



CALIFORNIA Preservation

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Building plans threaten Hotel Del

The Hotel Del Coronado, a National Historic Landmark and arguably the most important and well-known historic building in the San Diego region, faces what San Diego preservationists are calling the "most devastating threat to historic preservation in San Diego history."

A proposed new specific plan, submitted to the City of Coronado by the hotel's owners, Travelers Insurance, proposes to ring the building with new construction and demolish the original brick powerplant and laundry complex that was the largest electric plant of its kind in the world when installed in 1887-88. New construction would include a convention center, parking structures, new hotel blocks with heights ranging from 40 to 80 feet and a

strip commercial center. The new buildings would occupy existing parking lots at the hotel entrance, the entire oceanfront side including the existing tennis courts, and take out many of the large specimen plantings that were originally in the lawn that extended from the verandahs of the hotel to the village of Coronado. The plan calls for building these new structures to within 50 feet of the old hotel, blocking views from the street, the beach, the ocean and the town.

While early versions of the specific plan were rejected by the City, SOHO believes there is Council support for substantial new construction. SOHO says that to "block the views of the historic centerpiece of our area" (Continued on Page 7)

Pasadena conference a great success; statewide preservationists honored

The 22nd Annual California Preservation Conference, "Preservation Comes Home," was held in Pasadena May 29-June 1, 1997. The conference featured educational sessions focusing on neighborhood conservation, architectural history, economic development, and technical issues in preservation. It also included a half-day computer users workshop, an adaptive reuse workshop, and a day-long seminar on downtown revitalization featuring Old Pasadena.

Approximately 500 preservationists, planners, architects, building professionals (Continued on Page 7)



A conceptual sketch of a guest room addition contained in an early version of the Hotel Del Coronado specific plan.

National News

Great American Home Awards

If you or someone you know have restored or rehabilitated an older house within the past five years, consider entering it in the 1998 Great American Home Awards contest sponsored by the National Trust for Historic Preservation. In its ninth year, the Home Awards is the national contest that specifically recognizes outstanding achievements in home rehabilitation across the country. The entry deadline is September 30, 1997. For information and entry forms, contact the National Trust office in Washington, DC at 202/588-6283.

Supreme Court's decision aids preservation of religious properties

Protectors of America's historic religious properties won a major victory in the U.S. Supreme Court June 25 when the high court ruled that the Religious Freedom Restoration Act (RFRA) was unconstitutional. The ruling removes a tool that owners of religious property could use to claim that local historic preservation laws interfere with the practice of religion. This is especially relevant in California where we have had significant battles in recent years (Berkeley, Los Angeles, the State Legislature) regarding the protection of historic religious properties.

Commenting on the Supreme Court decision in *City of Boerne (Texas) v. Flores*, National Trust for Historic Preservation President Richard Moe said the "decision is a major victory for America's historic religious properties. RFRA can no longer be used to justify demolition of historic churches, synagogues, meeting houses and other structures that serve as both spiritual and physical cornerstones for our communities. Instead, this decision will help to ensure that local landmarks laws are applied equally and fairly to all types of historic properties. Religious property owners have special needs and interests. However, they are also integral parts of their communities and local communities must have the right to apply landmarks laws to both secular and religious properties. Today's decision reinforces that right." The Trust participated in the case as an amicus curiae.

The primary question before the Supreme Court in *Boerne* was whether, in enacting RFRA, Congress impermissibly intruded on the authority of the courts to interpret the First Amendment, or on the authority of state and local governments to enact and implement neutral regulations such as land use laws. The St. Peter Church in Boerne argued that, under RFRA, it should not be subject to the City's preservation laws and sued to overturn the City's denial of a demolition

permit for its historic 1923 church building. The City responded by challenging the validity of RFRA itself. RFRA was enacted in 1993 to clarify the existing legal standard under which the federal courts must evaluate free exercise of religion claims. This standard was developed over many years by the Supreme Court. RFRA stated that if a neutral government regulation results in a "substantial burden" on the exercise of religion, then and only then the neutral law must give way to the needs of religious freedom unless the law can be justified as the "least restrictive means" of furthering a "compelling government interest."

Without reaching the question of whether the City's preservation laws imposed a "substantial burden" on the church, the trial court declared RFRA unconstitutional on March 13, 1995. The Fifth Circuit Court overturned the trial court's decision on January 23, 1996. The City appealed the Circuit Court's decision to the Supreme Court.

