

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

1989 CONFERENCE - L.A. IS THE PLACE

This year the fourteenth Annual State Preservation Conference takes place in the Big Orange: Thursday, April 20 through Sunday April 23. It will be held at the landmark Biltmore Hotel downtown, itself a fascinating preservation case study. Built in 1923 by prominent New York architects Schultze and Weaver, the designers of New York's glamorous Waldorf Astoria, it was Los Angeles' "coming of age" and framed downtown's central park, Pershing Square. Architecturally, the hotel combines Italian Renaissance with Spanish and Moorish accents. Just a few years ago, it was extensively renovated and a new office tower was added.

The Conference's opening night reception takes place in the Los Angeles City Hall rotunda, a colonnaded space with richly colored marble, inlaid floor designs and decorative brass. Other special festivities include the Preservation Design Awards, the legendary Three-Minute Success Stories and a gala evening with dinner featuring the famous and lively California Preservation Foundation auction.

The conference leads off with a symposium on Thursday afternoon, "The Future of Preservation: Goals for the Next Decade." Representatives of major public and private preservation organizations will explore this important topic with the audience. Conference workshops, Friday and Saturday April 21 and 22, consists of five tracks: "Preservation Law and Policy," "Development and Design," "Neighborhoods and Small Towns," "Heritage Promotion." The fifth track, "Building Los Angeles," deals with architectural history, a first for the Conference and important for everyone as the material for the newly required context statements for National Register nominations. Additionally, some workshops will focus on L.A.'s unique architectural innovations: the work of Richard Neutra, Frank Lloyd Wright and Rudolph Schindler; the fifties and "case study houses," and Watts Towers.

Sessions in Heritage Promotion, Interpretation and Education include: using tourism to promote historic resources, marketing and promotion, a historic sites roundtable discussion on public relations and constituency development, and sessions on historical interpretation and urban archeology.

Highlights of the track on Neighborhoods and Small Towns include: getting started with neighborhood organizing and cultural resources surveys, using planning and zoning, historic districts (local and National Register), and providing affordable housing in old and historic buildings.

A new topic is being offered this year under Development and Design: a roundtable discussion with representatives of city building and fire departments, developers, architects, and engineers on using the State Historic Building Code; field tour workshops on historic theaters and on tax certification issues, landscape restoration and historic landscape design, and

additions to historic buildings. Several sessions on downtown revitalization will include the National Trust's Main Street program, revitalizing of small city downtowns, redevelopment and the Hollywood Boulevard Historic District, and urban main streets in big cities, with case studies of Los Angeles' Broadway and Spring Street.

Preservation Law and Policy workshops will offer updates on federal and state law, with emphasis on CEQA; a discussion of economic incentives, and a workshop on drafting and using local ordinances. A session on effective political action includes the views of political decision-makers and a simulation workshop on crisis management.

While this year's conference is in L.A., subject matter should appeal to Californians from small towns and large cities. The State Office of Historic Preservation, a conference co-sponsor is a major participant in the workshops, presenting updates on the new National Register regulations, cultural resource surveys, certified local governments, and tax certifications. Additionally, staff from the SOHP will be available to conference participants in specialized workshops, providing technical assistance in particular areas to more advanced preservationists and professional consultants. Many of the sessions focus on issues and projects in the larger metropolitan area and develop ideas and solutions useful to preservationists from Visalia to Eureka. On Sunday, the conference concludes with field trips spanning the Los Angeles region, presented by local preservation organizations and house museums.

In another first, the State Historical Resources Commission will meet with us in Los Angeles prior to the Conference. The regular Spring meeting of the Commission is scheduled for Thursday morning, April 20, from 9:am to 1:00 pm. The State Historic Building Code Board will meet Thursday afternoon for a business meeting held in conjunction with the Conference, as it has in the past. This year's gathering of California's preservation community will truly involve everybody.

The Los Angeles Conference has a host of local co-sponsors. As usual, the National Trust Western Regional Office and the State Office of Historic Preservation are co-sponsoring with CPF. Additional statewide co-sponsors include the Society for Cali-

fornia Archeology, the Association for Preservation Technology, and -- for the first time -- the California Committee for the Promotion of History. **Watch for your Conference brochure and registration form in the mail early in March.**

This newsletter was produced by John Merritt with the help of Dick Price. Contributors include: Ginger Elliott, Judith Lynch, Ruthann Lehrer and Sharon Marovich. You, too, can see your name in print here; we welcome articles of interest to other California preservationists...and please include illustrations, either b/w glossy photos or good-reproduction line drawings.



