



# CALIFORNIA Preservation

VOLUME 21, No. 2  
SPRING 1996

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

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## Do you know the way to San Jose?

CPF's San Jose Annual Preservation Conference features outstanding educational sessions, with several out-of-state guest speakers joining our California preservation experts!

Don Rypkema, a real estate consultant based in Washington, DC, is renowned for his expertise in preservation economics. Don will present the keynote address and will lead several workshops in the economic development track. Paul Wertheimer from Chicago will inspire and educate in an entire track devoted to non-profits and community activists. And the co-author of the definitive publication, "Preparing a Historic Preservation Plan," Brad White, also from Chicago, heads up the Office of Historic Preservation track.

Cutting-edge preservation issues are explored in the Hot Issues track. Not to be missed is the Pre-Conference

computer training session, offering the rare opportunity of hands-on learning at San Jose's Tech Museum of Innovation.

A glorious array of special events at various historic sites in San Jose will mix fun and festivities with learning. A special feature this year is the raffle of the Presidential Suite at our headquarters, the historic Sainte Claire Hotel. For only \$10 extra on your registration form, you may be chosen to bask in luxury during the Conference.

The Legislative Breakfast will keep you up-to-date on crucial bills in Sacramento and Washington. A lunch for preservation commissions allows an opportunity for sharing information. The networking opportunities along make the Annual Conference an indispensable event for California preservationists.

For additional Conference details, turn to page two.

*See you in San Jose!*



*The luxurious, restored Palm Room Lounge at the Hotel Sainte Claire, CPF's 1996 Conference site and a National Historic Landmark.*

## Are You Registered?

Conference materials were mailed in April. **If you have not received yours, call the CPF office at 510/763-0972 immediately, or access one on the Internet at <http://www.preservation.org>.**

# Annual Conference Update

May 30 - June 2  
San Jose

## Whadamibid?

CPF is now planning the annual fundraising silent and live auctions that will be held during the San Jose conference. We need donations of items appealing to preservationists, everything from the Artful to the Zany. Please help to make this event as fun and festive as always, and call the office at 510/763-0972 for a donor form.

*Preservation Comes of Age* is the theme for this year's Annual California Preservation Conference which will highlight the significant role historic preservation plays in today's communities, and ways in which preservationists are making use of today's technologies.

The Conference is sponsored by the California Preservation Foundation and the Preservation Action Council of San Jose. Co-sponsors include the National Trust for Historic Preservation and the State Office of Historic Preservation.

Special Conference events include:

**OPENING NIGHT RECEPTION:** Enjoy a light dinner and local musical entertainment on the grounds of the 1797 Peralta Adobe and restored, pre-Civil War Fallon House.

San Jose Mayor Susan Hammer, Conference Honorary Chair, will present the Welcoming Address.

**PLENARY SESSION:** Friday morning's Plenary Session showcases the 1863 Trinity Episcopal Cathedral, San Jose's oldest extant church structure. Constructed of native redwood, this historic Gothic-style structure has magnificent stained and painted glass windows, and boasts the oldest chimes on the West Coast. The topic will be *The Economics of Preservation* by keynote speaker Donovan Rypkema, economic development consultant, author and lecturer from Washington, D.C.

**THREE-MINUTE SUCCESS STORIES:** This popular Friday night event takes place on the grounds of the San Jose Historical Museum and includes a California BBQ. Tour the museum's historic structures and take a ride on the historic trolley. Raise your voices in cheers for the exciting success stories of fellow preservationists.

**LEGISLATIVE ACTION BREAKFAST:** The latest preservation news from Washington, DC will be brought to us by Nellie Longworth, President of the DC-based Preservation Action, our national

lobbying organization. CPF's Legislative Committee and a special guest speaker will update us on events and legislation at the State Capitol in Sacramento.

## CPF ANNUAL MEETING

**LUNCHEON:** The annual membership meeting and election of the Board of Trustees takes place on the steps of the award-winning Santa Clara County Courthouse, and includes a tour of the fabulous restoration.

**MOBILE WORKSHOPS:** "Teaching with Historic Places" and "Section 106 Success: River Street" are two off-site workshops combining site visits with a hands-on learning experience.

## GALA DINNER, DANCE, LIVE

**AUCTION:** The festive climax to the Conference begins with a no-host reception open to all Conference registrants, plus the closing of the silent auction. The culinary delights of Il Fornaio restaurant, the fun and surprises of the live auction, and the music of the 1930s will make this a memorable event.