Because this case arose in the context of a preservation dispute, public attention has focused on historic preservation laws. The National Trust did not directly address the constitutionality of RFRA, but instead argued that the denial of the demolition permit did not amount to a "substantial burden." They cited previous litigation involving St. Bartholomew's Church in New York, where federal courts held that New York City's preservation laws imposed no such burden under the federal constitution. However, historic preservation was not mentioned during the Supreme Court's *Boerne* arguments, so no precedent regarding preservation laws was set.

Information courtesy of the National Trust for Historic Preservation Legal Defense Fund.

CPF Fall workshops showcase innovative design solutions

September 19, 1997
Oakland

September 26, 1997
Los Angeles/Culver City

CPF's upcoming workshop series, *Award-Winning Design Solutions, Exemplary Projects—Universal Applications*, will offer case studies of exemplary projects from around the state that have been honored for creatively integrating cutting-edge technological, engineering and architectural solutions for difficult historic preservation and design problems.

Registrants will have an opportunity to learn about and discuss all aspects of project designs including restoration, materials conservation, seismic retrofit, adaptive reuse, code compliance, Americans with Disabilities Act (ADA) compliance, technical innovation, mechanical and electrical systems, craftsmanship and compatible additions, as well as owner goals and project constraints. Featured projects include a church, an apartment complex, a corporate headquarters, a theater, a city hall, a railroad bridge, university buildings, a bungalow court, a library, a former railway station, a former hotel, cemetery architecture, a private home and a former hospital. Lessons learned from these projects have broad applicability to the restoration and adaptive re-use of all building types. Written project summaries and other project-related materials will be distributed to participants, and design boards will be displayed on site. The award-winning workshop locations, Oakland City Hall (1914) and Ivy Substation and Media Park in Culver City (1907), will be featured on a tour and discussed by the project architects.

The workshop registration fee (which includes the full-day program, lunch and supplementary workshop materials) varies according to membership status and whether or not AIA/CES credits are requested (\$65-\$95). On-site registrations incur a \$10 late fee. For more information, contact Paige Swartley at 510/763-0972.

Mark Your Calendar!

1998 California Preservation Conference

May 7-10, 1998
Berkeley

Julia Morgan's Berkeley City Club and The Hotel Durant

Look for sessions on working with large institutions (universities, school districts, hospitals, religious organizations), the architecture of Maybeck and Morgan, charming accommodations, and much more -- all in a great campus setting.

Plan to book your hotel early. Rooms are limited. Call CPF for more info.

Officers elected: At its August meeting in Berkeley, the CPF board elected Trustees Michael Crowe to continue as President, Anthea Hartig Vice President, Cassandra Walker Treasurer, and Jim Lutz to continue as Secretary. Staff and board look forward to a great year with these top-notch leaders.

Design Award Applications:

Announcement postcards and applications for the 1998 Preservation Design Awards competition are due out in mid- September. Deadline for submissions is November 18. Contact CPF for more information.

Staff changes: A fond farewell to our Office Manager Lea Haro has left CPF to pursue educational opportunities in San Diego. We'll miss her, but we wish her the best of luck!

CPF News

President's Report is on vacation.



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

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Around the State

Members in the News

Roberta W. Jorgensen, AIA has been elected 1997 President of the American Institute of Architects, California Council. The 8,000 member AIACC is the largest AIA regional organization in the country. Jorgensen is President of Robbins Jorgensen Christopher Architects in Irvine. She is past president of the Orange County Chapter of the AIA.

Architects **Alice Carey** and **M. Wayne Donaldson**, FAIA, Sacramento preservationist **Kathleen Green**, and Caltrans Historian John Snyder were recently appointed to the Historic State Capitol Commission by Senate President Pro Tempore Bill Lockyer. The commission is charged with advisory review of the maintenance, restoration, development and management of the historic State Capitol.

Long Beach

A lawsuit filed by Long Beach Heritage challenging the CEQA process for the re-use of the Long Beach Naval Station has finally borne fruit. In late May, Superior Court Judge Robert O'Brien issued a ruling in favor of the preservationists, blocking the Port of Long Beach's plan to construct a cargo terminal on the site of the Station's National Register-eligible historic district. O'Brien said that the port failed to comply with CEQA because it had predetermined the outcome of the use of the site, and therefore the CEQA study was biased. In fact, the port had signed a lease agreement with the COSCO shipping company, before the environmental review was completed. Judge O'Brien required the port to cancel the lease and recommended a re-use study of the historic buildings. The port commission voted to appeal this ruling, and this appeal is pending. However, the Department of the Navy, which is the lead agency for the base closure, made an important decision in July. It decided to take the step long advocated by preservationists of redoing the environmental studies and including a re-use study of the historic district. They went further by including the adjacent Naval Shipyard as part of the project area, bringing together two adjacent properties which earlier had been handled as two separate and unrelated areas. And they agreed to hire an independent historic preservation consultant for the feasibility study of the historic buildings.

