



CALIFORNIA Preservation

VOLUME 22, No. 1
FEBRUARY 1997

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

This issue

- 2 CPF is on the Web!
- 2 Conference updates
- 8 Tax credit bill
- 9 ISTEА threatened

9 projects receive Governor's Awards

At a ceremony held in Sacramento in December, California Resources Secretary Douglas P. Wheeler, on behalf of Governor Pete Wilson, presented the 1996 Governor's Historic Preservation Awards to organizations that developed nine significant historic preservation projects in California.

"These awards honor the outstanding achievement of those seeking to preserve material reminders of California's great cultural heritage," Wheeler said. "Present and future generations will benefit from the work they have done in restoring and preserving these examples of California's colorful history."

The Governor's Historic Preservation Awards were created in 1986 to honor

organizations, groups, and state and local agencies whose contributions demonstrate outstanding commitment to excellence in historic preservation. The event is sponsored by the State Office of Historic Preservation, a division of the Department of Parks and Recreation. So far, 75 organizations around the state, reflecting a broad diversity of projects, have been honored.

(Continued on Page 10)

Legal Updates: Victory in Ward case fortifies CEQA

A Court of Appeal has reversed a trial court decision and ordered the City of Oakland to prepare an environmental impact report (EIR) prior to consideration of demolition of Oakland's National Register-eligible, one-million square foot former Montgomery Ward department store and warehouse. The ruling is a significant victory for the League for Protection of Oakland's Architectural and Historic Resources, as well as for preservationists statewide. The city had previously refused to prepare an EIR assessing alternatives to a project that would have demolished the vacant, 1923 Arts and Crafts/Gothic Revival style building and replace it with a small shopping center. The building is located in the city's Fruitvale district. It is listed on the city's survey of historical resources, but is not an official city landmark.

In a published opinion known as *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland*, the
(Continued on Page 11)



Leoni Meadows Christian Retreat Center, which rehabilitated the 1887 Leoni House located in rural El Dorado County, received a 1996 Governor's Preservation Award.

CPF News

**Pasadena
Conference
May 29-June 1**

**Doubletree
Hotel**
818/792-2727
\$92 *single*
\$108 *double*

Visit our new Web Site for Conference information!

Thanks to the volunteer efforts of CPF member Dr. James Stevenson of James Stevenson Publisher in Fairfield, CPF material and Annual Conference information are now available on the Internet. Visit us at <http://www.jspub.com/~jsp/preserve/cpfconf.html>.

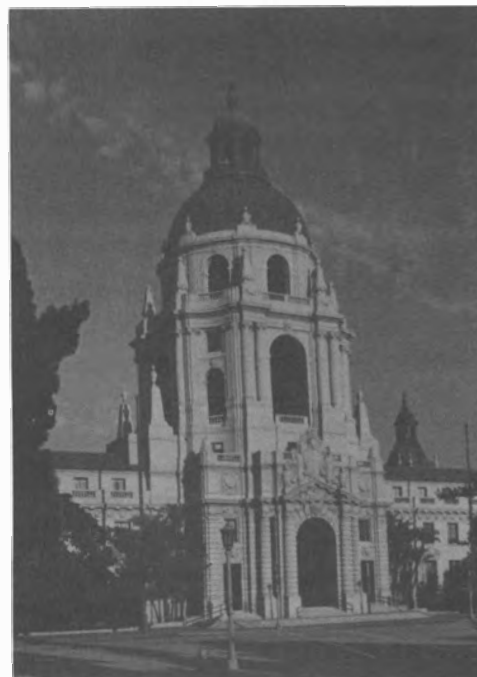
Civic Center will inspire conference goers

Pasadena's magnificent Civic Center, listed as a National Register District, will be a central crossroads for attendees at CPF's 1997 Annual Conference. Various meeting rooms will be used throughout the conference, and CPF's annual luncheon will take place amidst the cast stone fountain of the City Hall Courtyard. The Civic Center is located adjacent to the Doubletree Hotel, the conference headquarters, and a short walk to Old Pasadena. The Civic Center stands as a vital monument to the character of Pasadena's early citizens, whose desire for cultural and educational achievements was recognized as being among the foremost in the nation.

Following a national competition, the city in 1923 accepted a design by Bennett, Parsons and Frost of Chicago for the General Plan of the Pasadena Civic Center Group, including a Library, City Hall, and Civic Auditorium. On February 2, 1927, the Main Library, designed by Pasadena architect Myron Hunt, was opened to the public — the first building in the Group to be completed. The building is of Mediterranean style — a California interpretation of classic ideals — and the courtyard includes a fountain adapted from Mirador de Daraza at the Alhambra.



Pasadena Civic Center Main Library



Pasadena City Hall

City Hall, the second building to be completed, was designed by San Francisco architects Bakewell and Brown, designers of San Francisco's PG&E Building and City Hall. It opened on December 27, 1927. Bakewell described the style as Italian Renaissance with a modern interpretation and freedom of treatment. In it one sees the influence of Michelangelo, Palladio, Carlo Maderno and even Bernini.

The Civic Auditorium, designed by Bergstrom, Bennett and Haskell, was completed in 1933. Also Italian Renaissance in style, the building features Pompeian-inspired interiors designed by Italian artist John Smeraldi, interior designer for L.A.'s Biltmore Hotel. Other buildings contributing to the character of the district include the Post Office, Hall of Justice, and the former Southern California Gas Co. building, now the city's permit center and a past CPF Preservation Design Award winner.

President's Report - Michael Crowe

In my last column I discussed the importance of the preservation community - professionals and advocates - working together. Another one of the challenges we face is getting the principles of preservation understood by the broader community. We must help the general public to understand that preservation makes good sense from an ecological standpoint. Most everyone seems to grasp the need to recycle paper, aluminum and glass. Somehow this ethic does not translate into buildings. People are amazed to learn that 60 percent of landfill is composed of building materials (read historic buildings)! These materials do not biodegrade. We all know that landfills are endangered, so why fill them with buildings? You and I can think of many good reasons. Most importantly, we must communicate this message to the decision makers.



