



CALIFORNIA PRESERVATION

Volume 28, No. 3

Autumn 2003

ISSN 1521-1576

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

This Issue:

**People in
Preservation**

**February 2004
CPF Workshops**

Will it be Saved? Stockton's Little Manila District

California's ethnically diverse history of immigration and settlement in the San Joaquin Valley is an often-overlooked history, though there are finally a few efforts at preserving the historic places that represent that history. But, will the epicenter of Filipino immigration and agricultural labor history in California – Stockton's Little Manila – be overlooked yet one more time to the point where the three remaining structures in this once thriving historic district are demolished? The three structures include a former Filipino labor union hall, the first Filipino-owned taxi dance hall, and a residential hotel once headquarters to several Filipino organizations.

"This community was a thriving, bustling ethnic neighborhood, and home to thousands of Filipinos who were barred from living in white areas of Stockton," says Dawn Mabalon, a third generation Filipina born and raised in Stockton, and Chair of the Little Manila Foundation. Immigrants from the Philippines began settling in Stockton in the 1920s in what was then called the "Oriental Quarter," establishing their own Little Manila neighborhood next to Chinatown and Nihonmachi. By the mid 1940s,



Dillon Delvo, Little Manila
Foundation Board Vice Chair

Little Manila had become home to the largest Filipino community outside of the Philippines.

In his July 16, 2003, article, San Francisco Chronicle's Rick DelVecchio wrote that urban renewal leveled much of the area in the 1960s. Little Manila Foundation Board Vice Chair, Dillon Delvo, points to the construction of the Crosstown Freeway as one of the biggest blows to the district, cutting a huge swath through many blocks of the area with a monster elevated freeway. Since then other parts of the district have suffered from redevelopment for

(continued next page)

Bank of America



Bank of America supports California Preservation Foundation's educational programming

Stockton's Little Manila

(continued from page 1)

fast-food chains and gas stations feeding off the freeway business. The three remaining Little Manila buildings front that freeway, and are visually cut off from downtown Stockton by the elevated freeway "barrier."

The National Trust for Historic Preservation's 11-Most Endangered Places List for 2003 includes the three remaining structures in Stockton's Little Manila district, the only California site on the list. "At first, it started with these three buildings," says Dillon Delvo, "but

it has come to mean something bigger to me now, it has become a symbol of empowerment. Some of the same people that were displaced by the Crosstown Freeway are being displaced again." Dillon notes that the beginnings of the Foundation's efforts grew out of lawsuits against the City by California Rural Legal Assistance over single-room occupancy (SRO) hotels. The Mariposa Hotel, one of the three remaining Little Manila buildings, was one of the SROs that was closed. It is currently vacant and boarded.



The 3 remaining structures in Stockton's Little Manila district.

Last June, the City's Redevelopment Agency put forward an RFP to redevelop an 8-block area that includes Little Manila and old Chinatown. Through publicity from the National Trust's 11-Most Endangered Places List, from

newspaper articles and from a special 'California's Gold' public television episode by Huell Howser, there may be hope for the future. There may finally be recognition that this part of California's, and the nation's history is important and can play a valuable role, both as a significant

touchstone to its important history, and in revitalizing communities and the quality of life for residents. The Little Manila Foundation, with the Filipino American National Historical Society and Urban Innovations from San Diego, are hopeful that their proposal – to rehabilitate the historic buildings for mixed-use retail and housing, and build affordable and market rate housing on the currently empty adjacent lots – will be selected by the City Council. The decision on the future of Stockton's Little Manila is likely to be made in November or December 2003.

2004 CPF WORKSHOPS - FEBRUARY SERIES IN SAN DIEGO ANNOUNCED

CPF's Education Committee Chair, Cindy Heitzman, and Committee Members announce that planning for the 2004 series of CPF Workshops is well underway. First up will be three sessions to be held in San Diego in February: a half-day **Local Government Preservation Training** session, in conjunction with the State Office of Historic Preservation, will be held on Thursday, February 26th; a full-day **Workshop on the Secretary of the Interior's Standards** will be held on Friday, February 27th; and, a full-day **Workshop on Designed Historic Landscapes** will be held on Saturday, February 28th, to coincide with the CPF 2004 Preservation Design Awards Ceremony and Gala Reception to be held that evening, Saturday, February 28th, in Balboa Park. Registration information for the February CPF Workshops will be available in early January.

