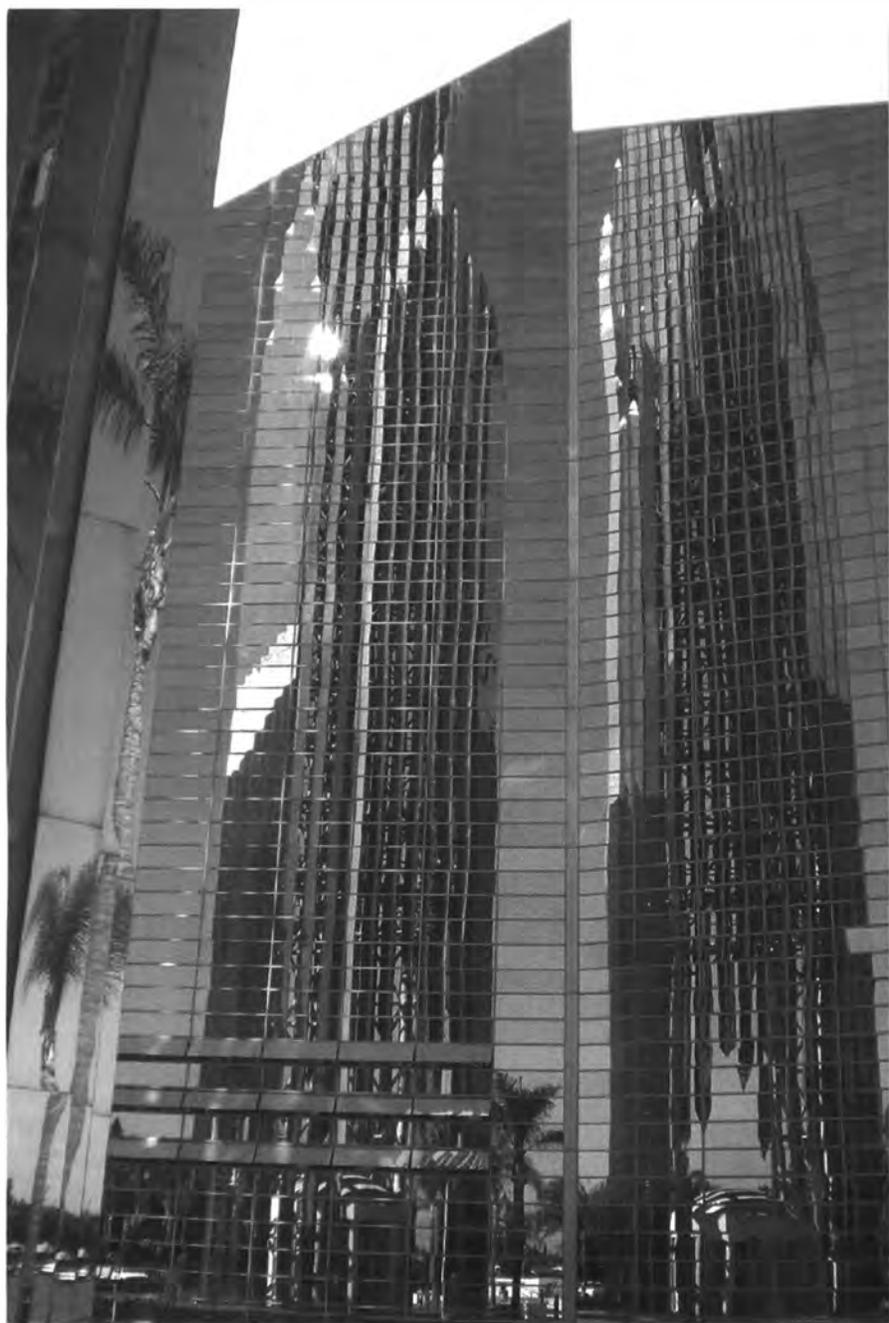




CALIFORNIA PRESERVATION FOUNDATION

Celebrating Orange County's Cultural and Historic Heritage



This May, historic preservation will take center stage in Orange County, CA as the 38th Annual California Preservation Conference celebrates California's world-famous historic and cultural heritage. The 2013 conference will also explore a range of thought-provoking topics that address the future of preservation and preservation technologies in the great Golden State.