Michael Crowe

Historic buildings represent spent energy that cannot be renewed unless at the expense of our remaining resources. The idea of sustainability has been brought forward in recent years to relate the ecological conservation message to the construction industry. The theory is that good and wise use of current resources will allow future generations to continue to use renewable resources in order to sustain their way of life. We must not make decisions now that will be detrimental to life in the future. This has always made sense to preservationists as we understood the value of retaining historic resources.

A prime example of this philosophy is the award-winning project completed by the Tides Foundation at the Presidio of San Francisco where it has completed the rehabilitation of several former Letterman Hospital buildings. They are now planning the rehabilitation of three additional buildings. Such successful projects completed by organizations not readily associated with preservation, but with the ecological movement, bodes well for the future.

Speaking of education, it is heartening to learn that the University of Southern California is exploring new territory. Under the direction of CPF member Jeff Chusid, USC has been conducting a short course in historic preservation for the past four years. Partially funded by the National Park Service, the courses, actually a series of classes over the summer months, offers students, professionals, government officials, planners and others an opportunity to explore the wide variety of issues, theories and technologies which make up the broad field of historic preservation. USC has gone further and now requires all undergraduate architecture students to take a least one class in historic preservation.

Larry Desmond at San Francisco State University has also begun a course in historic preservation, as has Bill Hole at the College of the Redwoods in Eureka. Both of these bring the field of preservation to an academic community that has not had the benefit of such courses before. There are other academic offerings around the State, but the important point is whether these courses are reaching the future decision makers.

I would like to believe the answer is yes, but I cannot say so with assurance. The principles of preservation need to be presented in undergraduate architecture and planning schools. They must become fully integrated into the ethics of our culture before we can be assured that we will not continue to face battle after battle with mayors, planning department directors, city councils and supervisors. I firmly believe CPF can address these issues.

CPF News



California Preservation is published by the California Preservation Foundation, California's only statewide, non-profit organization promoting historic preservation. This newsletter is brought to you by: Susan Brandt-Hawley, Michael Crowe, Jeff Eichenfield, Paige Swartley, and Lea Haro. Your contributions are always welcome. Please include a black & white glossy to illustrate your story.

Address all correspondence to:

CPF
405 Fourteenth St.
Suite 1010
Oakland, CA 94612
510/763-0972
510/763-4724 fax

An Invitation to Participate in the 1997 CPF "Three-Minute Success Story" Program

The "Three-Minute Success Story" is a CPF tradition stretching back to the Third Annual State Preservation Conference in 1978. While humor often comes to the fore, the program also gives preservationists a chance to present local successes to a statewide audience. The hope is that members of the preservation community will share a wide variety of preservation experiences, and that the story will be told in a lively and entertaining way. "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 saved from bulldozers at the last moment. This year's presentation will be **Friday evening, May 30, at the Pasadena Doubletree Hotel** during our 22nd Annual State Preservation Conference.

22nd Annual State Preservation Conference
Pasadena, California ~ May 29 – June 1, 1997

"Three-Minute Success Story" Application
Completed applications should be sent to Arlene Andrew before May 9.

Name of Speaker: _____
Address: _____
City/State/Zip: _____
Phone numbers: day () _____ evening () _____
Fax number () _____
Organization being represented: _____
Title of Presentation: _____
Date: _____

1. **Attach** a brief description of your success story and explain why it would interest conference attendees or teach them something they would like to know.
 2. Will you be using slides in the presentation? (Highly encouraged.)
 3. Will you use props? _____ Will you be in costume? _____
 4. Describe any other unusual aspects to this presentation:
5. If possible, please include a photograph of the project or subject matter with this application.

Criteria and Guidelines ("The Rules of the Game"):

Please read through the following guidelines before completing the application. The selection process for "Three-Minute Success Stories" is competitive and it is possible that not every applicant will be accepted. You will be notified by May 19 if your project is selected, and **you will be required to attend a "test run" prior to the Friday evening presentation.** Feel free to submit more than one application.

1. **Presentations are limited to three minutes;** your story must be suitable for this time frame. Prepare a script and practice it in advance. Props, costumes and slides are highly encouraged!
2. Projects by non-profit organizations and local governments will receive first consideration. Professionals (architects, developers, etc.) may make presentations for governments or local groups or for income-producing projects, but no self-advertising is allowed (or you will be hissed off of the stage!).
3. Income-producing projects should be either "certified" or grant supported by the State Office of Historic Preservation, or should clearly be quality historic rehab projects in keeping with the "Secretary of Interior's Standards."
4. Successes are preferred, but educational or humorous "almost successful" efforts with a lesson will also be considered; try to be entertaining **and** educational.
5. Do not plan on using too many slides. 10 to 15 high quality slides should be adequate; remember, **three minutes is all you are allowed.** **Arrange slides in a Kodak carousel slide tray;** we will provide the projector.
6. **Completed applications should be sent to Arlene Andrew before May 9.**

Address your questions (and your applications) to:
Arlene Andrew, 230 West 11th Street, Claremont, CA 91711
909/624-8991 (home), 909/596-8706 (work) or 909/596-8737 (fax)

**CALIFORNIA PRESERVATION FOUNDATION
1997 Awards Program Nomination Form
Recognizing Outstanding Achievement
in the Field of Historic Preservation
Deadline: April 1, 1997**

**CPF
Awards
&
Auction**

Pasadena Conference
May 29-June 1

I. NOMINEE:

Full name of person or organization		Telephone number	
Name of contact person (if organization or agency)		Telephone number	
Mailing Address	City	State	Zip

II. RECOMMENDED BY:

Full name		Telephone number	
Title and organization (if appropriate)			
Mailing Address	City	State	Zip

III. NOMINATION CATEGORY (check one): APPLICATION CHECKLIST:

- | | |
|--|--|
| <p><input type="checkbox"/> Preservationist of the Year
<i>An all-inclusive award for exceptional achievement of statewide importance in historic preservation by individuals, groups or organizations.</i></p> <p><input type="checkbox"/> Legislator of the Year
<i>Recognizes the efforts of legislators (local, regional or statewide) who have made significant contributions to historic preservation as elected legislators.</i></p> <p><input type="checkbox"/> President's Award(s)
<i>Given to those deserving of special recognition. Any individual and/or organization is eligible. A maximum of five awards are presented annually.</i></p> | <p>1. <input type="checkbox"/> Completed Recommendation Form (3 copies).</p> <p>2. <input type="checkbox"/> 500-word typed summary statement (3 copies).</p> <p>3. <input type="checkbox"/> One page biography, if appropriate (3 copies).</p> <p>4. <input type="checkbox"/> Supporting materials, including brochures, or newspaper clippings (photos may be requested at a later time).</p> |
|--|--|

**The award presentation will be held at the Pasadena Conference
May 29 – June 1, 1997**

Whadamibid?