## *Got a whale of a tale or a tale of a wail?*

Share your tale in song, sonnet or flat-out prose at the annual **Three Minute Success Stories** at the Conference in San Jose. This event is a CPF tradition going back to the Third Annual Conference in 1978. While humor often comes to the fore, the program is designed to give preservationists a chance to present local successes to an eager statewide audience. Three-Minute Success stories have told of buildings toppled by storms but raised again, ships pulled from the mud, roller coasters rescued and historic buildings save at the last minute from the bulldozers. This year's presentation will be Friday evening, May 31, at the San Jose Historical Museum. For an application, contact CPF at 510/763-0972, 510/763-4724 fax. Applications are due May 10.

# President's Report - Ruthann Lehrer

The sudden and untimely death of David Gebhard is a tremendous loss to us. A passionate preservationist, teacher, scholar and author, David's wide-ranging activities and accomplishments touched everyone in California with an interest in architectural history and historic preservation. Just last year at our 20th Annual Conference, David presented our keynote address with boundless enthusiasm and provocative insights. David was a professor of Architectural History at UC Santa Barbara for 35 years, and founded their architectural drawing collection which has become a very valuable archive. He also organized many exhibitions at the Santa Barbara Museum of Art, the San Francisco Museum of Modern Art, the Los Angeles County Museum of Art and other institutions. As co-author of *A Guide to Architecture in Los Angeles and Southern California*, and *A Guide to Architecture in San Francisco and Northern California*, his work was a bible for preservationists. He wrote numerous other books on architecture, ranging from monographs on significant architects to thematic studies. His by-line was a guarantee of thorough and perceptive analysis. David was also a preservation activist, serving on the Santa Barbara Historic Landmarks Commission and the County of Santa Barbara's Architectural Board of Review. He was tirelessly dedicated to the cause of preservation. Over the years that I knew him, he rarely turned down a request to speak at a public event sponsored by a preservation group. His wry humor, his enthusiasm for the unorthodox, his willingness to help others and give generously of his time, and his keen intelligence made him one of the most cherished members of our preservation family. We will miss him very much.



## San Jose Conference tracks:

**Economic Development:** Understanding the economics of historic preservation is vital for a successful rehabilitation project. Don Rypkema, preservation author and real estate development consultant from Washington, DC, will lead workshops on neighborhood preservation and on measuring economic impacts. Saturday's session with Rypkema and Hollywood-based Historic Resources Group will cover detailed analyses of financial issues and incentives and will culminate in a participatory workshop on the adaptive re-use of an endangered San Jose building.

**Strategies for Success:** Paul Wertheimer, award-winning historic preservation public relations specialist, will share his media, image building and government relations secrets for surmounting eleventh-hour crises and serious preservation challenges. Mim Carlson, author and consultant from the Support Center for Non-Profit Management, will show how to financially underwrite preservation initiatives.

**Hot Issues in Preservation Today:** The most exciting and controversial challenges to preservation will be explored. These include retrofitting for disabled access, preserving historic theatres, addressing cultural diversity, linking historic preservation and affordable housing, creating an arts district and preserving the recent past.

**Preservation Planning:** Bradford J. White, the author of the American Planning Association/National Trust publication *Preparing a Historic Preservation Plan*, will join with the California Office of Historic Preservation and local planners to teach government officials, professionals and volunteers how historic preservation planning and OHP programs can be used by communities to be relevant and effective in the identification, registration and protection of historic resources.

## CPF News



California Preservation is published by the California Preservation Foundation, California's only statewide, non-profit organization promoting the preservation of the historic built environment. This newsletter is brought to you by: Toni Symonds Dow, Alan Dreyfuss, Ellen Garboske, Elizabeth Johnson, Ruthann Lehrer, Jeff Eichenfield, Paige Swartley, and Kristi Coombs. Your contributions are always welcome. Please include a black & white glossy to illustrate your story.

Address all correspondence to:

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## CPF announces 1996 slate of Board candidates

Each Spring, CPF members elect candidates to fill vacant or expiring seats on the CPF Board of Trustees. Five current Trustees—David Charlebois, Michael Crowe, Ron Lewis, Charles Loveman and Brad Paul are asking to be returned for second, three-year terms. Two new people, Diane Grinkevich Kane and Deborah M. Rosenthal, have been nominated for their first three-year terms. The Trustees recommend the following slate be elected at the Annual Luncheon and Membership Meeting in San Jose on Saturday, June 1, 1996.