National City

The City of National City has purchased the California Southern Station and General Office Building, built in 1882, with a \$1.4 million Intermodal Surface Transportation Efficiency Act (ISTEA) grant. Included in the grant were funds for the restoration of the depot. M. Wayne Donaldson has been chosen as the

restoration architect. The depot served as the Santa Fe Railway System's first Pacific Coast Terminus for their transcontinental railroad. This is the only surviving original terminus depot from any of the original five transcontinental railroads, and is listed on the National Register of Historic Places. The depot will be the focus of a railroad museum. An excursion train operating from the depot on the old Coronado Railroad around San Diego Bay is in the long-term plan.



The National City Depot. Photo courtesy of San Diego Historical Society.

Southern California

The Southern California Coalition of Heritage Commissions and Organizations has been meeting quarterly for the past five years. Initiated by Sheila Krotinger, a member of the La Mirada Historical Heritage Commission, the coalition brings together heritage commissioners and preservation organization representatives from throughout the Southern California region, from Santa Monica to Whittier, from Pasadena to Placentia. Meetings are held at various sites in L.A. and Orange Counties, hosted by a member organization at a site of historic interest. Sheila started the organization in order to encourage networking among preservationists. Anyone in the area is welcome to join, and other parts of the state might be inspired to start a similar group. For more information, call Sheila at 714/521-6449.

San Diego

The long-neglected Hotel El Cortez, San Diego's magnificent 1920s landmark, has been acquired by CPF Partner members Janopaul+Block Companies. The historic preservation developers plan to restore the building as a hotel or apartments.

The 16-story, 176-room tower opened Thanksgiving Day, 1927, and operated as a hotel until 1978. Designed by Walker & Eisen, El Cortez was the undisputed social center of the city. Sitting atop San Diego's highest hill, it featured unobstructed views of Balboa Park, Coronado Island and the Pacific Ocean. Heavily modernized in the



The Hotel El Cortez. Photo courtesy of San Diego Historical Society, Photograph Collection.

In the 1950s, the hotel eventually spread out to include some 1,200 rooms. After it closed in 1978, it was acquired by an evangelist for \$7.5 million and operated as a religious center. Three years later, the Bass Brothers acquired it for \$17 million in an attempt to steer the city's proposed convention center to the site. That plan was abandoned, and a local investor bought the hotel in 1986 for \$6 million. It has been boarded up and deteriorating since. Peter Janopaul and Anthony Block have eyed the site enviously since 1991, and moved

quickly to purchase the building for \$2.4 million when it became available in June. Janopaul+Block are working with the city's redevelopment agency to develop the property. They will restore the building to its 1927 appearance and make full use of the historic preservation tax credits.

Santa Clara

Citizens in Santa Clara have formed the Agnews Preservation Coalition, a grassroots organization dedicated to preventing the demolition of the National Register-listed Agnews State Hospital Historic West Campus. In what the locals claim is a sweetheart deal, the State Department of General Services wants to sell 86 acres of the 300-acre campus to Sun Microsystems for use as a corporate headquarters. Sun proposes to demolish all but four of the existing 100 or so buildings, many dating back to the early 1900s, along with hundreds of heritage trees. Sun desires the site because of its mature landscaping, but says the layouts of the buildings and their locations within the campus makes them unuseable to them.

Agnews was the first state hospital in the California system to adopt modern methods of treating mental patients on a large scale, and was a widely recognized model of a progressive hospital. Architecturally, the campus designers used Beaux Arts and Garden City planning principles and an eclectic style of buildings which includes elements of the Arts and Crafts movement and northern European vernacular design. Many of the buildings are situated along a long, palm-lined entry drive that culminates at a clock tower.

The state went through a very short RFP process that was skewed to Sun's proposal. City officials seem wary of saying no to Sun, even though a general plan amendment is required and many non-profit agencies that have short-term leases on the buildings would have to be relocated. The project was denied by the Planning Commission, and is expected to be heard by the City Council in September.