L.A.'s City Hall - Opening Night 1928, (photo credit CHS) from a postcard produced by Margaret Bach, Greater Los Angeles, P.O. 491372, L.A., CA 90049

WHAT IS TO BE DONE - NELLIE'S D.C. REPORT

Nellie Longworth says the preservation world is anxiously awaiting news of further appointments from the Bush administration. The first order of business in Congress, however, is predetermined. The "Community Revitalization Act of 1989" will be announced in the House on February 1, and will be a single-issue bill removing the rehab credits and low-income housing credits from the "passive loss restrictions." Co-authors are Barbara Kennelli (D-CONN) and Richard Schulze (R-PA). Preservation Action's goal is to build a list of 100 co-authors in the House and we need to make sure the California delegation is included; Robert Matsui and Vic Fazio were the only California supporters last year. The bill will be introduced in the Senate by Senators Danforth (R-CONN) and Mitchell (D-ME).

"Passive loss" has greatly limited the attractiveness of the historic credits and has cut deeply into the financing capabilities (such as syndication) which often make a project go. Since the 1986 changes, use of the tax credits for historic rehabilitation has dropped steadily from 3,117 projects (representing a reinvestment of 2.4 billion) in 1985 and 2,964 projects (1.6 billion) in 1986 to 1,931 (1.08 billion) in 1987 and, now, only 1,092 projects (only 856 million) in 1988.

Let's get this program moving again; call your congressional representatives today and get them to sign on as Community Reinvestment Act of 1989 co-sponsors.

COMMUNITY CONSERVATION EFFORTS

New Demolition Controls in San Francisco

San Francisco's Board of Supervisors voted narrowly to adopt far-reaching demolition and neighborhood design guidelines early this month. The controls were developed to discourage the proliferation of "Richmond Specials", construction or additions and alterations done with no regard for neighborhood character, resulting in a crowded and cluttered appearance on vintage streets.

The "Neighborhood Conservation Interim Controls" were approved by the Planning Commission in September, and the Supervisors' approval will lead to permanent regulations by March, 1990. The controls establish a three-tiered system for the review and processing of applications for building additions and new buildings. Minor changes (Tier 1) would be reviewed by staff and could be approved quickly.

Tier 2 covers applications where proposed development is up to 10 feet higher than the average of the buildings adjacent to the project site and/or the depth of the building exceeds the average of adjacent buildings. Tier 2 would also require the pre-application notice, plus notification to residents and property owners on the entire block around the site.

Tier 3 covers applications that propose to build up to the limits of the current Planning Code, and requires approval by the City Planning Commission, after public hearing: the proposal can only be approved if the Commission finds it is in compliance with the "compatibility" criteria.

The controls prohibit the demolition of single-family and two-family dwellings unless: (1) a single family building is replaced with a single family building; (2) it is unsound; or (3) it has no substantial remaining market value or reasonable use. Demolition of a single or two-family residential building which has been designated as a landmark or contributory building in an historic district or which the Landmarks Preservation Advisory Board determines is qualified to be designated as a landmark or contributory building is permitted only if (2) or (3) applies.

A related publication has just been released, *Design and Development: Infill Housing Compatible With Historic Neighborhoods*. San Francisco has its "Residential Design Guidelines" to instruct those interested in doing alterations or new construction; this handbook by Ellen Beasley turns its focus to a less compact district in Nashville to show, through a case study, how new construction can fit in the historic context and be well designed, too. No. 41 of the Information Series, it is available from the National Trust "Preservation Forum" (1785 Massachusetts Ave., N.W., Washington, D.C. 20036).

Stiff Penalties Proposed in Pasadena

The City of Pasadena is moving in the direction of much stiffer penalties for unlawful demolitions. Recommendations to the City Council ("The Board") from the Cultural Heritage Commission and the City Manager would set penalties for illegal demolition at:

- (1) \$10,000 if a building is over 50 years old
- (2) \$20,000 if it is a "Structure of Merit"
- (3) \$50,000 if it is a "Treasure" (a special category in Pasadena), the work of architects Greene and Greene, existing or eligible City Landmarks or National Register buildings.

* in some cases, reconstruction could be required or, if that is impossible, no new construction would be allowed on the site for three years.

* unlawful alteration would require restoration to original appearance and a \$1000 per day penalty until appropriate restoration plans are submitted.

* restoration work can be ordered by the City, if the owner will not comply, and a lien would be placed on the property.

The recommendations come after the reported loss of at least 12 buildings in the last six months, demolished without permits, normally subject to review by the Cultural Heritage Commission and staff. Demolitions without a permit suffer a "double fee" of the usual, negligible, permit cost, hardly a deterrent if someone wishes to avoid design review and Commission approval.