### **Michael F. Crowe (San Francisco) —**

Michael is an architectural historian for the National Park Service, Western Region, and specializes in project reviews for the income tax rehabilitation credit program, Federal Historic Surplus Property transfer program and assists in the Historic Preservation Fund Grants administration program. He is President of the San Francisco Landmarks Preservation Advisory Board, and former President of the Association for Preservation Technology, Western Chapter. He is the founder and President of the Art Deco Society of California and serves on the boards of the Oakland Heritage Alliance and Cohen-Bray House. His prior experience includes his work as the architectural historian for the Indianapolis Historic Preservation Commission, and his work as a preservation consultant in Cincinnati, Ohio. He is a graduate of the University of Cincinnati (M.A., Art History) and the Victorian Society Summer School at the University of London (Victorian Architecture and Town Planning). He is the author of the recently published *Deco by the Bay: The Art Deco Architecture of the San Francisco Bay Area*.

**David D. Charlebois (Walnut) —** David is President of California Waterproofing & Restoration. He has been in the preservation field for 30 years as a craftsman and general contractor. He has received CPF Design Awards for his work on Pasadena City Hall (1990); El Capitan Theater (1991); and Castle Green, Pasadena (1992). Other recent preservation and seismic projects include the Hearst Building, San Francisco; the Pasadena Main Library; The Virginia Robinson

Gardens, Beverly Hills; and the 200 year-old San Gabriel Mission. David is past Chairman of the Los Angeles Labor Industry Apprenticeship Committee and is a former trustee of Southern California Children's Cancer Services.

**Ronald E. Lewis (Los Angeles) —** Ron is presently the volunteer REBUILD Project Manager for the Los Angeles Conservancy, having joined them to develop preservation responses to the city's civil unrest. Prior to working with the Conservancy, he worked as Mid-Atlantic Regional Director of the National Trust and Chief of the Historic Preservation Division for the District of Columbia. Ron has worked for more than ten years to expand the diversity of preservation in purpose and practice. His efforts include initiating the early minority heritage sessions for the Trust that led to the present emphasis on diversity, and placing a number of minority history-related landmarks on the National Register. Ron was literally baptized into preservation through his responsibility for the restoration of the Metropolitan AME Church (1884) in Washington, D.C., the church where President Clinton held his Inaugural Prayer Service. A resident of Pasadena, he serves on the City's Cultural Heritage Commission and is co-executive producer of a local cable history and preservation show, "Presence of the Past."

### **Charles E. Loveman, Jr. (Los Angeles)**

— Charles is President of Landmark Partners, a real estate consulting and development firm specializing in projects involving public sector financial participation and/or incentives in private development deals. Typically, such projects include corporate relocations, entertainment and retail projects, affordable housing, and historic preservation. His special expertise is in urban redevelopment and real estate finance. He is on the boards of the West Hollywood Community Housing Corporation and the Los Angeles Neighborhood Initiative. He is a former Chair of the City of West Hollywood's Cultural Heritage Advisory Board, and a former member of the City's Planning Commission. His education includes a

Master's degree in City Planning from Harvard University and an MBA from UCLA.

**Brad Paul (San Francisco)** — Brad, now a private consultant on housing issues, most recently served as Deputy Mayor for Housing under Art Agnos. Prior to that appointment, Brad was the Executive Director of the North of Market Planning Coalition, a Tenderloin housing-advocacy group, and worked for over five years at the National Trust Western Regional Office, where he served as Development and Information Officer and as a field representative. A Harvard Loeb Fellow, Brad has published papers on growth management and housing conservation. A native of Fall River, Massachusetts, and a Williams graduate, Brad came west to find his first job as a volunteer at San Francisco Heritage in the mid-1970s.