CPF is now planning the annual fundraising silent and live auctions that will be held during the Pasadena 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.

Around the State

Members in the News

Last November's elections catapulted two active members into political power. **John McLemore** of Santa Clara, co-chair of CPF's 1996 Conference in San Jose, was elected to the Santa Clara City Council. **Pam O'Connor**, who was very active in Santa Monica's earthquake recovery activities, was elected that city's Mayor... November also featured wedding bells for two well-known preservationists. **Bill Delvac**, CPF's 1996 Preservationist of the Year and **Barbara Hoff**, Director of Preservation Issues for the Los Angeles Conservancy, tied the knot at a small family wedding at the historic La Valencia Hotel in San Diego.

Have news to report?

Send us your newsletters, press releases or announcements, or just drop us a note addressed to "Editor." Photos will be returned; B&W preferred but color is OK.

San Diego

Restoration possibilities for the National Register listed-Balboa Theatre in San Diego's Gaslamp District was the topic of a one-day conference sponsored by the Balboa Theatre Foundation, local State Assembly members and city council persons, and the San Diego Repertory Theatre. Guest speakers included Cherilyn Widell, State Historic Preservation Officer; Richard McCann, historic theater restoration architect; Mel Green, a structural engineer; and Wayne Donaldson, an historic preservation architect. The Balboa Theatre Foundation has been working for the past decade to save the vacant, city-owned theater from destruction or inappropriate renovation into something other than a live performing arts venue/cinema. The Foundation organized the conference to demonstrate that the Balboa's supporters are sincere in their quest to restore the building, and to show how many arts organizations are ready to rent a restored Balboa. The city has been trying to find a private party to purchase and restore the building. Balboa supporters feel that if a private party does not come forward, the city should restore the building. The Foundation hopes to have the Balboa reopened for its 75th birthday in 1999.

Los Angeles

The Los Angeles Conservancy reports that the City of L.A. has passed Mills Act legislation, thereby joining a growing number of California cities that provide state-sanctioned property tax reductions as an incentive to the restoration and preservation of historic resources. To take advantage of the L.A. program, a property must be a designated Historic-Cultural Monument or identified as a contributing building in a Historic Preservation Overlay Zone. The L.A. ordinance also limits the program to buildings with assessed values of \$500,000 or less for single-family dwellings, and \$1,500,000 or less for multi-family residential, commercial or industrial buildings unless the individual

property is granted an exemption from these limits by the city's Cultural Heritage Commission. Properties in the Downtown Historic Core and the Hollywood Historic District are exempt from the valuation limitations. There is a \$500,000 cap on the annual revenue loss to the city. The program was established under the guidance of Councilmember Mark Ridley-Thomas. Los Angeles Conservancy staff and volunteers worked closely with the Councilmember to facilitate passage.

Los Angeles

The Los Angeles Conservancy has selected the University of Southern California School of Architecture (USC) to prepare a Reuse Study to identify alternative and compatible uses for the St. Vibiana's Cathedral building. USC has assembled a team of financial and planning consultants and architectural firms who will evaluate potential reuse strategies for the Cathedral and site, and develop several designs accompanied by financial feasibility analyses and development strategies. The study will be completed within the next few months and will be assembled into both a publication and an exhibition. The study will be coordinated by Jeffrey M. Chusid, AIA, of USC.

The study has been commissioned because the Archdiocese of Los Angeles has announced their intentions to replace St. Vibiana's with a new cathedral at another location, and wants to demolish the current building. These demolition plans have been put on hold, however, by a court order obtained by the Conservancy. As a result of this legal pressure, the City of Los Angeles is preparing a full Environmental Impact Report on the proposed demolition. The City had previously determined that the removal of the building from its list of Historic Cultural-Monuments and demolishing the building would have no impact on the environment.

Larkspur

Yet another Mills Act city! The City of Larkspur Heritage Preservation Board has announced the approval of that city's first Mills Act historic property contract. The Board has worked with city staff and council members for several years to enact a Mills Act enabling ordinance and a Mills Act contract that would provide property tax relief to owners of historic resources. The conditions of the City's program include: 1) eligible single family residential properties only; 2) City Council may, upon advice from staff, recover City costs for Mills Act applications and contract development (the current application fee is \$500); and 3) total maximum loss in property taxes the City will assume as a result of Mills Act Contracts is \$10,000 per year.

For more information on Mills Act programs statewide, contact CPF Program Associate Paige Swartley at 510/763-0972.

Napa County

Napa County Landmarks, Inc. reports a bevy of preservation news and successes. In the City of Napa, an updated Historic Resources Inventory (nine years in the making!) was approved by the City Council, the new Napa Fuller Park/Napa Abajo National Register district was approved by the State Office of Historic Preservation and forwarded to the National Park Service for approval, and an updated Historic Preservation Element is being proposed as part of the City's General Plan update. In addition, the City's redevelopment agency has begun a facade rehabilitation matching grant program for storefront restoration work. Finally, after six years of controversy over plans to demolish (and replicate!) the Hall of Records, a huge public education process organized by Napa County Landmarks, a courageous decision by the Napa County Board of Supervisors to retain the building, and a year-long reconstruction supported by

the Napa County Consolidated Court, the 1917 Hall of Records was reopened at a grand ceremony on February 4!

In nearby St. Helena, the City has hired Napa County Landmarks to complete a National Register District nomination for the historic Main Street area as part of an effort to encourage seismic retrofitting. The District will make properties eligible for the federal 20% historic preservation tax credits.

Sacramento

Richard T. Conrad, AIA, has been appointed the new Executive Director of the State Historical Building Safety Board. One of his key duties will be to oversee the updating of the State Historical Building Code.