Recommendations were accepted in concept by the City Board of Directors and staff was directed to prepare an ordinance for final adoption. There is some concern about the fee level of penalties, -- despite Board interest in even stiffer penalties than those proposed.

Few cities in California have attempted to set a real price on property lost through illegal demolition; the penalties proposed are minimal compared to replacement costs and are only token repayments to a community with a strong commitment to preserving its cultural resources, and this from individuals determined to ignore policy, regulations and public opinion.

Berkeley - There is some irony in HUD's recent award of a Certificate of National Merit to the Delaware Street Historic Development Project in the middle of West Berkeley's Ocean View neighborhood for the creative use of federal funds. In the 1970s HUD was the funding source for city plans to demolish most of the historic buildings in Ocean View -- until the local residents fought long and hard to overturn this "solution to blight". The final Delaware Street product, an office and condominium cluster, is less than historic preservation, despite earlier intentions (see October, 1983 California Preservation). And, local residents' fears of gentrification have been justified, in part. Still, many vintage buildings and some historic ambience persists; this result may be the best we can expect these days.



CALIFORNIA PRESERVATION FOUNDATION NEWS

IN THE 1990s, TAKE CHARGE OF YOUR TOWN

The North Beach Corporation, a coalition of activists and small business owners, is attempting to preserve affordable housing and protect neighborhood businesses from extinction because of soaring rents. NBC will seek loans and grants to purchase the three and four story buildings so important to North Beach's visual charm. Through ownership, the nonprofit hopes to offer reasonable rents and long-term leases to existing residents and businesses (such as the small stores and cafes which, for so long, have been keys to the strong ethnic character of this San Francisco neighborhood).

State legislation passed last year struck down many local commercial rent control measures created to preserve the 'mom and pop' feel of many neighborhood business districts. The immediate results in affected areas, like Berkeley's Elmwood District, have been enormous rent increases and a rapidly growing vacancy rate. Recent court cases - Nollan and First English covered in our July 1987 newsletter - are expected to have "a chilling effect" on the future desire of local governments to enlarge the scope of land use planning tools for growth management and environmental protection ends.

Communities and neighborhood groups throughout the state and nation struggle to preserve environmental quality and historic character, to protect cherished resources and fashion a future worthy of our values and our legacy. The actions of the courts and the legislature signal anew that the climate for our efforts to manage growth and sensitize change is deteriorating. The North Beach group has determined, as have many before them, that the only way to save something of value is to buy it. Who can blame them but, as many in Congress pointed out during the "Manassas Battle", there isn't nearly enough money to buy everything worth preserving.

The "Agenda for the 1990s" demands we develop more local incentives for current owners to preserve historic properties and environmentally important areas. And, cities need to see their necessary "police powers" validated, not called into doubt. Finally, the "buy it our lose it" mentality needs to be challenged because it strikes at the roots of civic consciousness. *Pro bono publico* is not just something lawyers do for us, it is the basis of our government...that it is created to serve the public benefit, ... the "common weal."

While we work on this agenda at state level we encourage you to work locally to improve public policy and preservation tools. We will share what we learn about important new efforts (such as those we report on in our San Francisco and Pasadena stories); we are also watching for new ideas and approaches to emanate from the cities of Claremont, Oakland and Alameda where there are serious reevaluations underway to improve decent, existing local preservation programs. - *The Editor*

NEWS FROM OTHER CALIFORNIA CITIES

Let These Claremont Stones Speak

Venture east out of Los Angeles along the foothills of the San Gabriel Mountains and you will begin to notice some distinctive landmarks. Here, along the old citrus belt, still stand houses, barns and outbuildings formed of granite boulders "quarried" from fields cleared for the lemon and orange groves which once carpeted the area. In the town of Claremont, better known for its colleges, there are some of the best examples of stone architecture in Southern California.

Especially along Baseline - once a sleepy local road between rows and rows of green and fragrant trees and now a major conduit for commuters. These buildings were built primarily by professional masons, in signature-stone patterns. The Johnson Ranch complex is a particularly distinctive collection; on a parcel of just under two acres is a foreman's house, a stable, pumphouse and implements shed all of stone construction. Built between 1915 and 1918 and the center of a 167 acre ranch, the property is now for sale...and is zoned commercial.

During a recent visit by CAL TRANS architectural historians, the structures were deemed worthy of National Register status and will be submitted for eligibility this Spring. Unfortunately, the current owner is unable to develop the property and the local preservation group, Claremont Heritage, is seeking an interested buyer. Only a block away on Baseline Road is the Pitzer House, a stone bungalow on the National Register now converted to doctors' offices. Similar uses could be found for the Johnson Ranch buildings (pictured below).



