

As expected, the 1992 Board slate was unanimously approved by the membership at CPF's Annual Meeting in April. Two returning Trustees — Jane Carter (Colusa) and Vincent Marsh (San Francisco) — were joined by five strong new Trustees bringing even greater professional and regional diversity to this statewide board and organization.

Jim Lutz, Fresno Architect, and Bob Makensen, Executive Director of the State Historical Building Safety Board in Sacramento, will add much to our ability to respond to issues in the Central Valley. Mike Krakower of South Pasadena, a recognized expert in seismic engineering, has already contributed much by being immediately available to help in the aftermath of the Humboldt County earthquake. Arlene Banks of Claremont, a planner for the City of La Verne, and Ruthann Lehrer, Preservation Officer for Long Beach, build our ability to work with cities and be taken seriously.

But there were losses too: David Cameron (Santa Monica), Terry Kenaston (San Francisco), Denise Rosko (Alameda) and David Shelton (Santa Barbara) gave long and valuable service to CPF and to preservation in California. They will be missed at board meetings but we expect they will stay involved in CPF efforts. We owe them our deep appreciation.

### Board Members Make News and Moves

**Linda Dishman**, formerly with the National Park Service in San Francisco, was selected to be the Executive Director of the Los Angeles Conservancy, the state's largest local preservation organization. Beginning work in L.A. in March, Linda ably carried out her duties as Eureka Conference Chair and returned to the Conservancy just in time to face a major urban disturbance. Great timing, Linda!

**Milford Wayne Donaldson** was elected President of the State Historical Building Safety Board at its June 1992 meeting, adding another honor to his earlier selection as a Fellow of the AIA.

### A New Tradition Begins - Heritage Days in May

CPF, along with most of the state's heritage agencies and organizations, inaugurated a new event in 1992 — the first Annual Heritage Days. Gathering for a reception at the sumptuous Library Courts Building on May 11, we followed that event on May 12 with a lobbying workshop and day in the halls of the legislature. Preservation, as an organized constituency, made its presence known in Sacramento for the first time since the wrap-up of the Heritage Task Force when we staged our 1984 Annual State Preservation Conference in the State Capitol.

Heritage Days in Sacramento during National Preservation Week will return next year. Mark your calendars. This is an excellent way to have an impact on legislation, legislators and administration leaders.



## Earthquake (Continued from page 1)

A green tag allows unlimited entry, indicating no structural damage. A yellow tag allows limited entry, and a red tag forbids entry until specific hazardous conditions are mitigated (i.e. a damaged brick parapet is braced or a damaged wall braced.)

The inspections of the buildings are usually supervised by officials who are familiar with new construction methods and code requirements, but who may not understand the characteristics of archaic building materials and their performance during and after earthquakes. Due to the urgency of the moment, the quantity of buildings to inspect, and the limited qualified manpower available, inspections can be hurried and decisions will be made in the interest of public safety alone. Usually, only after the inspections are completed are preservation professionals allowed to review the buildings and comment on the appropriateness of the posting. Unfortunately, once a building has been red tagged, people too often think it requires demolition. Many salvageable historic buildings have been lost because owners have focused on this misconception of the red tag, over the objections of preservation professionals.

The coincidence of the earthquake occurring near a gathering of preservation/seismic experts, preservation professionals had the opportunity to participate in the initial inspections and damage assessments, and deal with preservation issues immediately.



*The "Gumdrop House" shifted off of its foundation, the quake's lateral movement putting undue stress on the porch supports which buckled. This condition can be repaired despite the appearance which suggests total ruin. (photo credit: Scott Brady)*

**Reaction and Response:** During the first earthquake in Eureka, there was a lot of building movement, but very little in the way of broken glass or damaged structures. After experiencing the earthquake in the old downtown shopping district, a quick survey by some CPF members indicated that most of the damage was limited to merchandise within the stores. The residential district to the east of downtown appeared similarly undamaged, although many residents were sitting on their front porch steps, somewhat apprehensive about going back inside.

The aftermath of an earthquake is always a confusing time. Reports are sketchy, and often contradictory. At the Eureka Inn, the conference attendees were gathered for CPF's Annual Meeting luncheon. The first inclination of many of the qualified professionals was to go where their experience could be of some use. However, until some sort of overall plan could be created, it would have been counterproductive to have a group of people rushing off to assist city officials without their permission. Those officials responsible for the public safety would be too busy organizing their own police and fire personnel to accommodate an unannounced group of people, no matter how qualified.