**Diane Grinkevich Kane (La Jolla)** — In her current position as an Environmental Planner with the City of San Diego, Diane conducts CEQA reviews and historical research for private land development projects. In her prior position as an Architectural Historian for Caltrans in Los Angeles, she conducted Section 106 reviews, identified and evaluated historic resources, and developed mitigation proposals to avoid, minimize or mitigate the impacts of highway projects. She has taught courses in European and American architectural history and city planning, and was the founding director of the Downtown Fullerton Association. She served as Mayor, Council Member, Planning Commissioner and Planning Commission Chair for the City of La Habra Heights. She is a past President of the Southern California Chapter of the Society of Architectural Historians, a board member of the Society for Commercial Archaeology, and a member of the Historic Roads Task Force of the National Trust for Historic Preservation. She is currently a PhD. Candidate in Architectural History at the University of California at Santa Barbara. She has a M.A. in Art History from the University of California at Berkeley, and a B.A. in Art History from the University of California at Los Angeles.

**Deborah M. Rosenthal, AICP (Santa Ana)** — Deborah is a founding partner of Rosenthal & Zimmerman law offices in Irvine and Garden Grove, California. She received her J.D. Degree in 1981 from Yale Law School and is admitted to the bar in Illinois and California. She also holds a Master of Regional and City Planning from the University of Oklahoma. Immediately before admission to the California bar in 1987, Deborah served as Executive Director of the Landmarks Preservation Council of Illinois in Chicago. Deborah devotes her practice to land use and environmental law and litigation. She has worked extensively with takings, civil rights, wetlands, endangered species, mitigation banking and hazardous materials issues. She has represented private landowners, community groups and public sector clients. Ms. Rosenthal has also served as an adjunct professor in the School of Urban and Regional Planning at the University of Southern California, a Lecturer on Growth Management at California State Polytechnic University at Pomona and an Instructor in the Light Construction and Development Management Certificate Program at the University of California, Irvine.

### **David Cocke appointed to fill Board vacancy**

At its February meeting, the CPF Board of Trustees appointed **David Cocke** to fill the vacated term of Alexa Luberski Clausen. This term expires in 1997.

David has been with Degenkolb Engineering since 1981 and is registered in California as a structural engineer. He is a project manager and principal of the firm and works out of Degenkolb's Los Angeles office. His experience includes historic restoration, seismic evaluation, structural design and retrofit design. He has managed a variety of project types and sizes, including the renovation of the 1926 Life Sciences Building at U.C. Berkeley and strengthening and repair of the San Francisco Ferry Building. He holds an M.S. from San Jose State University, and a B.S. from Virginia Polytechnic Institute and State University.

Other candidates can be nominated by submitting a petition (available from CPF) signed by 20 current CPF members supporting the nomination. We must receive the signed petitions no later than May 22, 1996.

## Legislative News

*Make sure CPF has your current fax number!*

# Sign-up for CPF's Legislative Action FAX Network and make our voice heard in Sacramento!

In the past, many of you indicated that you were interested in being part of CPF's Legislative Action Network. Now that our new legislative fax alert system is in place, we are asking you to affirm or **reaffirm your commitment** and join CPF in making historic preservation's voice heard in the halls of the State Capitol.

CPF prides itself on its aggressive presence at the State Capitol. In these rapidly changing times, political power is increasingly evaluated by an association's ability to represent and organize people at the grassroots level.

As a member of CPF, you have a unique opportunity to join in our legislative activities in an immediate and personal way. By completing and returning the form at the bottom of the page, CPF will send you:

- a sample letter which supports a piece of legislation;
- a sample letter which opposes a piece of legislation;
- a current roster of California State Assembly and Senate Members;
- a current list of California State Assembly and Senate Committees including the names and phone numbers of the Chair, members and staff;
- a special memorandum on the ten basic rules of effective lobbying.

With these simple but vital tools in hand, you will be ready to help make historic preservation a growing priority with elected officials in this state.

However, **you don't have to wait for these materials to begin making an impact.** CPF's support letter for **SB 875 - Historic Tax Credits for Seismic Retrofit** (Marks and Petris) has been faxed to all current Network members and is available upon request. Take this opportunity to start working toward a better preservation environment in California by sitting down and sending in your own letter. By using CPF's letter as a guide, you'll find that effective advocacy doesn't have to be complicated or take up a lot of time.

CPF understands that some organizations, businesses and individuals may only feel comfortable supporting legislation and would prefer not to oppose legislation. That is fine. It is always your choice to which legislative alerts you respond. So make the commitment today to join other CPF members in helping to shape public policy in California!

### **Yes, make sure I am signed up for the CPF Legislative Action Fax Network**

Organization or Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact person: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number (very important): \_\_\_\_\_

**Fax to CPF at 510/763-4724**

P.S. If you don't have a fax machine, we can send you legislative alerts by mail.