According to Fred Hummel, FAIA, Acting State Architect, Conrad will be responsible for carrying out the complex task of rewriting the State Historical Building Code and securing its adoption and implementation. This process will include access compliance issues and the necessary ADA certification. Along with the Code itself, Conrad will develop policy that will provide compliance with federal ADA issues and the establishment of an appeals process to comply with preservation goals and objectives.

Conrad is the former Executive Director of the California Building Standards Commission. In that role he was responsible for the administration of the California Building Standards Law and its requirements for the adoption, approval and publication of the California Building Standards Code. Prior to joining the Standards Commission, Conrad practiced architecture in Ojai, California and served as the architectural advisor to the Ventura County Cultural Heritage Board. He also served on the Ojai Planning Commission and City Council, and served one term as mayor. He received his architectural education at the School of Architecture and Environmental Design at California State Polytechnic College, San Luis Obispo.

Around the State

SHRC Chair David Cameron dies

As CPF went to press with this newsletter, we heard the news that David Cameron, Chair of the State Historical Resources Commission and noted Santa Monica historian, had passed away February 27. David had been honored on February 13 with a Lifetime Achievement Award by the Society of Architectural Historians/Southern California Chapter at an awards dinner and ceremony in Eagle Rock. More than 100 people from around the state were on hand to recognize David's many contributions to historic preservation in California. He will be greatly missed.

On the National Front

How to stop Sprawl?

At a meeting of the San Joaquin Valley Town Hall in Fresno on November 20, National Trust for Historic Preservation President Richard Moe addressed nearly 1,000 people on a national problem that Californians know all too well—urban sprawl.

Moe discussed the devastating effect urban sprawl is having on our quality of life; how the average household now allocates more than 18% of its budget to transportation expenses; how the way we design our communities either opens up or forecloses alternatives to the automobile; how government at every level is riddled with policies that mandate, encourage, or even subsidize sprawl; and the choices we have in the way our communities grow and develop.

For a copy of Moe's speech, contact Constance Beaumont or Megan Bellue at the National Trust, 202/588-6255.

Preservationists preparing to push passage of federal homeowners tax credit

With the new 105th Congress in place, preservationists have a fresh opportunity to secure passage of the Historic Homeownership Assistance Act, legislation that would create a 20 percent tax credit for homeowners who rehabilitate or purchase a newly rehabilitated eligible home and occupy it as a principal residence.

The National Trust for Historic Preservation and Preservation Action have launched targeted grassroots lobbying efforts aimed at members of the House Ways and Means Committee and the Senate Finance Committee, as well as other key Congressional leaders. They are relying on preservationists at the local and state levels (that's us!) to write to key member of California's congressional delegation urging their support for this legislation.

The Historic Homeownership Assistance Act was sponsored last Congress by Senators John Chafee (R-RI) and Bob Graham (D-FL), and Representatives Clay Shaw (R-FL) and Barbara Kennelly (D-CT). Although this legislation did not become law, it received considerable support and is expected to be re-introduced soon.

California Representatives on the House Ways and Means Committee include Bill Thomas, Wally Herger, Pete Stark, Robert Matsui, and Xavier Becerra. Neither of California's two Senators serve on the Senate Finance Committee.

Goals of the Historic Homeownership Assistance Act include the following:

- expand homeownership opportunities for low- and middle-income individuals and families;
- stimulate the revival of declining neighborhoods and communities;
- enlarge and stabilize the tax base of cities and small towns;
- preserve and protect historic homes.

The tax credit would equal 20 percent of qualified rehabilitation expenditures. Rehabilitation must be substantial—the greater of \$5,000 or the adjusted basis of

the building. Eligible buildings include those listed on national- or federally-certified state and local historic registers, and buildings that are located in national- or federally-certified state and local historic districts. Eligible buildings (or a portion) must be owned and occupied by the taxpayer as his or her principal residence.

Condominiums and cooperatives would be eligible. Homeowners credits could be combined with the existing commercial tax credits on mixed use properties. Rehabilitation would have to be performed in accordance with the Secretary of the Interior's Standards for Historic Rehabilitation. The maximum credit allowable would be \$50,000 for each principal residence, subject to Alternative Minimum Tax provisions. At least five percent of the expenditures would have to be spent on the exterior of the building.

More lenient provisions are proposed for buildings in census tracts targeted as distressed, and Enterprise and Empowerment Zones. A Mortgage Credit Certificate provision for low- and moderate-income homeowners is also proposed.

For additional information and talking points for contacting members of Congress, contact CPF or the National Trust for Historic Preservation Department of Law and Public Policy at 202/588-6255 (email: Lawpol@nthp.org). Please do not delay—write that letter today!

Write your Congressional reps today and voice your support for federal tax credits and ISTEAs enhancements funding. Call CPF for background materials and sample letters!

ISTEA funding for preservation endangered

Another opportunity to greatly impact the amount of federal dollars flowing to historic preservation will occur this year when President Clinton sends to Congress his legislative proposals for reauthorization of the nation's transportation program, the Intermodal Surface Transportation Efficiency Act (ISTEA). This law expires on September 30, 1997, and will need to be reauthorized by Congress before that date.

When it was approved in 1991, ISTEA was a big departure from previous federal highway programs. It sought to enable state, regional and local policy makers to build integrated transportation systems that recognize that transportation affects local economies, community development, the environment, historic resources and quality of life. It provided for more inclusive decision making about transportation investments, greater resources for public transit, and flexible design standards to accommodate scenic, aesthetic and historic community values in road and bridge projects. ISTEA also authorized funding for a transportation enhancements program that provided funding for historic preservation. It is this enhancements program that has come under attack and needs our help.

Ten transportation enhancement categories were specified in ISTEA as being eligible for funding. They include:

1. facilities for bicycles and pedestrians
2. acquisition of scenic easements and scenic or historic sites
3. scenic or historic highway programs
4. landscaping and other scenic beautification
5. historic preservation
6. rehabilitation and operation of historic transportation buildings, structures, or facilities
7. preservation of abandoned railway corridors
8. control and removal of outdoor advertising
9. archaeological planning and research
10. mitigation of water pollution due to highway runoff

Categories 2, 3, 5 and 6 contribute to historic preservation and together have accounted for 30 percent, or \$486 million, of the \$1.6 billion in enhancements projects approved nationwide. \$31.6 million of this has been spent on historic preservation-related enhancement projects in California.