President's Report – Peyton Hall

CPF on the Move

On August 1, 2003, the California Preservation Foundation moved from Oakland to offices in the historic Hearst Building in San Francisco, where visitors and tenants enjoy the talents of Julia Morgan, Architect. The building is still owned and well cared for by the Hearst family. Like many other office renters, we face lease negotiations every three years or so. During my two terms on the Board of Trustees, these circumstances have arisen three times, and we have thought deeply about where we should be in order to serve the mission and the members of the California Preservation Foundation.

The practical factors of office location are fairly obvious, e.g., rental rates, amount and arrangement of space, and access to public transportation (we want all of you to visit!). In order to support our mission, we want to be in buildings, neighborhoods, and cities that provide good examples of historic preservation, and where we can use our dollars to support those buildings and neighborhoods. During CPF's long tenure in several buildings in the City of Oakland, we were a small part of a remarkable transformation of a neighborhood with underutilized buildings to an office market that we can barely afford.

Representing historic preservation in one of the largest states in the Union, with the largest population, is a basic challenge to CPF for years to come. Where should we locate our one and only office? Why not Los Angeles, the largest megalopolis? Why not Sacramento, the seat of statewide government? Why not Fresno, where rents are lower in the historic downtown, and where we can reach out to the fast-growing San Joaquin Valley?

We focused our search on major metropolitan areas because of the practical considerations and because of our experience with finding support for our budgets and programs. CPF is still at a stage of development where we rely heavily on the availability and direct support of individuals and companies. A large proportion of the people who can easily attend a committee meeting or lend a hand to stage a workshop are located in our major metropolitan areas. With pro-bono help from real estate professionals, we compared office rental markets in several of the office market areas in the Bay Area, Sacramento, and the Los Angeles area.

We decided to stay in the Bay Area because it remains closer to the center of geography and population. This area is also within commuting distance from Sacramento when the staff needs to meet with legislators and state agencies. We decided not to move to Sacramento because most of our direct support comes from individuals and firms in the metropolitan areas, most of our members who need services are actually not in Sacramento, and we are not, by law, a lobbying organization. Expressing ourselves in Sacramento is essential (we are more visible there than ever!) but being in Sacramento does not fulfill our mission or the goals of our Strategic Plan for financial stability, diversity of membership, and reaching out to more of you in different parts of the state.

A favorable office rental market in downtown San Francisco made it possible for us to have more office area, eliminate the need for offsite storage, and not increase our monthly rent budget. The new office location is well served by subways, buses, trolleys, and cable cars. We remain in an area where we have received enormous direct support from individuals and firms. We are building better relationships with local preservation organizations, and with the regional office of the National Trust for Historic Preservation in San Francisco. This base of support is not causing us to narrow our perimeter; it provides us with the stability we need to grow.

We continue to dream and scheme, and I encourage you to do the same. Your volunteerism, participation in programs, President's Circle Membership, or planned gifts can make these dreams come true: offices in both the north and south of California; a reactivated Californians for Preservation Action ("CPA" is our legally constituted lobbying organization) with an office in Sacramento, and "circuit rider" staff who can visit the far corners of the state.

Last but not least, our attentive and hard-working CPF staff loves the new offices and location!



California Preservation is published by the California Preservation Foundation, California's only statewide, non-profit organization promoting historic preservation.

Editor:
Karin Martin

Contributors:
Roberta Deering
Peyton Hall

Your contributions are always welcome. Please e-mail your story and "tiff" formatted photo to:
cpf@californiapreservation.org.

*paper 100% recycled
30% post-consumer
content
soy based ink*



Ted Savetnick
CPF's first Volunteer of the Year

TED SAVETNICK – CPF Volunteer of 2003!

The California Preservation Foundation's Board of Trustees this year decided to honor its first Volunteer of the Year, and a most worthy honoree he is, Ted Savetnick, from San Francisco. Ted is a Certified Public Accountant who, for well over a decade, has volunteered his time and expertise in keeping CPF's financial books and local, state and federal tax reports in order. Until this past month, when CPF hired a part-time bookkeeper, Ted handled the development of all of CPF's financial statements volunteering his time . . . and still coming to the California Preservation Conferences en route from a play or musical event, his other passion! From CPF, thank you Ted!