The conference theme, titled "The True California Adventure: Preservation's Wild Ride," will feature over 20 sessions and workshops—

Continued on page 3

SPRING 2013

IN THIS ISSUE

- Note from the President
- Orange County Parks
- Advocacy Update
- Life Without Redevelopment
- Delta National Heritage
- Preservation Design Awards
- Upcoming Events

Crystal Cathedral. Photo: CPF

Note from the President



President
Charles Chase, AIA

The fine staff at California Preservation Foundation are working hard alongside a myriad of professionals and volunteers setting the stage for a great Preservation Conference May 1–3 in Anaheim. With a theme like Wild Ride, Orange County will be the site of some interesting and enticing opportunities to connect with preservation colleagues, old friends, and to make a few new ones along the way.

Of course you can anticipate seeing the wild side of Anaheim—and I am not talking about Mickey’s playground—but the challenges and successes of historic preservation in southern California and Orange County. We want you to see and hear how cutting-edge technologies are helping us identify historic resources, and how traditional methods of restoration are working hand and hand to help communities and property owners meet the demands of historic resource identification and preservation.

Be sure to take a study tour on May 1st. The offerings from Crystal Cove State Park to the Crystal

Cathedral will have you reaching for your shades and sunscreen! And don’t forget historic preservation isn’t for grandma anymore. We’ve got Eichlers and Mid Century Moderns that are as hip as hip can get.

The conference this year will not only give newcomers or those needing to be brought up to speed a refresher in Preservation 101, but will expand your community or organization’s capacity through creative approaches to preservation funding. Oh, and don’t forget there are mid-century moderns and Three-Minute Success Stories.

While historic preservation is a serious business, our ability to put on a great, fun conference is at the heart of what CPF does best while we educate and advocate for historic preservation. If you have not signed up please do so today and make sure to place your hotel reservation, too. Come for the conference and stay the weekend. We’ll show you how Anaheim and Orange County contributes to California’s heritage. We are looking forward to seeing you there!

Prepare for the Future: Planned Giving

Planned gifts are long-range contributions that will ensure the longevity of the California Preservation Foundation and sustain our important work with communities throughout California.

Please consider a gift to the CPF in your will or living trust. A simple charitable bequest can provide very meaningful support to our mission as well as reduce the amount of estate and inheritance taxes paid.

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Celebrating Orange County's Cultural and Historic Heritage

Continued from page 1

from seminars and panel discussions to mobile sessions and study tours—that delve into traditional and new notions of historic preservation and engage new audiences in setting its course for the future. The conference will focus on four specific tracks of discussion, all surrounding topics of new preservation technologies, heritage tourism, and the future of preservation.

CPF is excited to announce Shaheen Sadeghi as the 2013 Conference keynote speaker, founder of LAB Holdings, LLC, and former President of Quiksilver. Sadeghi has been praised for his work by the New York Times, BBC, USA Today, NPR, and Wall Street Journal for building the LAB Anti-Mall in 1993, as well as his work focusing on adaptive reuse and rehabilitation projects. Since then Sadeghi has been featured in TED Talks and is a consultant to many Fortune 500 companies. Consistently listed in the "O.C.'s top 101" and the L.A. fashion industry's "Top 25," he is also a recipient of the Hall of Fame award for Community Revitalization in Costa Mesa. CPF is thrilled Sadeghi is coming to this year's conference to speak with us about the challenges, issues, and trends facing preservation today.



Keynote speaker Shaheen Sadeghi; Old Orange County Courthouse. Photo: CPF

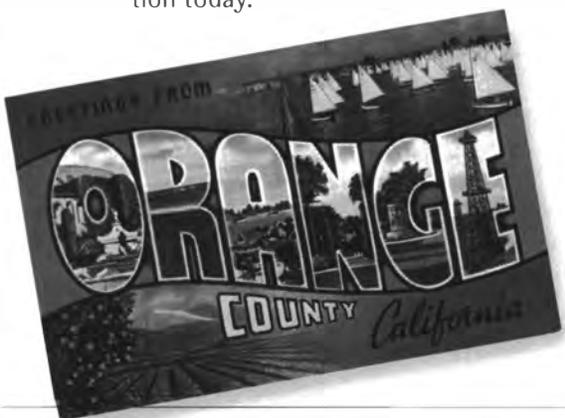
Based at the historic Crowne Plaza Anaheim Resort, the conference will include special events and tours that highlight Orange County's rich architecture, landscapes, and history, including the Old Orange County Courthouse—Los Rios Historic District—Casa Romantica—Anaheim Citrus Packing House—Crystal Cove State Park—Helena Modjeska Historic House and Gardens—Old Towne Orange—Crystal Cathedral—Muckenthaler Cultural Center—Chapman University—among others.