The ranch house is a "Craftsman Chalet", 1948 square feet on two floors, sited near the road. East of the house is the wood and stone pumphouse (a ceramicist's studio) and, to the rear, is the two story stable with its exceptional stonework and the large stone shed, open on the north facade. The stable has a wall dormer with a hay door, and a row of beautifully framed arched windows along the entire north and south elevations. If you are, or know of an interested buyer, contact Claremont Heritage (P.O. Box 742, Claremont, CA 91711, 714/621-0848).

A Great "Hollywood Ending" in Beverly Hills

Built in 1928 as the first water treatment plant on the West Coast, the Waterworks Building was also one of Beverly Hills' first municipal buildings. Designed by an L.A. civil engineer, Arthur Taylor, the building was meant to blend into the new, exclusive neighborhoods around it because it had the look of a church, complete with a chapel, and was carried out in the Spanish Colonial Revival style so popular in the twenties. In 1976 Beverly Hills closed its Waterworks Building and, until recently, its future looked dim, "severely damaged" by the 1971 quake, a park planned on the site.

In a major legal victory often reported on last year, citizens organized as "Friends of the Waterworks" convinced the City to order a reuse feasibility study, complete with a full structural analysis. The study --- by JLH Consulting, Englekirk & Hart, and Kaplan-McLaughlin-Diaz --- showed, as expected, that there was little damage to the building and great reuse potential existed (the report received a 1988 CPF Design Award).

Enter the Academy of Motion Picture Arts and Sciences, which proposed that the Waterworks be restored to house the Margaret Herrick Library, a collection related to the movie industry and its history, and the Academy's Film Archive. Architect Fran Offenhauser, long-time CPF member, has now been chosen to carry out the restoration which is scheduled for completion in late 1989. Who wrote this script?

AN ECONOMICAL ALTERNATIVE FOR SEISMIC REHABILITATION --- SEISMIC ISOLATION

An innovative design strategy called "seismic isolation" provides an economical and less disruptive alternate for the seismic rehabilitation of buildings, bridges and equipment. Rather than arm-wrestling with nature and resisting the large forces generated by earthquakes, seismic isolation decouples the structure from the ground motion, providing the ability to reduce earthquake forces by factors of 5 to 10. This level of force reduction is very significant and when expressed in simplistic terms it is equivalent to reducing a Richter Magnitude 8 event to an event in the 5 to 6 range. Conventional seismic strengthening generally requires the addition of shear walls or bracing over the height of the structure.

The factor of 5 to 10 reduction in elastic force reductions achieved with seismic isolation has benefits that are greatest for stiff structures fixed rigidly to the ground, such as low- and medium-rise buildings. (Some tectonic and soil foundation conditions may, however, preclude the use of seismic isolation). Buildings mounted on an isolation system will prevent most of the horizontal ground movement from being transmitted to the buildings. This results in a significant reduction in floor accelerations and interstory drifts, thereby providing protection to the building contents and components. In addition, seismic isolation enables most of the rehabilitation work to be in the base-ment area of the structure. This trade off in the location of the rehabilitation work can be very important if continued operation of the facility is required.

There are now over 100 civil engineering structures that have been constructed using the principles of seismic isolation. Twenty of these completed structures have been subjected to real earthquakes, with the largest being a Richter Magnitude 6.6 event. All have shown the force reductions expected.

Retrofit of structures to improve their earthquake safety involves additional considerations, compared with new construction, because of the constraints already present; such conditions are:

- the subsoil does not produce a predominance of long period ground motion such as in the 1985 Mexico City earthquake.
- the structures is 2 stories or greater, and relatively squat.
- the site permits horizontal displacements at the base in the order of six inches.
- the lateral wind loads or other non-seismic loads are less than approximately 10% of the weight of the structure.

Buildings are often more difficult to retrofit than bridges. However, seismic isolation may often be an effective solution for increasing the earthquake safety of existing buildings without the addition of new structural elements which detract from the features which originally make the building worth preserving. Although seismic isolation reduces earthquake forces, it does not eliminate them. Consequently, the strength and limited ductility of an existing structure must at least be sufficient to resist the reduced forces that result from isolation.

CASE STUDY - SALT LAKE CITY AND COUNTY BUILDING

The 94-year old City and County Building, an example of the Romanesque Revival style of architecture, has been the subject of several seismic rehabilitation studies, beginning in the early 1970s. Seismic isolation was the last of several rehabilitation schemes that were considered for this badly-weathered masonry structure. Prior to developing the seismic isolation concept, conventional seismic strengthening designs were examined that involved the extensive use of shotcrete reinforced walls. Seismic isolation substantially reduces the need for such measures by decreasing the inertial forces which the building experiences.