It is a safe bet that transportation enhancements will be among the major items slated for elimination from the law by road builders and related interest groups. The National Highway Users Alliance, for example, vigorously opposes the diversion of any transportation funds for non-highway projects. The American Association of State Highway and Transportation Officials believes that states should have the option not to fund enhancements. Other organizations believe that enhancements should be limited to bicycle and pedestrian facilities. **This is unacceptable to the historic preservation community, which believes that highway construction has been more destructive to American's historical and archaeological resources than any other federal program, and that ISTEA funding for historic preservation not only corrects that wrong, but greatly enhances the traveling experience for all Americans.**

As it comes up for reauthorization, both the President's recommendations and the modifications Congress will make to ISTEA are very important to historic preservation. What the new policy is in the end will be determined in large measure by the quality and intensity of the advocacy carried out by the competing forces. The historic preservation community on the local and state levels must advocate for the transportation enhancement program, in its present form as a guaranteed set-aside, and for historic preservation as an allowable activity. Current attention is focused on members of the House Transportation and Infrastructure Committee and the Senate Environment and Public Works Committee.

For additional information and talking points, contact CPF.

On the National Front

**ISTEA has
provided
more than
\$31.6
million for
historic
preservation
projects in
California.**

**Deadline
for 1997
Governor's
Awards
nominations
is March
24, 1997.
Contact
OHP at
916/653-
6624**

Governor's Awards

(Continued from Page 1)

The award recipients for 1996 are as follows:

Hollywood Community Housing Corp. and Historic Resources Group, both of Hollywood, for their work in the acquisition and development of St. Andrews Bungalow Court for use as low-income permanent housing for people with AIDS and HIV.

UCLA Capital Programs, of Los Angeles, for restoring the ornamental ceiling at UCLA's Powell Library. The ceiling was heavily damaged in the 1994 Northridge earthquake.

South Bay Historical Railroad Society, of Santa Clara, for restoring the Santa Clara Depot, the oldest extant railroad depot in the state. Over a span of seven and one-half years, the Society contributed 50,000 volunteer hours and donated materials, equipment and funds totaling \$70,000.

City of Oceanside, for the rehabilitation of the Americanization School, which was designed by Irving Gill and built in 1931 as a place for the local school district to teach children English language skills. It is now used as a community center.

Hangtown's Gold Bug Park and Mine, in Placerville, an excellent example of heritage tourism in a small, rural town. The site includes a stamp mill, a historic mine and a museum and interpretive center within a public park setting.

Leoni Meadows Christian Retreat Center, which rehabilitated the 1887 Leoni House located in rural El Dorado County, as the focal point of a Seventh Day Adventist Church retreat center and camp.

Dolores Street Community Services, of San Francisco, which inherited one of San Francisco's

oldest properties, a residence and carriage house built around 1852. The organization used funds from the Department of Housing and Urban Development and a grant and loan from the National Trust for Historic Preservation to rehabilitate the property for use as an assisted-living residence for homeless people disabled by AIDS.

Pacific Gas and Electric Co., of San Francisco, for its team committed to the seismic retrofit and rehabilitation of two important Market Street office buildings. Not only is this an example of quality craftsmanship, but it serves as a very visible example of a large corporation's commitment to the continued use of historic buildings.

Trinity County Historical Society, of Weaverville, which raised the funds and constructed a building specifically for document storage, processing and research. Trinity County has an extensive collection of original county records. After being filmed for continued use by local government, the originals are turned over to the Trinity County Historical Society.

"As our state begins to celebrate its sesquicentennial, there's no better time to honor these terrific people for their work, and their generosity," said State Historic Preservation Officer Cheryl Widell. "It sends to all the message that our state's future lies in the values of its past, as reflected in our cultural heritage."



The Santa Clara Depot

Montgomery Ward

(Continued from Page 1)

opinion thoughtfully interprets and applies CEQA's protection of all historic resources (registered and non-registered) and should be of great use to the preservation community. Among the holdings of the court is the statement "We decline to adopt the position...that nothing less than official designation of a building as historic in a recognized register suffices to trigger CEQA requirements...the statutory language is more expansive and flexible." Also, the Court said that documentation of the historical features of the building and placement of a plaque (as proposed by the city) "do not reasonably begin to alleviate the impacts of its destruction. A large historical structure, once demolished, normally cannot be adequately replaced by reports and commemorative markers." CPF Trustee Susan Brandt-Hawley has represented the successful *League* throughout the process. CPF participated as an amicus (friend of the court). A qualified, well-funded developer proposing to restore the building to live-work units and mixed-use is waiting in the wings, and the situation appears very promising. The city, however, has stated it intends to ask the Court of Appeal to reconsider its ruling.

In other legal news:

AB 133. The State's appeal of our preservation victory in the AB 133 case is in full swing. A Sacramento Superior Court ruled in 1996 that the State law restricting the local landmarking of religious-owned properties was unconstitutional. The opening brief of the State's appeal has been filed, and the preservation coalition's brief is due the last week in February. The State's reply brief will be filed at the end of March. Then we will wait for the Court of Appeal to review the briefs and set the case for argument; this will probably occur before the end of this year.

Chester Place. Residents of Los Angeles' West Adams area continue

their fight to save the historic fabric of Chester Place. Chester Place is a curved block of turn-of-the-century mansions listed on the National Register and now owned and used by Mount St. Mary's College. It is a battle reminiscent of St. Vibiana's, complete with unauthorized demolition work and a lawsuit over failure to follow the requirements of the California Environmental Quality Act.

The College and the residents' basic disagreement is over the design of a new Library-Learning Resource Center. The College's main priority is square footage and convenience. The neighbors want a design that does not block the sight lines into and down the historic streetscape that is the park-like center of their neighborhood. The College did modify early site plans in an attempt to accommodate the neighbors. The current plan, however, still includes new buildings that intrude into the street and require the removal of some of the 90 year-old Washingtonian palm trees that line it—much to the objection of the residents. Illegal construction work on that plan was begun and stopped twice in September, but not before a number of the trees were removed and historic street pavement and walkways were bulldozed. The final straw was when the city signed off on the plans without conferring with the Adams Normandie Redevelopment Project Area Committee or the State Office of Historic Preservation. Residents succeeded in obtaining a Temporary Restraining Order in Los Angeles Superior Court. A writ of mandate action remains pending in the Los Angeles Superior Court, with a trial date set for late March, to require new buildings at the Chester Place campus to comply with environmental laws, area plans, and to meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. CPF is not a party to the action, but its members are among the area preservation organizations pursuing the lawsuit. CPF board member Susan Brandt-Hawley and her law partner Rose Zoia filed the lawsuit on behalf of the residents.