# Legislative Updates

April and May are two of the busiest months in the Legislature. By April 19, all fiscal bills must be heard and passed by the relevant policy committees in their house of origin. Bills having no fiscal impact have a May 10 deadline. Although there are rule waivers for these deadlines, essentially all bills must pass their house of origin by the end of May. At the time of this printing (4/18/96) many bills are still being amended prior to their first policy committee hearing. Because major changes can take place over the next week, this column is going to focus on only a few selected bills.

In our next newsletter, CPF will be able to provide you with more complete information on pending legislation. For the most up-to-date information on legislation, attend the May 31 CPF Legislative Breakfast at our Annual Conference in San Jose. There will be lots of handouts, copies of bills and a special guest speaker with more than a decade of experience at the Capitol.

## I. Financing Restoration

### **SB 875 (Marks and Petris) - Historic Tax Credits**

Provides for a tax credit of 10% for residential and 20% for non-residential of the amount paid or incurred for the seismic rehabilitation of historic properties. The bill has a \$5 million annual cap, and the tax credit provision would "sunset" on December 31, 2001.

**Comments:** Good News - The Franchise Tax Board has voted to support this legislation. This is a top priority for CPF. Senator Marks has done an excellent job in moving this important legislation through the Legislature. **If you haven't already done so, please send your letter of support to the author (Senator Milton Marks, State Capitol, Sacramento, CA, 95814) immediately.** A copy of the bill or CPF's letter of support may be obtained by calling CPF at 510/763-0972.

**Position:** Support

**Last Amended Date:** February 29, 1996

**Status:** Assembly Revenue and Taxation Committee

## II. California Environmental Quality Act

### **AB 2252 (Poochigian) - Fresno City College Administration Building**

Provides expressed authority for the renovation and partial demolition of the Old Administration Building at the Fresno City College Campus, "notwithstanding specified provisions of law relating to historic structures." All renovations and demolition would NOT be subject to the general requirements of the law, but would exclusively be governed by the portion of the Office of the State Architect responsible for community colleges.

**Comments:** This bill sets a bad precedent. If it passes, the Old Administration Building could be renovated and portions demolished without the application of CEQA or the supervision of the Office of Historic Preservation. Letters of opposition should be sent to Assemblyman Poochigian and Chairman Dominic Cortese, Assembly Committee on Water, Parks and Wildlife (cc: CPF). Both can be reached by writing to the State Capitol, Sacramento, CA, 95814.

**Position:** Oppose

**Last Amended Date:** As Introduced

**Status:** Assembly Committee on Water, Parks and Wildlife

### **CEQA "Reform."**

According to a recent Sacramento Bee article, Congressman Richard Pombo (R-Stockton) believes it is highly unlikely that Congress will take up any significant environmental reform legislation this year. Conversely, at the State Capitol, Members are busy trying to move legislation to "reform" CEQA. If you are interested in more information on CEQA legislation, contact the CPF office after May 10 or attend the May 31 Legislative Breakfast at the San Jose Conference.

*(Continued on Page 8)*

**SEND LETTERS TODAY!**

**Support SB 875--State Tax Credits for Seismic Retrofit of Historic Properties.**

*Oppose threats to CEQA!*

## Legislative Updates

(Continued from page 7)

### III. Bond Monies

#### AB 2910 (Cortese) - Park Bond Vehicle

Provides that it is the intent of the Legislature to support state and local parks and other public resources areas and facilities. Additionally, the Legislature supports providing the necessary funding for the rehabilitation, renovation, development and acquisition of those public resources.

**Comment:** This is a potential vehicle for the 1996 Park Bond Act. Bonds are generally negotiated as part of the state budget in June and July. Under the current Joint Rules of the House, June 27 is the last day for a legislative measure to qualify for the November 5, 1996 ballot. It is too soon for letter writing, but CPF will keep you informed as the legislation progresses.

**Position:** None in its current version

**Last Amended Date:** As introduced

**Status:** Assembly Committee on Water, Parks and Wildlife

### IV. Historic Restoration

#### SB 1869 (Petris) - Historic State Capitol Commission

Re-establishes the Historic State Capitol Commission and makes minor modifications to the make-up of the Commission. Additionally, the bill requires approval of management decisions by the Subcommittee on the Capitol Restoration Project of the Joint Rules Committee, rather than the full Joint Rules Committee.