As reports of the extent of damage in Ferndale came in, a request for technical assistance was received by CPF. A group of volunteers was dispatched. Once in Ferndale, we found that the Chief of Police was in charge, and he was not the one who had initiated the request for assistance. Not only that, but as was our fear, he was not interested in the assistance of uninvited outsiders. After a lengthy discussion with Wayne Donaldson, President of the State Historical Building Safety Board, he agreed to let the team join in, lending its valuable assistance, as outlined below.

One group assisted the building officials in completing the inspection of the downtown commercial district. The remaining people were split into two groups to walk through the residential district and talk to property owners whose homes had suffered obvious structural damage. The purpose of the walk through was two-fold. First, to spread the word regarding a town meeting to discuss options in the wake of the quake. Secondly, to inform the owners that their buildings were not necessarily damaged beyond repair and that whoever performed the repairs should be familiar with preservation issues and how they relate to repairs.

**Ferndale:** The Victorian Village of Ferndale is a National Register Historic District. It has a distinct "Main Street" downtown area and a residential area which

fans out on three sides.

The residential area contains a remarkably intact collection of homes ranging from early Italianate farm houses to Queen Anne Victorians to Craftsman bungalows. A sense of pride is evident in that most of the homes are well kept and gardens well tended. A creek flows through the town, and many of the homes back up against the creek. Most of the homes are built on unreinforced brick post and pier foundations.

Ferndale's Main Street commercial buildings are very important architecturally, socially, economically and historically. The commercial district is about three blocks long and has approximately forty buildings, one to three stories in height. Nearly all of the buildings are of wood construction. The town's grocery store was the lone brick building. It had a relatively open store front with a couple of slender brick piers and topped by a parapet which had fallen.

The residential walk-through was not an official evaluation of the safety status of any of the homes, nor was it intended to "tag" the buildings. We were disseminating information and identifying any problems. Damaged or destroyed masonry chimneys were common. A number of buildings were leaning over their foundations, some appearing ready to drop to the ground. Most dramatic of all were those homes which were knocked completely to the ground. Many homes which had additions built on were separated at the addition, and in general, the additions appeared to be more heavily damaged than the original house.



(photo credit: Scott Brady)

In addition to spreading the word of the town meeting, we were discussing with building owners the repair options available to them. An oft-heard remark by building owners was, "My house is off its foundation, it's destroyed, I'll have to demolish it." We explained that wasn't necessarily the case, that wood

frame structures are extremely resilient, and that it is a relatively simple procedure to pick the house up and place it on a new foundation. With a new foundation designed to carry the load of the house, it would be better able to withstand future earthquakes with minimal damage. We recommended that a qualified architect or engineer be brought in to review any building whose fate was questionable. Even if the cost of repairing the house seemed high, it would be cheaper than rebuilding a new home — not to mention the loss of a beautiful home too expensive to recreate.

**Inspecting the commercial district** we found several wood buildings were dramatically leaning to one side and many storefront windows were shattered as a result of the initial earthquake. The buildings leaned as a result of racking of the post-and-beam substructure, damage to the "soft" first story, or other settlement problems. Although sometimes racked substantially in the substructure or first story, typically there was little noted damage in the upper stories. Based on the inspections, there were no red tags posted on any of these buildings. It appears that their relatively light weight and close spacing helped their performance. Buildings that were close together had little room for collapse before bumping into their neighboring buildings, a fact substantiated by observations that the end buildings, or those standing alone, tended to sustain more damage.

The grocery store was the most heavily damaged building in the commercial district with a complete collapse of the front parapet, the rear wall significantly cracked, and the rear parapet partially collapsed onto two cars parked in the rear alley.

As a result of the initial inspection, the building was posted with a red tag signifying that it was "unsafe." It was judged that there was an imminent danger to pedestrians and occupants of the building during the aftershock period. After the remainder of the commercial district buildings had been inspected, Wayne Donaldson gathered other CPF members to discuss the posting of the building. The others included David Cocke who had made the first pass of inspections, Bruce Judd, Michael Krakower, and Alan Dreyfuss. The red tag was changed to yellow signifying "limited entry" after discussion of several considerations, including the possible loss to the community of the stock of grocery provisions, the ease in providing adequate safety measures, and the building's architectural significance and the red tag's possible impact on its long-term fate. Noting that public safety comes first, several safety requirements such as the removal of all loose bricks and the



erection of barricades and covered walkways were included as part of the "limited entry" posting.