Legal Updates

Protect your historic resources from the greatest threat they face

Save 50%

**Order 20 Tools
That Protect
Historic
Resources After
An Earthquake
for your board,
commission, or
staff and enjoy
50% savings!**

**Only \$5.00 per
copy with any
order of five or
more booklets.**

20 Tools That Protect Historic Resources After An Earthquake: Lessons Learned From The Northridge Earthquake

CPF's newest publication, *20 Tools*, is an easy-to-use booklet that includes information on:

- giving historic preservation an early, organized and visible presence after a disaster
- understanding how buildings are inspected and red-tagged
- adopting preservation-sensitive emergency ordinances
- emergency provisions of CEQA and Section 106
- educational materials for local officials and property owners
- plus, a model damage assessment form.

Booklets are available for \$10.00 each, **\$5.00 for orders of five or more.**

Postage and handling is \$3.00 for the first copy, \$1.00 for each additional.

Mail your request with payment to CPF, 405 14th Street, Suite 1010, Oakland, CA 94612. Make checks payable to CPF, or charge by phone or fax using Mastercard or VISA, 510/763-0972, 510/763-4724 fax.



K·E·A
Environmental

- Historical Archaeology
- Historic Structures Reports
- Historical & Archival Research
- Archaeological Services
- General Environmental Services

4070 Bridge Street
Suite 7
Fair Oaks, CA 95628
916-863-1400
Fax: 863-1444

1420 Kettner Boulevard
Suite 620
San Diego, CA 92101
619-233-1454
Fax: 233-0952

DESIGN AID ARCHITECTS

Architecture Planning Preservation

LAMBERT M. GIESSINGER AIA
JEFFREY B. SAMUDIO, PARTNERS

WHITLEY COURT 1722 N. WHITLEY AVE. HOLLYWOOD
CALIFORNIA 90028 213 962 4585 FAX: 213 962 8280

California Waterproofing & Restoration dba



California Restoration Builders

seismic retrofit historic restoration terra cotta
carpentry stone & concrete epoxy
art finishes

909-595-1234
818-795-1234

Serving Southern California
license# 553563

\$500 or above

Alice Carey (*San Francisco*),
Jane Foster Carter (*Colusa*),
Bill and Barbara Delvac (*Los Angeles*),
Kathleen Green (*Sacramento*),
Ronald O. Hamburger, EQE International
(*San Francisco*),
Karita Hummer (*San Jose*),
Gary Knecht (*Oakland*),
Knox Mellon (*Riverside*),
Gail Woolley (*Palo Alto*),
Loring A. Wyllie Jr. (*San Francisco*)

\$100 or above

Berkeley Architectural Heritage Assn.
Chris Buckley (*Alameda*),
Caltrans, Environmental Planning (*Oakland*),
City of Claremont,
City of Redondo Beach,
City of Redwood City,
City of Sacramento, Dept. of Planning &
Dev.,
City of San Mateo,
City of Santa Clara,
Mr. and Mrs. Ray Girvigian (*So. Pasadena*),
Historic Resources Group (*Hollywood*),
J. Daniel & Wilma Humason (*Hanford*),
Nancy Iversen, Las Palmas Ranch (*Salinas*),
Jewish Community Foundation/Alan
Sieroty (*Los Angeles*),
Lerner & Assoc. Architects (*San Francisco*),
Burnett Miller, Burnett & Sons Planing Mill
(*Sacramento*),
Bill Nichols (*Modesto*),
Offenhauser/Mekeel Architects (*West
Hollywood*),
The Ratcliff Architects (*Emeryville*),
Ted Savetnick (*San Francisco*),
Jennifer Schneider, (*Milpitas*)
San Simeon District,
David L. Smith (*Glendale*),
Alex Stillman (*Arcata*),
Stockton Cultural Heritage,
George Strauss (*Berkeley*),
Michael Van Scyoc and Neal Mandich
(*Modesto*),
Cassandra Walker (*Napa*)

More than \$35

Altadena Heritage,
Donald Andreini (*San Francisco*),
Ann Batman (*San Rafael*),
Colin I. Busby (*San Leandro*),
Kathleen Cameron (*Mendocino*),
Richard & Karen Clements (*Long Beach*),
Paul A. Dentzel (*Northridge*),
Jean M. Farnsworth (*Philadelphia, PA*),
Friends of Rodgers Ranch (*Pleasant Hill*),
Don & Nadine Hata (*Redondo Beach*),
Don Hunt & Charles Peuly (*Los Angeles*),
Les & Linda Hausrath (*Oakland*),
Marjorie Howard-Jones (*Carlsbad*),
Jim & Kathleen Kelley-Markham (*San Diego*),
Milt Larsen (*Hollywood*),
Mildred Mario (*Palo Alto*),
Leo Martinez (*Santa Clara*),

Old Towne Preservation Association (*Orange*),
Orange County Historical Society (*Santa Ana*),
Project Restore (*Los Angeles*),
Ted Rabinowitsh & Diana Stuart (*Fort Bragg*),
Rancho Los Alamitos (*Seal Beach*),
Elizabeth and Robert Reinhart (*Menlo Park*),
David Roise & Linda Saunders (*Menlo Park*),
Antonio Rossmann & Kathryn Burns (*San
Francisco*),
Sylvia Salenius (*Santa Ana*),
San Buenaventura Heritage, Inc. (*Ventura*),
Allan Tilton & Diana Van Ry (*Forestville*),
Truckee Donner Historical Society, Inc.,
Visalia Heritage, Inc.,
Bill & Penny York (*Pasadena*)