Around the State

Around the State

In Remembrance

The state's preservation network was shocked and saddened by the sudden death June 26 of **John Whitridge III**, President of Napa County Landmarks. John settled in Napa in 1969, and was a major force in the various groups that set into motion the need to protect the county's natural and built environment. Napa County Landmarks was founded by John and a small group in 1974. In the past 23 years it has grown into a leading preservation advocacy organization and, under John's leadership, is credited with saving many of the county's most historic buildings. In 1994 John received a CPF President's Award for his crusade to save Napa County's Courthouse Hall of Records. John was also a founding member of the Napa County Land Trust and the Napa Valley Opera House. His dedication and drive will be missed locally and statewide.

San Francisco

San Francisco's War Memorial Opera House re-opens this month after a two-year rehabilitation that has restored this historic Beaux Arts structure to its original 1930s grandeur. The Opera House was rehabilitated as part of the city's Earthquake Safety Program. The project's goal was to seismically



Guiding of the San Francisco Opera House. Photo by Lewis Watts.

strengthen the 238,500 square-foot structure and make significant interior and exterior improvements. Compliance with the *Secretary's of the Interior's Standards for Rehabilitation of Historic Structures* was assured through the preparation of a Historic Structures Report (HSR) by Carey & Co., a San Francisco-based historic preservation firm. The HSR provided guidance to meet the standards, and included a comprehensive general building inspection and evaluation, review of applicable existing documentation and additional historical research. The report also provided information and recommendations to guide future decisions about building repairs, rehabilitation, restoration and alterations.

The Opera House and its National Landmark San Francisco Civic Center Historic District are regarded by many scholars as the finest and most complete manifestation of the 1890s City Beautiful movement in America. The Opera House was the first municipally owned opera house in the U.S., and was used as meeting space during the formation of the United Nations. The San Francisco Bureau of Architecture assembled an expert rehab team. In addition to Carey & Co., the team included EQE International structural engineers.

San Jose

The Preservation Action Council of San Jose (PACSJ) is pleased to announce a victory for preservation of the historic Jose Theater. At a hearing on June 11, the Planning Commission voted to recommend to the City Council a plan to save both the historically relevant theater and the Hong Kong Market from destruction. The original plan offered by developers called for using \$9.8 million of public funds to demolish the theater to create room for an entrance courtyard for an upscale housing complex. Their plan saved only the facade of the unique built-for-vaudeville theater which once hosted performers such as Al Jolson and Harry Houdini. An alternate plan offered by PACSJ allows for using both historic structures, as well as creating a virtually identical housing project for the developers. PACSJ also presented three independent reports from development professionals—Charles Loveman of Landmark Partners, Bruce Judd of Architectural Resources Group, and Gerald Grudzen of Grudzen Development Company—which all point to a very promising financial outcome for the preservation and re-use of the Jose as a non-profit Arts Center. Additionally, the PAC plan frees up the entire \$9.8 million of public funds, which then could be used for the public acquisition and rehabilitation of the theater.

Coronado Hotel

(Continued from page one)

would destroy what makes us unique and special among the cities of the world and what people come to the Del and Coronado for—the historic ambiance will be lost!”

SOHO needs the support of preservationists statewide. They ask that letters of opposition be sent to the City of Coronado, c/o Mayor Tom Smisek and Members of the City Council, 1825 Strand Way, Coronado, CA 92118. Donations to the “Save the Del Fund” can be sent c/o SOHO, P.O. Box 3571, San Diego, CA 92163.

Annual Conference

(Continued from page one)

and economic developers attended. This was the highest attendance in five years (100 more than expected) and is partly attributed to the increased outreach to affiliate organizations and non-members. CPF’s new Web site received 476 hits and was very helpful in promoting the Conference. Continuing Education credits for AIA and APA members were offered. Twenty-four architects have claimed AIA credit; APA numbers have not yet been tabulated. Overall, of the 500 attendees, 25% were new to CPF.

Stanley Lowe, Director of Neighborhood and Planning Policy for the City of Pittsburgh, Pennsylvania, was the highly inspirational keynote speaker. His subject, “Historic Preservation and Neighborhood Economic Development — Do You Have a Strategic Plan?” focused on the important role that residents, especially ethnic minorities, can have in using historic preservation to revitalize neighborhoods. His talk was exceptionally well-received, and representatives from several California communities (including Oakland, Sacramento and East Palo Alto) have approached him about making similar presentations in their communities.