CPF's new Office Manager and Bookkeeper

In August, CPF gained not only new offices, but a new part-time Office Manager, Mary Kathryn Rountree, and its first Bookkeeper, Ella Connelley, also part-time. CPF's Executive Director, Roberta Deering, noted that for years, CPF had tried to combine office management and bookkeeping into one position, but this arrangement is much more efficient. "And, having a great bookkeeper, I'm learning, is almost like heaven for a non-profit organization," says Deering.

Gladding, McBean

ARCHITECTURAL TERRA COTTA



*G*ladding, McBean terra cotta provides an exceptional tool for creating striking effects. From arches to fountains, window surrounds to building entrances, ornaments to entire facades. Terra cotta offers the perfect medium for bringing an architect's expression and signature style into reality. The nature of clay combined with the design expertise of Gladding, McBean, have brought lasting beauty to buildings for more than 125 years.



601 7th St. Lincoln, CA 95648
(916) 645-3341 (800) 776-1133
www.gladdingmcbean.com

Michael Crowe Retires from National Park Service



Michael Crowe, enjoying the Gala during the 2003 California Preservation Conference in Santa Barbara - a night in old Spain!

Michael Crowe retired this summer after a long career with the National Park Service, most recently as its Pacific Region National Historic Landmarks Coordinator, headquartered in Oakland. Michael served on the California Preservation Foundation's Board of Trustees and as President from 1996 through 1998, and was instrumental in the development of CPF's Preservation Design Awards event (making sure it is a good party!). Michael continues to volunteer with CPF as a member of its 2004 Conference Program Committee, serving as the Co-Leader of the Architecture/Architectural History Track.



TREASURES...TO PRESERVE



CONTACT: DAVID W. COCKE, SE

1005 WEST 190th STREET, GARDENA, CALIFORNIA 90248
310-323-9924 FAX 310-323-9925 www.structuralfocus.com

THANKS FOR
RENEWING!

WELCOME
NEW MEMBERS!

Members who joined
or renewed between
7/01/03
and
10/31/03
are listed. If you
have contributed
since this time, your
name will appear in
the next issue.

Preservation Friends

Brian Grogan Photography + Preservation Associates, *El Portal*; Harry Price & Nancy Lochman, *Napa River Inn, Napa Mill Dev.Co., Napa*; Palo Alto Stanford Heritage, *Palo Alto*.

Households

Richard Starzak & Claudia Starzak-Perret, *Los Angeles*; Lynne Freeman, *Sacramento*; Elizabeth Schreiber & Michael Schreiber, *Rancho Santa Margarita*.

Individuals

David Daun, *Quincy*; Deborah Schlanser, *San Luis Obispo*; Teri Delcamp City of San Diego, *San Clemente*; Connie Wright Carmel Preservation Foundation, *Carmel*; Chuck Fellows Preserve the Village, Inc., *Arroyo Grande*; Donna Krause Colusa Heritage Preservation Committee, *Colusa*; Carl Ginther Capital Growth Properties, Inc., *La Jolla*; Bob La Perriere Cemetery Advisory Commission, *Sacramento*; Amber Grady, *Sacramento*; Sandor Shapery, *San Diego*; Cynthia Shartzter, *Oakland*; Julie Cerra City of Culver City Cultural Affairs Commission, *Culver City*; Andrea Galvin Caltrans Office of Historic Preservation, *Sacramento*; Belinda Smith, *Benicia*; Holly Mitchem City of Ojai Historic Preservation Commission, *Ojai*; Bernard Butcher, *San Francisco*; Valerie Winemiller PANIL, *Oakland*; Leila Moncharsh Veneruso & Moncharsh, *Oakland*; Samuel Edwards County of Orange, *Placentia*.

Students

Arlene Hopkins Skye City Community Building, *Santa Monica*; Suzanne Brinkley, *Pleasant Hill*; Hillary Jo Jenks, *Los Angeles*; Anna Naruta University of California Berkeley, *Oakland*.

Savannah College of Art and Design

Historic
Preservation

**APPLY
NOW!**

B.F.A.

M.A.*

M.F.A.