Up to \$35

J. S. Alexandrowicz (*Lytle Creek*),
Jan Atkins (*Santa Barbara*),
Sylvia Rose Augustus (*El Portal*),
Mrs. Kenton Bates (*Magalia*),
Lucy Berk (*Escondido*),
Michael Bethke (*Aptos*),
Jerome H. Bishop (*Los Altos*),
Mary Breunig (*Berkeley*),
Ilse M. Byrnes (*San Juan Capistrano*),
Janice C. Calpo (*Sacramento*),
Richard Catron (*Santa Ana*),
Robert W. Chu (*Monterey Park*),
John Cinatl (*Clovis*),
Susan Clark (*Santa Rosa*),
Bethany F. Crittenden (*Carmel*),
Robin Dattel (*Davis*),
Mary Louise Days (*Santa Barbara*),
David M. Debs (*Rancho Mirage*),
Richard Deringer (*Glen Ellen*),
Earl S. Douglass (*Atherton*),
Burton Edwards (*Berkeley*),
Sandra Elder (*Penryn*),
William X. Fabis (*San Francisco*),
Jahmai Ginden (*Campbell*),
David Goldberg (*San Diego*),
Dr. Piotr Gorecki (*Riverside*),
Roberta S. Greenwood (*Pacific Palisades*),
James Haas (*San Francisco*),
Joe Hall (*Santa Cruz*),
Stephen R. Hammond (*Moreno Valley*),
Roy Harthorn (*Santa Barbara*),
Helen Heitkamp (*Larkspur*),
Mary Kay Hight (*Santa Monica*),
Ward Hill (*San Francisco*),
John Hollstien (*Fremont*),
Tara Jones (*Denver, CO*),
Vance L. Kaminski (*Santa Rosa*),
David Kaplan (*Santa Monica*),
Cynthia Kennec, Morley Construction (*Santa
Monica*),
Steve Kundich (*Mountain View*),
Joyce Law (*Sacramento*),
Judi Lehman (*Monterey*),
Ted Loring, Jr. (*Eureka*),
Thalia Lubin (*Woodside*),
Randolph Lum (*Sacramento*),
Nancy Lund (*Portola Valley*),
Marcia Maleske (*Napa*),
Elinor Mandelson (*Piedmont*),
Joseph R. Mariotti (*San Pablo*),

WE THANK THIS QUARTER'S MEMBERS AND CONTRIBUTORS

Polly C. Marliani (*Manteca*),
Betty Marvin (*Berkeley*),
Suzanne McKay (*Glendale*),
Loretta McMaster (*Folsom*),
Janet Mesick (*San Francisco*),
Tim Moffett (*Long Beach*),
Roger Montgomery (*Berkeley*),
Alan J. Moore (*Napa*),
Patricia Muscatelli (*Oakland*),
Laura Niebling (*Pebble Beach*),
Alice Anne O'Brien (*Piedmont*),
Thomas O'Connor (*Los
Angeles*),
Jay Oren (*Los Angeles*),
M.S. Paponis (*Atherton*),
Roger Porter (*Long Beach*),
Nicole Possert (*Los Angeles*),
Dan Prosser (*Claremont*),
Ron Quinn (*San Diego*),
David Raube (*Ceres*),
Ken Rolandelli (*Redwood City*),
Rabbi Michael A. Robinson
(*Sebastopol*),
Richard Cayia Rowe (*Palm
Springs*),
James W. Royle, Jr. (*San
Diego*),
Carolyn Samuels (*Portola
Valley*),
Miv Schaaf (*Fieldbrook*),
Gloria Scott (*Sacramento*),
William M. Shepherd
(*Glendale*),
Harold C. Snyder (*Riverside*),
John Snyder (*Sacramento*),
Richard Starzak (*Los Angeles*),
James Stevenson, Ph.D.
(*Fairfield*),
St. Leo the Great Church
(*Oakland*),
Sven E. Thomasen
(*San Francisco*),
H. Ruth Todd, Stanford Univ.
(*Palo Alto*),
Mary F. Ward (*San Diego*),
Bill Waterhouse (*Long Beach*),
Camille Wing (*Hanford*),
P.L. Wintner (*Whittier*),
John Woodbridge (*Sonoma*),
David Yamada (*Pasadena*),
Valerie Young (*San Jose*),
ZENA (*Truckee*)

Promote
your
business or
historic
property
through
CPF

CPF
ADVERTISING
OPPORTUNITIES

Business card-sized advertisements are accepted for the quarterly newsletter and for materials distributed at the Annual Preservation Conference. Ads reach thousands of readers, including architects, developers, building owners, government officials and preservation advocates.

Newsletters \$50 each, four for \$150
Conference: \$75
Both: \$200

All advertising is subject to the approval of the California Preservation Foundation. If you want more details, or want to take advantage of this offer, please write or call the CPF office at 510/763-0972.



ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

Rehabilitation and New Construction
Historic Structure Reports and Building Surveys
Photographic Documentation (HABS/HAER)
In-House Conservation Laboratory

Bruce D. Judd, FAIA
Pier 9 ■ The Embarcadero ■ San Francisco, CA 94111
(415) 421-1680

Stephen J. Farneth, AIA
FAX (415) 421-0127

ROSENTHAL & ZIMMERMAN, L.L.P.

Land Use & Environmental Law

- California Environmental Quality Act
- Historic Preservation
- Environmental Permitting & Disputes
- General Plan Issues and Zoning
- Land Use Litigation
- Development Agreements
- Wetlands, Endangered Species, Sensitive Habitat
- Environmental Litigation

Rosenthal & Zimmerman, LLP
Attorneys at Law

Deborah M. Rosenthal, Esq.
18101 Von Karman Avenue
Suite 1800
Irvine, California 92612
Telephone: (714) 833-2005
Facsimile: (714) 833-7878

ARCHITECTURE · ARTIFACT · STRUCTURE · LANDSCAPE

PHOTOGRAPHY + PRESERVATION

BRIAN GROGAN
DIRECTOR

POST OFFICE BOX 324
YOSEMITE, CALIFORNIA
95389

(209) 379-2802
(209) 379-2228 FAX

**Advertise in the 1997 Pasadena
Conference Program**

OR

**Promote your business by sponsoring
one of the Conference special events!**

Contact CPF at 510/763-0972.