"While preservationists have always seen the critical role historic preservation plays in economic development, sustainability, community well-being, and other areas, this conference seeks to bring this message into the mainstream and engage the many people who may not think of their efforts as related to preservation," says Cindy Heitzman, Executive Director of California Preservation Foundation. "Our

cultural heritage belongs to all of us, preservation affects all of us, and we all have a role to play in preserving our heritage."

The California Preservation Foundation has worked closely since April 2012 with the following partners and organizations to create this event: Anaheim Historical Society; California State Parks, Office of Historic Preservation; City of Orange; City of San Clemente; Dana Point Historical Society; Fullerton Heritage; Muckenthaler Cultural Center; OC Parks—County of Orange; Orange County Historical Commission; Old Towne Preservation Association; San Clemente Historical Society; Tustin Preservation Conservancy; and USC Heritage Conservation Program.

Rooms are available at the Crowne Plaza Anaheim Resort. Call 888.233.9527 to make your reservation and reference our group code, California Preservation Conference, to receive the discount.



Orange County Parks

By Alicia Fischer

In 1897, Orange County received a 160-acre donation from James Irvine Jr. This donation established the first county park in the State of California, receiving the name “Orange County Park,” and beginning the history of one of the nation’s premier park systems.

Today, Orange County Parks (OC Parks) is a leader in park management and preservation across the country, housing over 60,000 acres of natural and cultural resources or its community, with the original

160 acres remaining as part of Irvine Regional Park. The parks range from historical sites and buildings to sections of the California coastline, providing something educational, personal, or spiritual for residents to experience. Since 1897, Orange County has taken pride in its numerous parks, tackling the responsibility to maintain and protect the land for future generations.

“The ways the acreage has been acquired over the years have varied,” says Griselda Castillo, Executive Officer for the Orange County Historical Commission, “but the result is

a reflection of our residents’ vision and efforts to protect both our local natural beauty and our community’s past.”

OC Parks also realizes the importance of history and historic preservation, with seven historical sites within the park system ranging from the Helena Modjeska Historic Home & Gardens—designed by New York architect Stanford White and once the home of Shakespearean actress, Modjeska, from 1888-1906—to the original courthouse in Orange County, the Old Orange County Courthouse, active from 1901-



Arden Modjeska house. Photo courtesy of Orange County Parks

1968. The Modjeska House is one of two National Landmarks in Orange County, the other being the Nixon Library.

“Through our historical parks, the past can be brought alive for us in the present, preserving our civic pride and accomplishments and, hopefully, can help us better understand our society today and in the future,” says Castillo.

The importance that OC Parks places on maintenance and using the parks as an educational resource provides the perfect backdrop for showcasing the way Orange County values its history and community. California Preservation Foundation is proud to showcase some of the historical landmarks within the OC Parks system at this year’s 2013 Annual Conference in Orange County, including the Modjeska Historic Home & Gardens and the Old Orange County Courthouse.

“We hope that attendees at this year’s conference can benefit from learning some of the creative ways OC Parks has approached restoring, maintaining, and operating our historical parks through the use of expert contract providers, partnerships, and volunteers,” says Castillo. “Historic preservation is not rejection of our present, but an acknowledgment and recognition of the role the past plays today. Past challenges, grand visions, accomplishments and failures—there is value in these stories.”

CPF is bringing the 2013 Conference to highlight areas like OC Parks that are preserving local, historical



Courthouse. Photo courtesy of Orange County Parks

resources every day, and bringing to light the different historical contexts that comprise Orange County.

Although Orange County might not seem like a historical mecca to most people, it’s the values that the county instills in its buildings, community, and history that makes it a historically important area. The effort to preserve, promote, and educate history are just as important as the historical resources themselves.