The need for seismic isolation of a structure may arise if you want: (a) increased building safety and post-earthquake operability; (b) reduced lateral design forces; (c) alternate forms of construction with limited ductility capacity (like precast concrete) in an earthquake region; and if the existing structure is not currently safe for earthquake loads.

These principles of performance also apply to buildings that are rehabilitated to code level design forces.

There are three basic elements in any practical seismic isolation system. These are: (1) a flexible mounting (support) so that the period of vibration of the total system is lengthened sufficiently to reduce the force response; (2) a damper or energy dissipator so that the relative deflections between building and ground can be controlled to a practical design level; and (3) a means of providing rigidity under low (service) load levels such as wind and minor earthquakes.



The City and County Building was completed in 1894. It is a monumental, highly ornamented unreinforced brick and sandstone structure measuring 130 x 270 feet, with five main floors and a twelve-story clock tower. The plan is approximately doubly symmetrical. The building is located in the middle of a ten-acre green public space called Washington Square which covers one downtown city block. The 240-foot high landmark clock tower dominates the skyline around it; perhaps only the nearby Utah State Capitol is more prominent. The seismic vulnerability of the structure, due to its lack of reinforcement, is aggravated by the closeness of the site to the nearby active Wasatch Fault Zone and the building has a record of damage from various earthquakes.

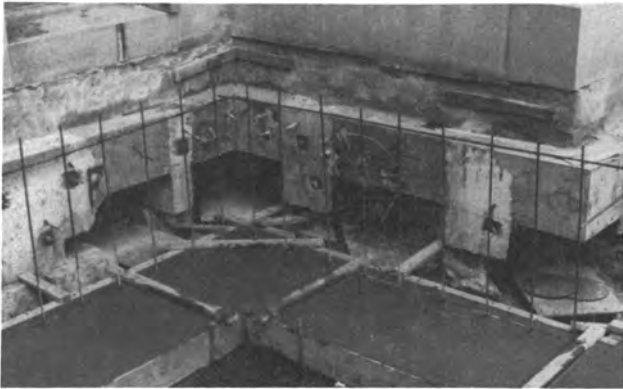
The structure is supported by bearing walls of unreinforced brick and sandstone masonry which rest on sandstone plinths and 8-1/2 foot-wide continuous concrete footings. The interior brick bearing walls have a maximum thickness of 2 feet at the base. The exterior walls, which have an exterior wythe of sandstone masonry, reach a base thickness of one yard. The multiple wythes of brick in each bearing wall are bonded together solely by the original sand-lime mortar, which is quite deteriorated in many locations.

The exterior bearing walls throughout the building and tower are clad with badly weathered sandstone, with the exception of the east entry wall, which was restored and reinforced in the mid-1970s. The exterior of the building was once decorated with ornate sheet-metal statues, which were removed for seismic safety reasons.

(more on seismic isolation)

Rehabilitation Concepts: In late 1984, the architects, the Ehrenkrantz Group in San Francisco and Burtch W. Beall, Jr., FAIA, of Salt Lake City, structural engineers E.W. Allen Associates of Salt Lake City and Forell/Elsesser of San Francisco considered three different rehabilitation schemes, one of which was seismic isolation. The other two concepts involved "conventional" reinforcement systems which required the addition of concrete shearwalls and the corresponding removal and replacement of architectural wall finishes, such as oak wainscoting and plaster. In addition, conventional methods would have required a substantial amount of reinforcement to tie the walls to the floors and to resist out-of-plane wall loading, all of which would also be disruptive to the finishes. In order to minimize the need for wall reinforcement and replacement of finishes, it was decided to concentrate on developing an economically competitive seismic isolation scheme.

By isolating the structure, horizontal accelerations are reduced substantially, thus minimizing the need for wall strengthening and, thereby, removal and replacement of architectural finishes. This scheme requires strengthening the bases of the unreinforced masonry walls and piers, and the installation of lead-rubber isolation bearings below the first floor level...in the open spaces shown in the photograph below...as "cushions".



Another scheme developed by Forell/Elsesser Engineers had each masonry wall clinched between a pair of reinforced concrete "side beams" which are notched into each wall to allow direct bearing, and tied together through the wall by regularly spaced concrete cross beams and ducted prestressing rods. Once these beams are cast and clamped to the wall, portions of brick and plinth below the cross beams can then be removed, creating a space in which the isolators and bearing plates can be installed to bear on the existing concrete footings. In total, 447 isolation bearings, 17" square by 15" high, were used.