**Graduate
Certificate***

***also offered online**

www.scad.edu/elearning

Savannah, Ga. | phone: 800.869.7223 | e-mail: admission@scad.edu

PRESIDENT'S CIRCLE

THE PRESIDENT'S CIRCLE IS A GROUP OF COMMITTED PRESERVATIONISTS WHO ENJOY SPECIAL RECOGNITION, EDUCATIONAL OPPORTUNITIES AND SOCIAL ACTIVITIES WHILE SUPPORTING THE FOUNDATION'S ENDEAVORS.

CURRENT PRESIDENT'S CIRCLE MEMBERS INCLUDE:

Heritage Benefactor

Millie Mario, *Palo Alto*

Heritage Patron

Julius Shulman, *Los Angeles*

Preservation Sponsors

Historic Resources Group, LLC, *Hollywood*
Jane Carter-Bauman, Carter Land & Livestock, *Colusa*
William & Claire Bogaard, *Pasadena*
Donna Clandening, Ove Arup & Partners, *Los Angeles*
Kathleen Green, *Sacramento*
Nancy Riddle Iversen, Las Palmas Ranch, *Salinas*
Diane Kane, CalTrans, *La Jolla*
Gee Gee Platt, G. Bland Platt Associates, *San Francisco*
James Salata, Garden City Construction, *San Jose*
Ione Stiegler, IS Architecture, *La Jolla*
Carolyn Wagner, Claremont McKenna College, *Claremont*
Nabih Youssef, Nabih Youssef & Associates, *Los Angeles*

Preservation Partners

Architectural Resources Group, *San Francisco*
The Getty Conservation Institute, *Los Angeles*
Chris Ackerman, The Ackerman Group, *Coronado*
Montgomery Anderson,
Cody Anderson Wasney Architects, *Palo Alto*
Mark Appleton, Appleton Associates, *Santa Monica*
John Ash, The John Ash Group, *Eureka*
Terrence Bottomley,
Bottomley Design & Planning, *Oakland*
Timothy Brandt, *Sacramento*
Susan Brandt - Hawley,
Brandt-Hawley Law Group, *Glen Ellen*
James Bryant, Carpe Diem Fine Books, *Monterey*
Alice Carey, Carey & Co., Inc., *San Francisco*
David Charlebois,
California Waterproofing & Restoration, *Walnut*
Charles Chase,
San Francisco Architectural Heritage, *San Francisco*
Robert Chattel, Chattel Architecture,
Planning & Preservation, Inc., *Sherman Oaks*
David Cocks, Structural Focus, *Gardena*
Courtney Damkroger, City of San Jose, *San Jose*
Linda Dishman and John Hinrichs, *Los Angeles*
Milford Wayne Donaldson, Architect Milford Wayne
Donaldson, FAIA, *San Diego*
Paul Dreibelbis, Moonlight Molds, *Gardena*
Alan Dreyfuss, Alan Dreyfuss, Architect, *Oakland*
Steve and Jana Drobinsky,
Ohmega Salvage & Ohmega Too, *Berkeley*
Jeff Eichenfield, Eichenfield & Associates, *San Francisco*
Alice Eichold, *Davis*
Myra Frank, Myra L. Frank & Associates, Inc., *Los Angeles*
Michael Garavaglia, Garavaglia Architecture, *San Francisco*
Doug Gardner, Catellus Development Corp., *Los Angeles*
Curt Ginther, UCLA Capital Programs, *Los Angeles*
Peyton Hall, Historic Resources Group, *Hollywood*
Anthea Hartig, *Riverside*

Join CPF and Support Preservation

Send this coupon with your membership contribution to the:
California Preservation Foundation,
5 Third Street, Suite 424, San Francisco, CA 94103.
Or join on-line at www.californiapreservation.org.

Preservation Associate	\$200
Preservation Friend	\$100
Organization (up to 3 people)	\$100
Household (up to 2 people)	\$60
Individual	\$40
Full-time Student	\$20

PRESIDENT'S CIRCLE

HERITAGE BENEFACTOR	\$5000
HERITAGE PATRON	\$2500
PRESERVATION SPONSOR	\$1000
PRESERVATION PARTNER	\$500

Name(s) _____
Organization _____
Address _____
City _____ ZIP _____
Home () _____ Work () _____
Fax () _____ e-mail _____