Seventy-five (75) people attended the

one-day symposium on the revitalization of Old Pasadena. This session was co-sponsored by the California Redevelopment Association (CRA). CRA mailed promotional flyers to all of its 500 members. Attendees heard how 20 years of strong preservation advocacy, innovative city programs, tax incentives, and private investment by building and business owners have turned a derelict downtown into a Southern California attraction with thousands of visitors per week. The session included tours and talks by key players in the process.

The Conference was sponsored by the California Preservation Foundation, the City of Pasadena, and Pasadena Heritage. The California Main Street Program, California Redevelopment Association, California State Office of Historic Preservation and the National Trust for Historic Preservation acted as co-sponsors. The American Institute of Architects, American Planning Association, Society of Architectural Historians, and more than two dozen preservation organizations participated.

SF News Flash

As we were going to press, S.F. Mayor Willie Brown fired Landmarks Board President Denise La Point and board member (and CPF President) Michael Crowe from their appointments. No explanation was given. These firings leave the CLG city without much of the expertise required by both City Charter and CLG regulations. SHPO Cherylyn Widell has not yet made a decision on what action to take. These dismissals follow the earlier removal of Vincent Marsh, former CPF trustee, as Secretary to the Board. It appears the entire preservation program is under severe attack from Brown, author of AB 133, who has previously represented developers in other preservation battles in the City. CPF is watching the situation closely and will keep you posted.

51st NATIONAL PRESERVATION CONFERENCE

October 14-19, 1997
Sweeney Convention Center
Santa Fe, New Mexico

People and Places: Living in Cultural Landscapes

- Opening and Closing Plenary Sessions featuring Peirce Lewis, Richard West, Wanda Corn and Roger Kennedy
- More than 40 educational sessions and three overview sessions
- More than 40 field sessions highlighting New Mexico’s pueblo and mission style architecture, cultural and natural landscapes, and preservation issues of the Southwest.

Register Now!

FOR REGISTRATION INFORMATION, CALL 1-800-944-6847

1997 Conference Awards

Preservationist
of the Year

President's
Awards

Preservationist of the Year John Merritt



*John Merritt in Prague. Photo by
Sean Sprague*

If John Merritt had a definition for historic preservation, it might go something like this: *"Preservation is a planning strategy for running-dog volunteers, under-paid consultants and never-taken-seriously government non-bureaucrats who in quixotic fashion firmly believe that cultural resources, like natural resources, are vital to the well-being and survival of the human community..."* The last phrase, "Cultural resources, like natural resources, are vital to the well-being and survival of the human community..." comes from John's 1976 introduction to the now venerable *Historic Preservation Element Guidelines*, and has grounded the preservation ethic in California for the past quarter-century.

In Pasadena, at the State Office of Planning and Research, at the State Office of Historic Preservation, at the National Trust for Historic Preservation Western Regional Office, and at CPF, John envisioned, grumbled, pushed, pulled, lead and drove the California preservation movement and those who were part of it. A true friend, he only expected as much of us, whether co-workers, volunteers, employees, supervisors, legislators, mayors or

Secretaries of Resources or of the Interior, as he gave himself — in the process, treating us equally and referring to many (we hope affectionately) as "running dogs."

It is hard to say which of his numerous achievements John would choose to highlight, probably something related to baseball or brew, but the following stand out as having the most enduring impact on California's preservation movement:

- The concept that a comprehensive local survey is as much about building advocacy as it is about identifying buildings. Each of the 100,000-plus sites identified in the state inventory owes its existence in good measure to John's vision, as do a number of preservation advocacy organizations including Pasadena Heritage and CPF.

- John brought many of us to the conclusion that preservation is planning for the future. "Historic preservation," he said, "can be a valuable planning tool, a solution to the continued destruction of the man-made environment..." Twenty-one years later, as more communities adopt preservation elements to their general plans, we are grateful that John was there in the beginning to show the way.

- While working to build relationships with other statewide cultural resource supporters, John never let us lose sight of CPF's mission to preserve the built environment, and never apologized for being a champion for it. His hard work for the California Heritage Task Force, and his efforts to implement its recommendations such as the California Register and refinements to CEQA, illustrate his broad commitment. He kept focused on the important issues even when others had their own agendas.