“People don’t generally think of Orange County as having much history beyond the obvious mid-century modern elements,” says Castillo. “Our historical parks are wonderful resources to our county’s residents and visitors interested in learning more about the county’s past. We welcome any chance to share and learn of practices, successes, and challenges in the management of historic resources for the benefit of all.”



*28th Street YMCA, Los Angeles.
Photo courtesy of Eric Staudenmaier.*

Historic Resources Group welcomes the California Preservation Conference back to Southern California.

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Advocacy Update

By Carol Poole

CEQA

The California Environmental Quality Act has been under unprecedented assault in recent years. CPF has joined with over 150 conservation, historic preservation, and local grassroots organizations to stave off attacks on this law under the name of CEQA Works. These groups and individuals are joining forces to show a united front of Californians committed to keeping CEQA strong.

Sacramento legislators are reviewing the 28 bills introduced this year for the reform of CEQA, the California Environmental Quality Act. Hearings began April 1, at the Assembly Natural Resources Committee.

Pressure is building to make major reforms that would undermine the basic protections of this law; after a chipping away at the law for many years, we fear 2013 may be the year where the core values of CEQA—community empowerment, informed decision-making and environmental outcomes—are truly at risk. Much is at stake for California: for our working families, for our public health, for the natural resources and beautiful places we cherish.

Whatever changes the legislature may make to CEQA, we must work to maintain its core principles:

- Transparency.
- Required mitigation to protect public health and natural resources.
- Comprehensive protection to cover holes in the existing

environmental regulatory structure.

- Meaningful public participation.
- Community enforcement of environmental laws through the court system.

What can you do to help?

CEQA Works continues to collect letters and narratives about how CEQA really does work to make sure projects are sound. Do you have a story to tell about how a specific project in your community was mitigated to bring protection to an important cultural resource that otherwise would have been harmed? Stories can be submitted to CEQA Works (visit <http://ceqaworks.org>). Please copy the stories to Carol Poole at California Preservation Foundation (cpf.cpoole@google.com).

That said, some of the bills are for positive change and need support. The Planning and Conservation League (PCL) is organizing and recommending support of these:

AB 380 (Dickinson) This bill would require all public notices filed during the California Environmental Quality Act (“CEQA”) review process be posted electronically at the Governor’s Office of Planning and Research (“OPR”) CEQAnet website, well as publicly with the county clerk-recorder’s office in the county in which the project is occurring.

AB 543 (Campos) This bill would require a lead agency to translate any notice, document, or executive summary required by the act when the impacted community has a

substantial number of non-English-speaking people.

AB 953 (Ammiano) This bill would require the lead agency to include in the EIR a detailed statement on any significant effects that may result from locating the proposed project near, or attracting people to, existing or reasonably foreseeable natural hazards or adverse environmental conditions.

SB 617 (Evans) has four components: it clarifies that project reviews must examine the impacts of the physical environment on the project, (in response to Ballona Wetlands Trust et al vs. The City of Los Angeles); it mandates that notices during the environmental review process be posted concurrently online with the Office of Planning & Research (OPR) and at the county recorder’s office in the affected county; it provides that electronic records of proceedings be posted concurrently with their preparation beginning with the initial filing; and it removes several dated provisions from the Act.

SB 754 (Evans) This bill as introduced contains no substantive provisions. It will be amended to include 6 provisions: requiring translation of initial notices and executive summaries in certain circumstances, providing clear procedures for enforcement of mitigation measures, clarifying that the baseline from which to assess environmental impacts cannot be based on unpermitted activity, prohibiting a project applicant from overseeing or directing preparation of its environmental review documents, limiting an agency’s

ability to charge for administrative record costs where a petitioner elects to prepare the administrative record, and removing outdated restrictions on mitigation fees for certain archaeological resource impacts.

CEQA Works is seeking concerned community members and organizations of all types to join our coalition. To lend your name and/or your organization's name and logo to be displayed on the CEQA Works website, go to <http://ceqaworks.org/take-action>. You will also have the opportunity to sign up to receive up-to-date information on CEQA, assist with media outreach, and sign a petition to legislators.

Post Office Relocations and Closures

CPF continues to monitor the sale of historic California Post Offices and is actively involved as a Section 106 consulting party under NEPA on individual post offices including those in Santa Monica, San Rafael, Palo Alto, and Burlingame.