It is significant to note that the initial posting was made based on engineering judgement using the procedures of the ATC-20 document *Postearthquake Safety Evaluation of Buildings*, and the posting was later revised only after consideration of additional non-engineering considerations as discussed with CPF and the community's leaders.

Further aftershocks in the next few days created more shear cracking in the grocery store's rear wall, and the rear wall itself was totally demolished within a few days by order of city engineer. Several studies outlined reasonable repair schemes for the building during the next weeks, but it was demolished by request of the owners two weeks after the earthquake.

### **Clean-up: What Happens Next?**

The City of Ferndale and the owners of earthquake damaged buildings need guidance in the difficult months ahead. Locally, there are no regulations on the books for repairs of earthquake damaged buildings. They need to know what is required and understand all of the possible options. Some creative engineering recommendations are required and the owners should consult with architects who are sensitive to the "feel" of this historic town's buildings. In the owners' eyes, funding is the biggest problem and all possible funding sources need to be coordinated so that the process for requesting funding is easy to understand.

Both the City officials and the owners require help in choosing the appropriate level of strengthening. "Life Safety," the goal of the Uniform Code for Building Conservation, should be the minimum standard required for structural repairs and strengthening. As a designated historical district, the State Historical Building Code can be used to provide additional options towards meeting the goal of life safety. The SHBC allows substitution of archaic materials for new engineered materials in resisting lateral loads.

City officials need to provide flexibility to the professionals in an effort to work toward the Life Safety goal, and not require full "Code" compliance of the entire building as would be required for new construction.

Structural repairs and strengthening of the earthquake damaged buildings is needed. But, the preservation of historic features need not be sacrificed. For example, the historic Gumdrop Tree House has a perimeter foundation and interior foundation piers of

unreinforced brick, neither of which is allowable in today's Code. Instead of completely removing the brick foundation and replacing with a concrete foundation, another possible option may be to rebuild the damaged portions with reinforced concrete and by adding some interior walls in the crawlspace designed to carry the lateral loads. This solution would meet the Life Safety goals and not alter the historic features of the building.

Other examples combining structural safety and sensitivity to preservation involve the strengthening of commercial buildings. Many of the wood buildings on Main Street have little lateral load resistance in the front of the building at street level. The front facades are the most architecturally sensitive. Instead of closing up windows or placing shear walls in the building, the engineer could possibly design a structural steel moment-resisting frame located a few feet behind the front window wall. This system would be effective and not alter the building's exterior appearance.

CPF and the National Trust for Historic Preservation have been active in providing technical support for the community of Ferndale. Starting with the guidance given by the team to owners of damaged buildings and houses in the hours immediately after the earthquake, the preservation community's help has continued. In the two weeks following the earthquakes, several teams of professionals organized by CPF and the National Trust travelled to Ferndale to survey damage, met with various City officials and provided detailed information to dozens of individual historic building owners.

### **Conclusions**

The Cape Mendocino Earthquake of April 25, 1992 provided a rare opportunity for leading preservation professionals to observe immediate earthquake damage and to provide guidance for recovery with preservation issues in mind. While Life Safety must be a top priority, recovery work can be accomplished without the wholesale loss of a community's historic buildings. The guidance and reassurance of CPF's professionals to the people of Ferndale, as well as the learning experience of "earthquake chasing" for the professionals themselves, should prove to be very useful to the people of Humboldt County immediately, and to preservationists throughout the state in the future.

Authors: David W. Cocke, Principal, Degenkolb Associates, Structural Engineers and Scott C. Brady, Architect, Garcia/Wagner and Associates, Architects.

## SHOOTING FRESNO'S "OLD ADMINISTRATION" BUILDING

On June 22, the Landmarks Preservation Council, the new activist wing of the Fresno City and County Historical Society, announced the Old Administration Building photography contest outside the condemned building on the Fresno City College campus.

The LPC is using this contest to heighten public awareness of the building's beauty and danger, since the Board of Trustees of Fresno City College voted on March 31, 1992, to demolish all but the facade, placing a "state-of-the-art" Allied Health Services building behind the false front.



Completed in 1916, this National Register building was the first permanent structure on the Fresno Normal School campus, the first institution of higher education to train teachers in the San Joaquin Valley and one of the first of the Normal Schools in the West to offer an agricultural program for teachers; it is also the only building of its kind left in the state, and may be the only one left representing this approach to higher education in the nation. Architecturally, the tapestry-faced brickwork is of unusual quality and design, implementing the style of the Spanish Renaissance, but with unusual Moorish overtones. At least some of this was the work of black masons from Southern California and all of it is the work of master craftsmen.