The use of seismic isolation significantly reduces the quake-induced acceleration of the building and the corresponding inertial forces. Because of this reduction in forces the required reinforcement and disruption of architectural finishes in the remainder of the masonry superstructure is minimal. And, because the seismic forces the building experiences are reduced to a level consistent with its elastic strength -- about seven times lower than the nonisolated structure -- earthquake damage will be kept to a minimum. This project is presently completing construction.

Editor's note: This article was contributed by Stephen Weissberg of Dynamic Isolation Systems, Inc. (2855 Telegraph Ave., Suite 410, Berkeley, CA 94705, 415/843-7233) technical consultants on this concept and its application in the Salt Lake City project. The story is another direct result of the very successful and provocative CPF workshops on building codes and seismic safety held in September.

"CLG" COMES TO GOLD COUNTRY

Tuolumne County, where pickup trucks with gun racks vastly outnumber buildings on the National Register, now has the ordinance required for a "Certified Local Government" and is one of the first counties to apply for participation in this federal program. Lively debate at two Board of Supervisors' meetings preceded the final 4-1 vote, and passage of the enabling ordinance was anything but a certainty. It took assurances from County planning staff that "this is not zoning" and some strong support from three historical organizations and tourism promotion groups to get Board approval.

Once Tuolumne County becomes a CLG it can begin to reap the benefits of this program established in 1980. Designed to stimulate direct local government participation in preservation, the CLG program's main objectives are to channel federal funds into heritage resource inventories and to encourage the use of tax credits for "certified" rehabilitation of historic property.

In 1988 the State Office of Historic Preservation allocated \$64,250 to eight of California's ten CLGs...Alameda, Carlsbad, Glendale, Napa, Oakland, Pasadena, San Diego, Santa Clara, Saratoga and Santa Cruz County. Alameda Planner John Woodbury feels that the CLG program "...has proven to be a valuable means of obtaining funding for very useful historic inventory work. Given the tightness of the City's General Fund, it is unlikely the work would have been funded."

OHP has similar funding problems, but with the CLG grants some money can go directly to cities and counties, once a formal commitment to comprehensive planning goals is made. Marion Mitchell-Wilson adds: "The development of resource based historic contexts, surveys, the identification of local and National Register districts, district or multiple resource nominations to the National Register and the preparation of historic preservation elements to enter into local general plans are all eligible activities." And, OHP provides manuals, on-site consultations and workshops to help CLG participants.

Local governments, to qualify, must adopt an ordinance and set up a commission, choosing people with the appropriate professional backgrounds to serve on the commission. Laws, such as the California Environmental Quality Act (CEQA) and National Historic Preservation Act must be upheld, and there must be a commitment to conduct a comprehensive survey, nominate properties to the National Register, and have some review powers when survey properties are subject to demolition or alteration.

(more on page 6)



Sketch by Wally Woolfenden of the 1898 National Register Tuolumne County Courthouse, Courtesy of the Tuolumne Co. Historical Society

(continued from page 5)

Rural Tuolumne County, population 45,000, is growing at one of the highest percentage rates in California; a comprehensive survey has been needed for years. The Tuolumne County Historical Society undertook a preliminary inventory in 1979 (following a controversial demolition) and, in 1980, the General Plan was amended to call for an inventory of unincorporated areas as a first step in preservation planning. Lack of funds and an unfriendly political climate deterred efforts; recently, however, the Society returned to the Board with a new 11-point agenda for heritage protection, and a sympathetic Board planning committee recognized the need to take some action.

Leo Faulstich, Deputy County Counsel, prepared an ordinance establishing the Historic Preservation Commission composed of seven members with the required CLG expertise. Duties include a survey of unincorporated areas and the many varied Gold Rush communities such as Chinese Camp, Shaws Flats, Tuolumne, Confidence and Soulsbyville. The next step will be the National Register nominations.

In the lengthy Board sessions, two Supervisors had concerns about owner notification and approval. However, Representatives of the historical society, Central Sierra Archeological Society and Tuolumne County Visitors Bureau won the day. Nancy Sikes of the Bureau, for example, stressed the important tourist/economic draw of history, adding, "it is time to rely on more than good faith to preserve historic sites; it is time for government to take a hand."

After agreement that no historic zoning designations resulted from just doing a survey, that property owners must consent to National Register nominations and be notified of any Inventory listing, heritage preservation got some action. With a wealth of historic and prehistoric resources, Tuolumne County and the entire Gold Country can only benefit from the CLG program. If you want more information and application materials, contact Marion Mitchell-Wilson at OHP (P.O. Box 942896, Sacramento, CA 94296-0001, 916/445-8006). It seems like an ideal way for large and small towns to promote preservation.