The United States Postal Service needs to find a satisfactory means of protecting the buildings after their sale to private parties. Preservation covenants can insure review of the appropriateness of plans for rehabilitation, alteration or modification to the character defining features of the structures; however, the sticking point continues to be identifying qualified organizations that will accept the covenants and monitor the buildings in perpetuity. CPF is exploring the possibility of accepting

these easements, which means a commitment to monitor and protect the buildings in perpetuity.

Advocacy Updates at the Orange County Annual Conference, May 1-3

The Legislative Lunch on Thursday, May 2, will feature a discussion with Erik Hein, Executive Director of Preservation Action on preservation legislation at the national level.

Two California projects that CPF has been helping with over the past year are highlighted at conference sessions. On Friday, May 3rd, there is a mobile session to Historic Wintersburg, a small Japanese American agricultural community founded in the 1800s that is threatened with demolition.

The Sexlinger Orchard project, an on-going effort to protect one of the last small orange groves and family farms in Santa Ana, will be discussed by two members of the Old Orchard Conservancy in the session titled Beyond the Building: Identifying, Documenting and Managing Non-Building Resource Types on Wednesday, May 1.

CPF Mission Statement

The California Preservation Foundation provides statewide leadership, advocacy and education to ensure the protection of California's diverse cultural heritage and historic places.

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Life Without Redevelopment

By Alicia Fisher

What happens when a historic building isn't able to receive funding? Is there a time and place to implement a plan to protect historical buildings and neighborhoods, rehabilitating them for use by future generations? Or do buildings sit dormant and forgotten, their pasts unappreciated and eventually torn down?

In 1945, the State of California implemented the California Community Redevelopment Act (CRA) to ensure that didn't happen. The CRA permitted local governments to create redevelopment agencies to provide funding and structure for plans surrounding the redevelopment of buildings and neighborhoods, in-

cluding historic sites and communities plagued by blight and degradation. Then, in 1952 the California Community Redevelopment Law was passed to route property tax increments directly to Redevelopment Agencies (RDAs) to make projects self-supporting and relieve taxpayers of redevelopment costs.

With these agencies in place, the State of California had a way to fund and fight for the projects that desperately needed improvements. The 425 RDAs in California helped with low-income housing projects, rehabilitation and reuse, as well as preserving historic buildings with no other chance for survival.

However, not all energy was positive for RDAs. The sentiment of redevelopment projects over the past few decades had been mixed: although RDAs did a lot of good in some areas, at times it was not helpful in preserving what it said it would, taking out beautiful historic buildings all for the name of redevelopment.

In 2011, Governor Jerry Brown was looking for ways to help close the State's budget deficit, and suggested shutting down RDA's to return the \$1.7 billion from redevelopment funds to the State in other areas. In 2012 that vision became a reality, leaving cities to fend for themselves on redevelopment projects.

Now, the impact the loss of RDAs has had on local governments is coming into focus.

"The pool of money for projects, whether preservation related or not, isn't there," says Brian Grayson,

Interim Executive Director for the Preservation Action Council of San Jose. "But the potential impact isn't completely known in terms of projects that might've been completed with redevelopment funds down the line. Now the Planning Department is doing the best they can, more or less, on their own time to cover preservation issues, but certainly not at the level of the redevelopment agency."

San Jose had the second-largest RDA after Los Angeles and before San Diego. Many of San Jose's projects were for restoration, affordable housing, and saving historic buildings, including the San Jose Theater, which was slated for demolition but eventually fought for, saved, and restored with redevelopment funds.

In the City of Anaheim, it's a different story. The Redevelopment Agency in Anaheim funded historic preservation for the city for the last couple decades. That funding in conjunction with a very committed community resulted in a focused preservation plan for the city as well as the city's original historic neighborhood, the Colony District. Although redevelopment agencies have been dissolved, communities working on existing projects were allowed to complete them with allocated redevelopment funds. Currently, Anaheim is completing the restoration and reuse of the Citrus Packing House, the last completed restoration project for the city.