In spite of such historical and architectural importance, the Fresno City College Board first voted to tear the building down in 1970 as part of the campus's new master-plan. Several changes in administration and trustees have occurred since that time, and a number of alternative uses proposed for the building complex, but none have been strong enough to offset the Board's original determination to replace the building.

Since repeated efforts by preservationists to reason with the current Trustees — demonstrating cost-effective ways for the new building's functions to be placed inside the old, for instance — have consistently failed in the face of their stubborn resistance, the Landmarks Preservation Council has concluded that the battle for the Old Administration Building can only be won in the streets, by means of popular support that translates into political action, such as a recall election of the Board members who voted to raze the structure.

Toward this end, the LPC has raised the issue of access to the building with the Board, attempting to clean it up inside and out before leading tours of the landmark; given the Board's decision to demolish it, the LPC argues, such tours must be led now if they are to be led at all. At their June 23 meeting, however, the Trustees denied any and all access to the building, even the outside, citing safety reasons and refusing to discuss waivers of liability with LPC members at the meeting. However, the LPC will shortly lead groups of volunteers onto campus in spite of this decision, in order to trim the landscaping around the Old Administration Building for the upcoming photo contest, details of which can be obtained by calling the group at (209) 442-8085, or by writing them at 1713 Tulare Street, Suite 2307, Fresno, CA 93721.

Story contributed by Michael Clifton, President of Fresno's new Landmarks Preservation Council

## LONG BEACH TO HOST 1993 STATE PRESERVATION CONFERENCE

Conference planners — led by Ruthann Lehrer, Pamela Seager and Karen Clements — assure us that you will receive a warm welcome in the Queen City when you attend the 18th annual conference, April 22 - 25, 1993. You will be surprised, not shocked and aftershocked, to find next year that Long Beach has a wealth of historic resources, particularly in neighborhoods. In fact, the primary theme will be the question of promoting neighborhood revitalization while maintaining cultural diversity.

Historically, the City has been a focal point for all modes of transportation: railroads, streetcars, ships, automobiles airplanes. From the horse-drawn wagons to today's new Blue Line light rail, the transportation theme provides a provocative context for linking preservation issues. And, as the promotional flyer distributed in Eureka points out, what other city boasts a ship (The Queen Mary) that doesn't sail and a plane (The Spruce Goose) that doesn't fly. Plan on being in Long Beach in 1993. We will see if we can top Eureka for action.

## FOND MEMORIES OF EUREKA



*Eureka Mayor Nancy Flemming gets her T shirt, and immediately puts it on for all to admire.*

Those of you who missed Eureka — or those of you who forgot to get one — can still purchase a conference T shirt for \$15. The special edition "I survived the (added by Scott Brady and his magic marker) 1992 Eureka Conference" is already collectible.

The unexpected earthquake created some unexpected problems for us this year. Some who attended the conference may want refunds for cancelled tours or meals you were forced to miss. We will honor your requests if you will write to us at the Oakland office, listing those things you paid for and did not receive. We would like to encourage you, instead, to write to us donating those refunds to our disaster relief effort in Humboldt County, with its unexpected costs for services and assistance.

The Three Minute Success Stories this year were memorable because of the magnificent theatre in Scotia, the last minute heroics of Glen Ellen residents who saved their cannon, a presenter who almost got booed off the stage and a clever program in Chico, where fraternities were tricked by a trophy into repair and maintenance of their frat houses, instead of trashing them. And then there was Mike Krakower ...



*Krakower pounds away on a hot ragtime tune to accompany his silent movie slides of a church retrofit in Pasadena (with subtitles in English). He set a new standard for the "Three Minute Success Stories" in the future by keeping his mouth shut, minimizing audience harassment and finishing his presentation in exactly three minutes.*

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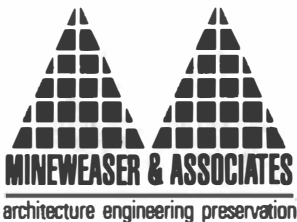
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Each year, we offer 4 workshop series in locations throughout California, each attracting a highly motivated audience of 120 to 400; material distributed the day of the event is used as reference by participants for years to come.

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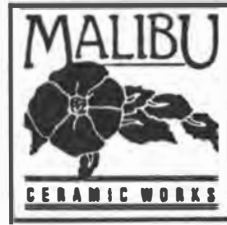
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