The **Guerneville** Bridge may survive after all. Just before Christmas CAL TRANS contacted the Sonoma Board of Supervisors with an offer to spend up to \$350,000 to fix the bridge up (what they originally thought demolition costs would be) and then to turn the bridge over to the County to serve as a pedestrian footbridge and bikeway. The Supervisors were to decide in mid-January whether to accept the offer, with the cost of long-term maintenance and insurance the major issue. Mary Robertson and "The Bridge Club", through tireless efforts and a lawsuit, seem to have won the day.

In another 'good guys' action, CAL TRANS has agreed to protect the integrity of the **Susanville** SP depot. The Lassen Land and Trail Trust, with the help of the Trust for Public Land, had negotiated the acquisition of the depot from Southern Pacific; the depot was to play a key role as the head of a national recreation trail named after the late Bizz Johnson, a major California political figure who represented the area. Unfortunately the depot seemed to lie in the path of a \$50 million Highway 36 bypass being planned around Susanville.

Some had thought the depot plan was an attempt to sabotage the bypass but Jim Saake, President of the Lassen Land and Trail Trust, told the Sacramento Bee, "we want to develop a sense of historic preservation in a town (where it is) sadly lacking." CAL TRANS agreed that this was not only desirable, but possible.

NEXT NEWSLETTER DEADLINE - - - March 31, 1989
your contributions to this newsletter are encouraged

Real Estate News in Northern California (Spring/Summer 1988) featured historic rehab in the Bay Area, pointing out that, while 1986 Tax Act changes had negative impacts on real estate, rehabilitation was less affected than new construction. "For many developers, bringing new life to older...buildings and declining urban areas has proven to be both economically feasible and profitable. Rehabilitation has advantages over new construction and offers established market, unique identity, reduced planning and construction time, and tax credit incentives" (our underlining).

The lead article goes on to discuss the need to evaluate location, market, financing, and building condition, but affirms what we have long argued: "Rehabilitation projects can offer aesthetic and architectural appeal virtually impossible to duplicate in new construction (and), historic buildings frequently enjoy locational advantages, name recognition, and a "uniqueness" which can serve as strong marketing assets and effective barriers to competition." Other articles summarize recent reinvestment figures, review specific projects in various Bay Area cities, and cover the tax credit and rehab 'rules'. The report is available from Real Estate Decisions Company, 785 Market Street, Suite 600, San Francisco, CA 94103.

Oakland Heritage Alliance offers an interesting set of Winter Lectures, including "Black Precedents in Oakland History" (scheduled for February 22) and "Found History: Local and Ethnic History Discovered through Family Photographs - Japanese Americans in Oakland" (March 22). For more information on these and other programs, contact OHA (P.O. Box 12425, Oakland, CA 94604, 415/763-9218).

The **San Mateo** Historical Association and the County Historic Resources Advisory Board, with a grant of \$4,200 from the Peninsula Community Foundation, conducted a County-wide assessment project to determine local preservation needs. A few communities, notably South San Francisco, Half Moon Bay, Redwood City and Pacifica, had preservation programs, but most did not. In response, San Mateo's City Council allocated funds for a building survey as part of its General Plan update. In Hillsborough, the Town and the local Garden Club have shared survey costs. The City of Menlo Park and the local Historical Association have funded their survey project.

Survey work kick-off and training for volunteers begins this month; for more information on how you can participate, call the Association's office at (415) 574-6441.



The Beverly Hills Waterworks Building as it looked in 1935. Now to house the Academy of Motion Picture Arts and Sciences' Margaret Herrick Library and Film Archive. (See story on page 3)

PRESERVATION EDUCATION

"Our Houses" Update

In the past issues of the Newsletter, we've reported on the progress of a statewide architectural curriculum, "Our Houses" being prepared by three Bay Area women, Alberta Furnoy, Marty Gordon, and Judith Lynch. Ambitious in scope, the project is described as a 300-page document which will enable elementary and middle school teachers to open students' eyes to the delights of residential architecture while sneaking in the back door important concepts about historic preservation and restoration.

The project team initially sought CPF sponsorship, but is now operating through a newly-established Bay Area nonprofit organization, the San Francisco educational group, History and Architecture Resources and Training (HART). HART has assembled an impressive list of supporters on its Advisory Committee, including architectural historian Grey Brechin, Bradbury & Bradbury wallpaper proprietor Bruce Bradbury, APPLE computer graphics designer Michael Mosher, *My Backyard History Book* author David Weitzman, and California Historical Society President Emeritus Dr. Albert Shumate. Other specialists in real estate, public relations, architecture, Victorian restoration and video are too numerous to list here. HART recently received a Preservation Services Grant from the National Trust. The grant will enable the "Our Houses" team to prepare and test a sample chapter of the curriculum, which will in turn be used to generate more funding and to entice a commercial publisher to print the final product.