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
- *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 and Elizabeth Morton. \$12.00
- *Preservation for Profit*, by Bill Delvac and Thomas Coughlin. (Tax credits and preservation easements.) \$13.00
- *New Edition!! Preservation and Property Taxes: Capitalizing on Historic Resources with the Mills Act.* Douthat, Morton, Buhler. \$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
- *New!! 20 Tools That Protect Historic Resources After An Earthquake: Lessons Learned From the Northridge Earthquake*, by Jeff Eichenfield. \$10.00
- *New offering! Preparing for Earthquakes: It's Your Business*, by Jeff Eichenfield. (Historic business district earthquake preparedness and recovery planning.) \$14.00

Order with VISA/MasterCard or check payable to California Preservation Foundation. First-Class Postage: \$3.00 for first item; add \$1.00 for each additional item. Fourth-Class Postage: \$1.24 for first item; add \$0.50 for each additional item. CA residents please add 8.25% California Sales Tax on price of book(s).

MEMBERSHIP CATEGORIES

Individuals and Libraries may join CPF at the \$35 Individual rate.

Family covers two in a household for \$50.

Non-profit dues are \$75. All board and staff will receive workshop and conference discounts.

Business and Government dues are \$100. The rate gives membership benefits for all those associated with the government or business entity, such as board members and staff assigned to a Landmarks Commission.

Full-Time Student and Senior (we suggest 60+) rates are \$20.

Sponsors (\$150) are regular members and families who want to give a higher level of support.

The Partners category (\$500) is CPF's special donor group whose members receive special benefits as well as complimentary attendance at the Annual Conference and Design Awards programs.

CPF PARTNERS

We are especially grateful to our PRESERVATION PARTNERS:

John Ash, John Ash Group

(Eureka)

Susan Brandt-Hawley (Glen Ellen)

Alice Carey, Carey and Co.

(San Francisco)

Jane Foster Carter (Colusa)

Michael F. Crowe (San Francisco)

William Delvac, Esq. (Los Angeles)

Toni Symonds Dow (Sacramento)

Paul Dreibelbis, Moonlight

Molds (Gardena)

Samuel & Rosemary Eichenfield

(San Diego)

Kathleen Green (Sacramento)

Ronald O. Hamburger, EQE

International (San Francisco)

Karita Hummer (San Jose)

George Kaplanis, Mission Inn

(Riverside)

Ruthann Lehrer (Santa Monica)

James Lutz (Fresno)

Gary Knecht (Oakland)

Charles Loveman, Landmark

Partners (Los Angeles)

Knox Mellon (Riverside)

Gee Gee Bland Platt (San

Francisco)

City of Riverside Planning

Department

Jeff Seidner, Eagle Restoration &

Builders (Monrovia)

Franz Steiner, VBN Architects

(Oakland)

J. Gordon Turnbull, Page &

Turnbull, Inc. (San Francisco)

Gail Woolley (Palo Alto)

Loring Wyllie, H. J. Degenkolb

Associates, Engineers (San

Francisco)

Join CPF and Support Our Work

Your contribution helps support workshops, research, publications, legislative efforts, conferences and direct local assistance.

YES! I WANT TO BECOME AN ACTIVE MEMBER OF CPF AND HELP TO STRENGTHEN HISTORIC PRESERVATION IN CALIFORNIA!

Send this coupon with your tax-deductible membership contribution to the California Preservation Foundation, 405 14th St., Suite 1010, Oakland, CA 94612.

Name(s) _____

Organization _____

Address _____

City _____ Zip _____

Home Phone () _____ Work () _____

FAX () _____

Individual or Library **MEMBER** \$35.00

Family/household **MEMBER** \$50.00

Non-Profit Organization **MEMBER** \$75.00

Business or Government **MEMBER** \$100.00

Student or Senior (over 60) **MEMBER** \$20.00

Individual or Organization **SPONSOR** \$150.00

Preservation **PARTNER** \$500.00

I am interested in state legislative issues; put me on the CPF Action Network list (fax # requested)



Board of Trustees

President: Michael Crowe (San Francisco) 415/427-1396
Vice Pres.: Cassandra Walker (Napa) 707/257-9502
Treasurer: Alan Dreyfuss (Oakland) 510/835-5334
Secretary: James Lutz (Fresno) 209/442-3000
Arlene Andrew (La Verne) 909/596-8706
Susan Brandt-Hawley (Glen Ellen) 707/938-3908
David Charlebois (Walnut) 909/595-1234
David Cocke (Los Angeles) 310/571-3542
Kathleen Green (Sacramento) 916/454-2888
Anthea Hartig (Riverside) 909/782-5463
Karita Hummer (San Jose) 408/971-0940
Bruce Judd (Berkeley) 415/421-1680
Diane Grinkevich Kane (La Jolla) 619/236-6509
Ruthann Lehrer (Long Beach) 310/570-6864
Ron Lewis (Pasadena) 213/681-8282
Charles Loveman (Los Angeles) 213/962-6920
Bob Mackensen (Yuba City) 916/322-7208
Marion Mitchell-Wilson (Riverside) 909/782-5371
Bradford Paul (San Francisco) 415/554-0240
Deborah Rosenthal (Santa Ana) 714/833-2005
Executive Director: Jeff Eichenfield 510/763-0972
Program Associate: Paige Swartley
Office Manager: Lea Haro
Intern: Michael Buhler

Call for Nominations

Nominations are being accepted until April 15 for the annual CPF Board of Trustees elections to be held June 2, 1997, during the Pasadena Conference. Trustees serve a three-year term, and may serve two consecutive terms. Contact President Michael Crowe at 415/427-1396.

Preservation Calendar

March

CPF/California Main Street workshop, *Guiding Design on Main Street*, March 13-14, San Diego, 510/763-0972.

April

CPF/NAPC workshop, *Short Course for Preservation and Planning Commissioners*, April 12, San Diego, 510/763-0972.

National Town Meeting on Main Street, April 27-30, Portland, OR. 202/588-6219

May

CPF 22nd Annual California Preservation Conference, May 29-June 1, Pasadena, 510/763-0972.

Visit our new Web Site!

<http://www.jspub.com/~jsp/preserve/cpfconf.html>.

California Preservation Foundation

405 Fourteenth St., Suite 1010
Oakland, CA 94612

Non-Profit Org.
U.S. Postage Paid
Berkeley, CA
Permit No. 308