"A lot of our work involved identifying, buying, moving and preserving the best specimens of architectural significance in the city



Photo: CPF



Downtown Anaheim. Photo: CPF

of Anaheim—mostly residential properties and neighborhood blocks,” says John Woodhead, Community Development Director for the City of Anaheim. “Redevelopment over the decades has been the only significant funding source for this kind of activity. The Redevelopment agency made it possible to save over fifty historic residential properties and five National Register commercial buildings.”

In addition, Anaheim has the Mills Act in place, with over 230 properties under Mills Act contracts. The Mills Act allows qualifying owners to receive a property tax reduction. The legislation grants participating local government authorities to enter into contracts with owners of qualified historic properties that actively participate in the restoration and maintenance of them.

“In Anaheim, we require that the properties undergo a complete historic survey and that they be restored to historic preservation standards before receiving the Mills Act contract,” says Woodhead. “Preservation plans are currently being administered with a very light touch

by our Community Services Department, Parks and Recreation, and a small amount of time from the Planning Department to continue to see these contracts are maintained and inspected on a regular basis.”

But for many, there is no light at the end of the redevelopment tunnel.

“Redevelopment projects are totally gone, and I can’t see the city being able to continue to fund the implementation of preservation plans,” says Jim Wilson, Preservation Architect for Thirtieth Street Architects. “Anaheim is a special situation, with a 1.8 square-mile historic district. The Redevelopment Agency supported the preservation and the city continues to do so as well. However, I don’t see the city continuing to fund the rehabilitation of historic structures as the redevelopment agency did. It will all be on the private side.”

Although Anaheim has a large community with preservation near and dear to their hearts, many cities aren’t that way. With the loss of redevelopment also came lost jobs, projects, and ultimately beloved buildings that create the personality

of a community. It’s a complex, complicated issue that there seems to be no definitive answer for.

Cassandra Walker, City of Napa’s former Community Development Director, says it’s an emotional issue for her.

“From my perspective, it was a stupid thing the state did—grab a bunch of money tied up in projects that are the most blight, that can’t be resold or redeveloped,” she says. “When there were redevelopment funds available, there was a revenue source that could be targeted that could preserve or restore a lot of adaptive reuse, historic buildings. Now there is no substitute for that and a lot of properties will sit untouched.”

Walker is unsure of the future for historic properties.

“People are in limbo, not particularly cities, but owners of properties and how they’re going to move forward with projects,” she says. “It’s emotionally frustrating. Everyone’s going through the aftermath of dissolution and not knowing what to do.”

While the loss of RDAs is frightening to many cities with historical buildings or big redevelopment projects unfinished, the impact is real and leaving many people unsure of what will happen next.

“I think in some ways it’s too soon to really know for sure what the impact will be,” says Grayson, “and for [San Jose] it was mixed emotions—good things and bad things, with which we will eventually see the outcome.”

The Sacramento–San Joaquin Delta National Heritage Area

By Alex Westhoff

*When you drink water, consider
the source.*

—Chinese Proverb

The Sacramento–San Joaquin Delta, the largest estuary on the West Coast of the Americas, is rich with resources of vast importance locally, statewide, nationally, and internationally. Tucked between Northern California’s urban population centers of San Francisco Bay Area, Sacramento, and Stockton, the Delta serves as the confluence of five rivers, draining 40% of California. The Delta is the hub of the State’s water supply, a global food supplier, habitat for hundreds of plant and animal species, and a popular location for water-based recreation. Despite its significance, the Delta remains an unknown region to many.

In 2009, the California State Legislature passed a comprehensive package reforming governance of the Delta, which included a charge for the Delta Protection Commission (DPC) to develop a feasibility study for a Delta National Heritage Area (NHA). The DPC completed this study in 2012 with a process that incorporated stakeholder participation throughout its entirety. Additionally, in 2013 Senator Dianne Feinstein and Congressman John Garamendi introduced bills to establish the Delta NHA. If this legislation passes, the Delta will become the first NHA in California.



Photo: Delta Protection Commission

NHAs are places where natural, cultural, and historic resources combine to form cohesive, nationally important landscapes. While National Park Service (NPS) provides technical, planning, and limited financial assistance, NHAs are not NPS units, but rather grassroots, community-driven approaches to heritage conservation and economic development. The goals of the Delta NHA include public education, heritage tourism, historic preservation, and public access. As part of the Delta NHA participatory study process, five themes were developed which highlight the Delta’s national significance:

- At the heart of California lies America’s inland delta.
- Conversion of the Delta from marshland to farmland was one of the largest reclamation projects in the United States.