Cindy Heitzman, City of St. Helena, *St. Helena*
Stephen Johnson,
Hardy Holzman Pfeiffer Associates, *Los Angeles*
Christopher Johnson, Johnson Architecture, *Fresno*
Bruce Kibby, City of Cloverdale, *Cloverdale*
Gary Knecht, Knecht & Knecht, *Oakland*
Ruthann Lehrer, City of Long Beach, *Long Beach*
Arnold Lerner, Lerner & Associates Architects, *San Francisco*
Brenda Levin, Levin and Associates, *Los Angeles*
Angela Mallett, San Carlos Heritage Association, *San Carlos*
Timothy McAnany, Randall / McAnany, *Los Angeles*
Christy Johnson McAvoy, Historic Resources Group, *Hollywood*
Sheila McElroy, Circa: Historic Property Development, *San Francisco*
Dennis Morrone, Hathaway Dinwiddie Construction Group, *Santa Clara*
Thomas Neary, Morley Builders, *Santa Monica*
David Neuman, University Architect, *Menlo Park*
Peter Norton, *Santa Monica*
Mary Novak, Spottswoode Winery, *St. Helena*
Frances Offenhauser, Offenhauser / Mekeel Architects, *West Hollywood*
Anne Ordning, *San Francisco*
Richard Patenaude and Jim Demersman, *Hayward*
James Robbins, Robbins Jorgensen Christopher, *San Diego*
Monica Rohrer, La Maison, *Berkeley*
Carol Roland Nawi, Roland Nawi Associates, *Sacramento*
Deborah Rosenthal, Cox, Castle & Nicholson LLP, *Irvine*
Alex Stillman, Alex Stillman & Associates, *Arcata*
Nancy Stoltz, NES Design and Planning, *Mill Valley*
Tatyana Thompson, Tatyana M. Thompson & Associates, Inc., *Santa Monica*
H. Ruth Todd, Stanford Planning Office, *Stanford*
J. Gordon Turnbull, Page & Turnbull, Inc., *San Francisco*
Cassandra Walker, City of Napa, *Napa*
Chris Wasney, Cody, Anderson Wasney Architects, Inc., *Palo Alto*
Keith Watt, *San Jose*
Keith Weber, The John Stewart Co., *San Francisco*
Loring Wyllie, Degenkolb Engineers, *San Francisco*
Buzz Yudell, Moore Ruble Yudell, *Santa Monica*



Board of Trustees

President: Peyton Hall, *Hollywood*
 Vice Pres.: Cindy Heitzman, *St. Helena*
 Ione Stiegler, *La Jolla*
 Treasurer: Tom Neary, *Santa Monica*
 Secretary: Courtney Damkroger, *San Jose*
 Montgomery Anderson, *Palo Alto*
 Huell Howser, *Los Angeles*
 Christopher Johnson, *Fresno*
 Bruce Kibby, *Cloverdale*
 Sheila McElroy, *San Francisco*
 Alan Merson, *Santa Monica*
 Marion Mitchell-Wilson, *Riverside*
 Simin Naaseh, *San Francisco*
 Carol Roland Nawi, *Sacramento*
 Margie Reese, *Los Angeles*
 Paige Swartley, *San Francisco*
 Carolyn Wagner, *Claremont*
 Cassandra Walker, *Napa*
 Tim Whalen, *Los Angeles*

Executive Director:
 Roberta Deering
 rdeering@californiapreservation.org
 Membership & Development Associate:
 Sarah Sykes
 ssykes@californiapreservation.org
 Office Manager:
 Mary Kathryn Rountree
 cpf@californiapreservation.org
 Bookkeeper:
 Ella Connelley
 cpf@californiapreservation.org
 Newsletter Editor:
 Karin Martin
 news@californiapreservation.org

PRESERVATION CALENDAR	February 26, 2004 <i>OHP/CPF Local Government Preservation Training Half Day Session San Diego</i>	February 28, 2004 <i>CPF Workshop: Designed Historic Landscapes San Diego</i>
	February 27, 2004 <i>CPF Workshop: The Secretary of the Interior's Standards San Diego</i>	February 28, 2004 <i>CPF Preservation Design Awards Ceremony & Reception San Diego Aerospace Museum, Balboa Park</i>

California Preservation Foundation
 5 Third Street, Suite 424
 San Francisco, CA 94103-3205
www.californiapreservation.org

Pre-Sorted
 First Class Mail
 U.S. Postage
 PAID
 Oakland, CA
 Permit No. 195