**Comments:** This is a general housekeeping bill. Supervision by the Subcommittee should streamline the administration process.

**Position:** Support

**Last Amended Date:** As Introduced

**Status:** Awaiting Committee Assignment

#### AB2571 (Cortese) - Joice Bernal Ranch

Provides intent language that the Legislature provide funding for the rehabilitation and renovation of existing park facilities that are operated and maintained by the Santa Clara County

Park and Recreation Department.

**Comment:** Assemblyman Cortese has been very helpful on historic preservation issues. This is a district bill that warrants support. According to the author's office, the bill will be amended the week of April 15 to name the Joice Bernal Ranch and Santa Teresa Springs as the existing park facility and to appropriate \$500,000 from the Public Resources Account in the Cigarette and Tobacco Product Surtax Fund.

**Position:** Support

**Last Amended Date:** As Introduced (amendments week of 4/15/96)

**Status:** Assembly Committee on Water, Parks and Wildlife

## CPF Publications

- *How to Use the State Historical Building Code.* \$12.00
- *Avoiding the Bite: Strategies for Adopting and Retaining Local Preservation Programs.* \$12.00
- *Conserving Housing, Preserving History.* \$14.00
- CPF's "Earthquake Policy Manual" — *History at Risk.* \$10.00
- *Loma Prieta: The Engineers' View*, by John Kariotis, Nels Roselund and Mike Krakower. \$12.00
- *Preservationist's Guide to the California Environmental Quality Act*, by Bill Delvac and Jack Rubens. \$14.00
- *A Preservationist's Guide to the Development Process*, edited by Bill Delvac, Christy McAvoy, Elizabeth Morton. \$12.00
- *Preservation for Profit*, by Bill Delvac and Thomas Coughlin. (Tax Act projects and historic preservation easements.) \$13.00
- *Capitalizing on Historic Resources with the Mills Act and Other California Preservation Incentives*, by Carolyn Douthat and Elizabeth Morton. \$12.00

**Order with Visa/MasterCard, or send a check payable to California Preservation Foundation, 405 14th St., Suite 1010, Oakland, CA 94612**

First-Class Postage: \$3.00 first item; \$1.00 each additional item. Fourth-Class Postage: \$1.24 first item; \$0.50 each additional item. CA residents add 8.25% Sales Tax on price of book(s).

### Wheeler receives President's Award

California Secretary for Resources Doug Wheeler has received from Vice President Al Gore the President's Sustainable Development Award for contributions to both natural resource management and economic prosperity. Secretary Wheeler is a frequent speaker at CPF conferences and a consistent friend who has helped integrate historic preservation into the State's environmental concerns. CPF congratulates Secretary Wheeler on this significant honor!

# AB 133 (Church Bill) Overturned!

In a nail-biting 11th hour decision, the Superior Court of the State of California ruled April 5 that AB 133—the state law restricting the landmarking of religious properties—is unconstitutional.

The ruling is a significant victory for CPF and a coalition of other preservation organizations who joined together to file suit and challenge the law. AB 133 prohibited local governments from designating non-commercial property owned by religiously affiliated associations or corporations as local landmarks if the owner objected and made specified determinations in a public forum.

Morrison and Foerster, a prominent San Francisco law firm that represented CPF and the coalition on a pro bono basis, prepared a multi-faceted attack on AB 133. The suit — a complaint to invalidate the law — argued that AB 133:

- unlawfully delegated unreviewable power to religious organizations when it allowed them to determine whether or not their property would be designated (and there were no real standards for this grant of absolute veto power);
- violated the constitutional establishment clause and equal protection clause by discriminating between religious and non-religious property owners and departing from the requirements of government “neutrality” toward religion;
- by granting religious organizations a regulatory function with no oversight, the law was certain to entangle state with religion.

The judge agreed, rejecting the State’s contention that local landmark laws burden religious freedom and that AB 133 was needed to protect the ability of religious organizations to make decisions about their religious missions and properties.

Although the judge’s decision was announced on Friday, April 5, the judge’s final order is not expected until next month. The State Attorney General’s office will then have the

option to appeal the decision.

None of the litigants wanted to go to court. However, CPF believed that the preservation of culturally, historically and architecturally significant religious properties was too important to California communities, and that AB 133 was such a clear violation of the State Constitution and the local government process, that we could not let it stand.