- Multicultural contributions and experiences have shaped the Delta’s rural landscape.
- The Delta, California’s cornucopia, is amongst the most fertile agricultural regions in the world.
- The Delta lies at the center of California’s water resource challenges.

The DPC is continuing to develop partnerships with local organizations to undertake projects to preserve, enhance, and restore heritage resources of the Delta, centered around these five themes in order to meet the NHA goals. DPC staff look forward to continued collaborations with the preservation community to ensure that the vision of a Delta NHA becomes a reality. For more information, please see www.delta.ca.gov.

Alex Westhoff is an Associate Environmental Planner with the Delta Protection Commission.

2013 Preservation Design Awards

This year marks the 30th anniversary for the California Preservation Design Awards, with nominations accepted now through June 1, 2013. Throughout the past 30 years, over 450 projects have received recognition within the history of the program.

The awards will be presented at the California Preservation Award Program, which combines the presentation of the design awards with the President's Awards. This year the program will be held at a gala event in San Francisco that will also coincide with the release of a book on the Preservation Design Award program published by Heyday Books based in Berkeley, California.

CPF's annual Preservation Design Awards recognizes outstanding achievements in the areas of preservation and highlight notable preservation efforts and projects throughout California. The lengthy competitive process includes a panel

of experts who carefully review all entries. The panel selects all winning projects that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Entries are accepted in eight categories: Preservation, Rehabilitation, Restoration, Reconstruction, Contextual In-Fill, Craftsmanship & Preservation Technology, Archaeology & Interpretive Exhibits, and Cultural Resource Studies.

Submissions are invited from owners, architects, craftsmen, contractors, landscape architects, engineers, planners, archaeologists, developers, architectural historians, organizers, volunteers, students, and others engaging in historic preservation activities. Projects must have been completed between June 1, 2007 and May 31, 2013, and may be entered into more than one category.

To enter a project, visit www.californiapreservation.org/awards.html.



Angel Island. Photo: David Wakely



The Schindler house, Los Angeles. Photo: Grant Mudford



Richmond Memorial Civic Center. Photo: Vern Cheung

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Upcoming Events

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Webinar Hangar to High-Tech: Reimagining Post-Industrial Adaptive-Reuses

Milan Ratkovich, Owner/Developer, The Ratkovich Company; Theresa Grimes, Galvin Preservation Associates; Brenda Levin, AIA, Levin & Associates Architects; Wayne Chang, SE, Structural Focus; Steve Russell, Interscape Construction; Ray Adamyk, Spectra Company
Wednesday, April 17, 2013

Webinar Materials Conservation: Wood

Carolyn Searls, PE and Janelle Leafblad, PE Simpson Gumpertz and Heger
Tuesday, April 23, 2013

38th Annual California Preservation Conference

Crowne Plaza Anaheim Resort, Anaheim, California
Wednesday, May 1–Friday, May 3, 2013

Webinar Materials Conservation: Concrete and Masonry

Carolyn Searls, PE & Janelle Leafblad, PE Simpson Gumpertz and Heger
Tuesday, April 21, 2013

Preservation Design Awards Application Submission Deadline

Saturday, June 1, 2013 at 5:00 pm

Webinar Preservation Law

Diane Kane, PhD & Deborah Rosenthal, Esq., Sheppard Mullin Richter & Hampton, LLP
Tuesday, June 11, 2013

Webinar The Mills Act

Andrea Galvin, Committee Leader
Tuesday, July 9, 2013

Webinar CEQA—Process Overview

Akoni Danielsen, Amy Minter
Tuesday, July 23, 2013

Webinar CEQA—Responding to DEIRs and Mitigation

Sally Zarnowitz & Adrian Fine
Tuesday, August 13, 2013

Does your organization or community have events planned that you would like us to share? Let us know at cpf@californiapreservation.org!

Where Is It?

California contains a wealth of diverse historical and cultural treasures. Can you identify where this property is?

(Answer will be in the next newsletter.)



*Answer from last issue:
Home of Kenny Irwin,
Palm Springs*



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