More on Youth and Preservation

Amy Jordan from the Providence Rhode Island Preservation Society visited with CPF the other day to show us some exciting materials which will be useful models for California teachers, young preservationists and their parents. Amy edited and Janet Downing illustrated the adventures of "Rhody Super-sleuth," a be-hatted and be-spatted fowl armed with a huge pencil and a giant magnifying glass. In his travels both through time and through Providence, Rhody uncovers many mysteries, including architectural styles, a history time line starting in 1600 (making us Californians feel like newcomers). The booklet includes before & after maps which encourage the participants to decipher changes through time; they then go out on the street and search for "mystery details" as they ramble. In an architectural embellishment "treasure hunt" the students are asked to look closely to find such details as fan lights, towers, and shingles. There's also a brief glossary and several other activities which would be useful at home or in the classroom. The package is available for \$2.00 (which includes postage/handling) from The Providence Preservation Society, 24 Meeting St., Providence, RI 02903.



New from Preservation Press are two books which should also delight the budding architect, as well as teachers with a penchant for preservation. Forrest Wilson's *What It Feels Like to Be a Building* (\$15.95 hardcover/\$10.95 paper) is a reissue, "as unique today as it was 20 years ago." The drawings alone make it worthwhile: Wilson's philosophy, "you can feel gravity, so you can feel architecture" is illustrated by drowsing corbels, wakeful keystones and grounded buttresses. Aimed at ages seven and up, it illustrates principles of architecture and engineering by helping young readers feel like various parts of architectural anatomy.

Another way to view architecture, which emphasizes "looking" as opposed to "feeling", Roxie Munro's *Architects Make Zigzags: Looking at Architecture from A to Z* is a good companion volume, which, according to the Christian Science Monitor, "quite literally sets out to draw children into the preservation field." Targeted at ages eight and above, the 64 page paperback costs \$8.95.

Both books are available from The Preservation Press, 1785 Massachusetts Ave., N.W., Washington, D.C. 20036.

BOOK REVIEWS and RECOMMENDATIONS

Keeping Time, by William Murtagh (The Main Street Press, Pittstown, New Jersey, 1988) is the perfect preservation text and could have been written to serve in college classrooms across the country. Subtitled "*The History and Theory of Preservation in America*," and selling for \$25.00, the book covers the field, its history and outstanding issues comprehensively, wisely and efficiently.

Bill Murtagh is often credited with the creation of the National Register program and the carefully crafted regulations we have operated with for twenty years. He was a teacher to many of us who discovered preservation in the sixties or seventies, and *Keeping Time* reviews the evolution of the preservation movement with great skill and economy for current or future students and enthusiasts.

The book is cool and correct on every point and both novice and veteran will learn from this book. Chapters deal with the origins of the movement and the program and march through subjects chapter by chapter: house museums, historic districts, archaeology, rural and small town preservation, rehabilitation and its alternative, adaptive use. *Keeping Time* should be required reading. And many of us will look forward to the next book--- the personal and political history of preservation, the inside scoop, the dirty linen --- which Dr. Murtagh, who many call THE KEEPER, knows better than nearly anyone.

Colusa's architectural heritage is captured in contemporary photographs of the nineteenth-century and early twentieth century buildings in this city located on the Sacramento River. *If The Walls Could Talk* was compiled and written by Jane Carter of the Colusa Heritage Preservation Committee. Over three hundred structures and sites from the OHP funded historic resources inventory are included, with historical anecdotes about the owners and occupants, architects and builders.

If The Walls Could Talk is a beautiful piece of work and will convince you, as we are, that Colusa is one of the Central Valley's finest historical communities. Large format photos of major buildings are abundant and each survey item is pictured, described, and its significance noted. Sections which cover the survey's methodology and reproduce the Colusa Preservation Ordinance will also be of interest to many in California who are beginning surveys or reevaluating earlier survey attempts. The book is available from the City of Colusa Heritage Preservation Committee (City Hall, 425 Webster Street, Colusa, CA 95932) and sells for \$40.00 (plus \$2.40 sales tax).

San Jose Historical Museum Director Mignon Gibson feels that her city is experiencing "a period of rebirth for a great city with a grand past." With that in mind, the museum association produced *San Jose: City with a Past*. The book tells the city's history through photos, most being in the museum's collection, and traces San Jose's development from California's first civic settlement through recent heavy redevelopment. The book is only available as a membership premium from the Museum Association (635 Phelan Avenue, San Jose, CA 95112) for the \$40.00 membership fee (add \$2.50 for handling).



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