Neither could our allies in this fight. CPF is joined in this victory by the East Bay Asian Local Development Corporation, the Foundation for San Francisco’s Architectural Heritage, the Los Angeles Conservancy, the California Planning and Conservation League, the California Chapter of the American Planning Association (APA), the National Alliance of Preservation Commissions, the National Trust for Historic Preservation, and the City and County of San Francisco. The APA national office filed an amicus brief.

Additional legal counsel was provided by the City Attorney’s Office of the City of San Francisco and the National Trust for Historic Preservation.

This is a victory. However, the problems that religious organizations (and other non-profits) have maintaining their historic properties remain. Local preservation ordinances need to take into consideration the needs of these groups, and include a hardship provision. Preservation organizations at the local, state and national levels need to continue to build bridges with the religious community and provide them with technical assistance and other resources necessary to preserve religious landmarks. CPF is committed to doing just that.

## Preservation West show cancelled

Please note that the *Preservation West* trade show and conference scheduled for April 12-14, 1996 at Fort Mason Center in San Francisco has been cancelled.

National  
Trust, OHP  
military base  
re-use  
conference  
May 16-17 in  
San Diego

## So. California "Legacy" threatened

by Elizabeth Johnson, National Trust for Historic Preservation

As reported in the Fall issue of *California Preservation*, the National Trust has been assisting installations and communities affected by base closures through the National Park Service and the Department of Defense's Legacy Resources Management Program. In addition to working with individuals to ensure the preservation and re-use of historic resources on closing bases, the National Trust is publishing an *Information Booklet* on the topic to assist communities with this issue.

The Trust is also working with the State Office of Historic Preservation and the Governor's Office of Planning to host a conference for base re-use personnel and preservationists to address the issues communities and the military face in complying with federally-mandated Section 106 reviews of the impacts re-use will have on historic resources. The goal is to provide guidance for coordinating the re-use planning process with Section 106, and to present options for the re-use of historic buildings. The conference will take place May 16-17, 1996 at the San Diego Naval Training Center. Call Dara Wheeler at 916/322-3170 for registration information.

Southern and Central California have seen fewer base closures than Northern California, but the impacts to the economy and historic resources are substantial. In addition, local preservationists have had problems working with the bases to preserve these resources. The base re-use process encourages Local Re-use Authorities to quickly create a re-use plan. Because many installations do not have current inventories of cultural resources, however, the Section 106 review process is taking much longer than the re-use planning. This creates problems when historic resources are revealed after re-use plans have been adopted. It seems that no matter how much public participation is provided, in some communities, preservationists feel that their interests are not adequately addressed. The only cure for this is to get out there and be activists, and ask the military and the Local Re-use Authority for information rather than waiting for them to tell you. "Don't ask, don't tell" seems to have been the policy regarding communication between military cultural resource managers and re-use planners at a number of sites!

The following bases have been affected by the four rounds of Base Realignment and Closure (BRAC); dates in parentheses indicate which round determined its closure. **Long Beach Naval Station** (1991) and **Long Beach Naval Shipyard** (1995). Long Beach Naval Station is the site of the Roosevelt Base Historic District, a campus of 11 buildings ca. 1940 which are primarily the work of Paul Williams, a prominent African-American architect. The imposing International-style administration building is the key building, mirrored by a large gymnasium complex at the other end of a landscaped axis. Unfortunately, the Port of Long Beach and the local community were unaware of the site's significance during re-use planning and have proceeded to an Environmental Impact Statement on a plan that calls for the entire base to be razed and used for shipping container storage and transfer. The Long Beach Heritage Coalition is working to find alternatives that would preserve the historic district. The Long Beach Naval Shipyard is adjacent to the Naval Station. The Navy is just beginning its evaluation of the Shipyard.

**Tustin Marine Corps Station** (1991) in Orange County has completed a re-use plan and is moving towards a Section 106 agreement. There has been some discussion between the involved agencies around the size of the National Register district that was recommended to include the support buildings and areas around two famous dirigible hangers which were listed in the Register in 1975. This is another example of the BRAC re-use process not meshing easily with the Section 106 process, causing headaches for Local Re-use Authorities who have adopted re-use plans prior to the Section 106 consultation process. A public meeting will be held regarding the Section 106 process this spring.

Fort Ord, outside of Monterey and split between the cities of Seaside and Marina and the county of Monterey, was closed in the 1991 round. The main National Register district, the East Garrison section, is composed of World War II-era buildings constructed by the Works Progress Administration. Most of the buildings are proposed for re-use by institutions. Stillwell Hall, a WW II landmark because of its social

function and location on the beach, will be transferred to State Parks with more beachfront land. State Parks is planning to tear the structure down because of its poor condition.

**Naval Training Center, San Diego** (1993) is in the throes of re-use planning. The base contains a core historic district of Spanish Colonial/Mission Revival-style buildings built ca. 1920. It is located in a prime waterfront location near downtown San Diego, between the historic Marine Corps Recruit Depot and Point Loma. Save Our Heritage Organisation has been active in the re-use planning process and in bringing the base's resources to the attention of the community. Unfortunately, the results of a year-long re-use planning process were not satisfactory to preservationists. Much of the open space surrounding the historic area will be filled with new housing for the Navy and the private sector. The remaining open space will remain as a golf course, and a number of historic buildings are slated for demolition to make way for parking.

For additional information on the Legacy Program or these projects, contact Elizabeth Johnson at the Western Regional Office of the National Trust for Historic Preservation, 415/956-0610.



*Long Beach Naval Station is the site of the Roosevelt Base Historic District, a campus of 11 buildings ca. 1940 which are primarily the work of Paul Williams, a prominent African-American architect. Under the current re-use plan, the district is slated for demolition, including the imposing International-style administration building pictured above.*

## CPF members receive discount on USC Short Courses

The award-winning USC Program of Short Courses in Historic Preservation will take place July 26-August 10, 1996 at USC in Los Angeles. Thirteen one-day and two-day long courses are designed for professionals and public officials in architecture, construction, landscape architecture, planning, preservation, and public policy. Undergraduate and graduate students in these or related fields will also find the program rewarding. The entire two-week intensive program provides an introduction and critical overview of current issues and techniques in the preservation of built resources, from individual structures to neighborhoods. The theme throughout the 1996 Program is *Preserving the Recent Past*. Participants can apply to receive AIA/CES Credit, or university course credit and enroll in either the complete program (\$1,400) or individual courses (priced separately). CPF is a co-sponsor of this year's series, and **CPF members will receive a five percent (5%) discount by registering through CPF.** Contact Jeff Eichenfield at CPF (510/763-0972) for a registration form and course descriptions.

## No. Cal. Society of Architectural Historians formed; seeks new members

The recently established Northern California Chapter of the Society of Architectural Historians is seeking additional members. Those interested in becoming involved should contact Michael Crowe at 640 Mason St., #503, San Francisco, CA 94108. The group will likely meet again in late April.

## Former CPF Trustee Russell Fey dies

Russell Fey, former planning director for the City of Modesto and professor emeritus of urban planning died April 4 following surgery. Fey was a longtime preservation activist in the Central Valley. He served on the Fresno City Historical Preservation Commission from its inception in 1990 until his death. CPF extends its condolences to his family and friends.

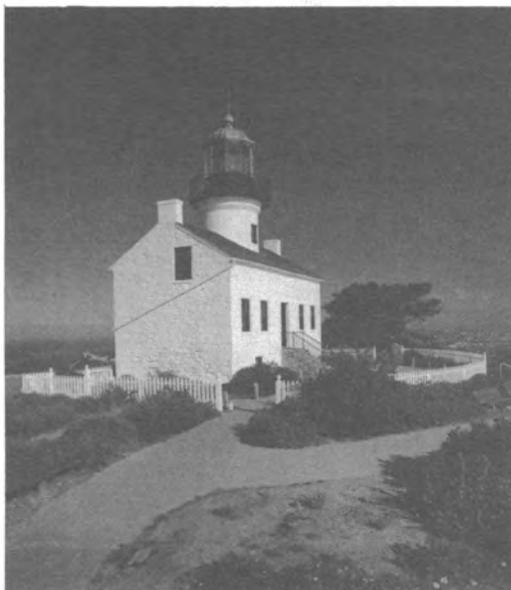
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## Preservation Calendar

### May

CPF Annual Preservation Conference, May 30-June 2, San Jose. Call CPF, 510/763-0972.

National Trust-State Office of Historic Preservation Military Base Re-Use Conference, May 16-17, San Diego Naval Training Center. Call Dara Wheeler at 916/322-3170.

### June

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### July

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