Along the way, he also fostered the broader ethic of volunteerism and the important role of non-profits in the protection of historic resources and quality communities. It was this lesson he both left with us and took with him to the Czech Republic. We are glad his
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wife, Betty, let him come back, both so we could honor him and so that we can hopefully put him to work once again for the cause of preservation in California.

President's Award Annette Deglow

Annette Deglow is proud to receive a CPF President's Award, but she insists she is not really a "preservationist." "I only do what I think is right," she said.

Deglow's refusal to be labeled belies her tremendous contributions to preservation in California's capital. She first drew attention to Sacramento's dwindling supply of Depression-era school buildings with her successful drive to put the Theodore Judah Elementary School, in continuous use since 1939, on the city's Historic Register. She solicited expert historical assistance, donations and volunteers to re-paint the school in its original colors. Hundreds of former and current students and their parents turned out for a ceremony honoring the school and its namesake, a pioneer who helped shape the future of California.

It was Deglow's battle against the demolition of the Sacramento City College Library that first drew the attention of local preservationists. Officials of the college and the Los Rios Community College District planned to destroy the 1936 library, one of several Art Deco-style campus buildings erected with Public Works Administration funds, to make room for a new Learning Resources Center.

Deglow, a mathematics instructor at the college for 33 years, publicized the proposed demolition and the flawed reasoning behind it. Almost entirely on her own and at her own expense, Deglow carried out a three-year fight against the demolition that involved creative legal and political strategies. She painstakingly analyzed all available information and showed how the old library could be expanded, or put to a new use and replaced with a new building at another site, for far less money than the \$18 million planned by the college.

In 1994, Deglow succeeded in getting the City College Historic PWA District placed on the National Register of Historic Places. She convinced Assemblyman Larry Bowler (R-Elk Grove) to author language in the 1996-97 state budget that moved the site for the new Learning Resources Center and redirected up to \$250,000 for renovation of the old library.

Despite Deglow's efforts, the library was torn down in July 1996. It cost more to demolish (\$284,560) than the college's own estimates for renovation.

To avoid this type of loss in the future, Deglow believes the City College project should be investigated to provide a case study from which to learn what reforms should be made to the financing system for community college facilities. She makes a strong case that the current system creates financial incentives that encourage deferring maintenance on older buildings to justify demolition and replacement. We support her in these efforts, and applaud her energy and commitment.

Lost and Found

Several items still remain from the Lost and Found at the Pasadena conference. Call Nancy Carlton at 818/441-6333.

DESIGN AID ARCHITECTS

Architecture Planning Preservation

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1997 Conference Awards

President's Award **L.A. Conservancy**

Since the day one year ago when officials of the Los Angeles Conservancy were notified of the attempt by the Catholic Archdiocese of Los Angeles to demolish the Cathedral of St. Vibiana, the Cathedral has been at the forefront of the Conservancy's preservation agenda.

The challenges involved in promoting the Cathedral's preservation were daunting. Several times over the past year, it has seemed that everyone — the Mayor, the City Council, the Cultural Heritage Board, the press, the downtown business community, the City's development community, and public opinion — was against the Conservancy's position. But the Conservancy stuck to their principles, and the courts kept proving them right.

At this anniversary of the Archdiocese's illegal attempt to demolish the Cathedral, the building is still standing, the Church has gone to court a dozen times and lost each time, a re-use study has been completed showing that a number of re-use options are physically and economically feasible, and a non-profit developer is currently working on plans to convert the Cathedral into a community center.

President's Award **Xandra Grube**

Xandra Grube has led the difficult battle to oppose the needless demolition of the historic Montgomery Ward Building in East Oakland, a nine-story, one million square-foot early 20th-century warehouse. Xandy and the Oakland Heritage Alliance pressed the city to comply with CEQA and prepare an EIR prior to consideration of demolition. When those efforts failed, Xandy organized concerned citizens into a new group, the League for Preservation of Oakland's Architectural and Historic Resources, which filed a CEQA lawsuit.

The case was denied in the Oakland court, but the Court of Appeal stayed the demolition and issued a thoughtful opinion which has now created new precedents for appropriate mitigation. In the face of very difficult political opposition, Xandy persisted in following her belief in what was right, and the Ward Building now has a chance to survive.

President's Award **OTPA--Orange**

The Old Towne Preservation Association (OTPA) successfully spearheaded a two-year effort to nominate a one square-mile historic district within the city of Orange to the National Register of Historic Places. When approved by the Keeper of the National Register, this district will contain the largest collection of early 20th-century historic resources in the state representing the between-the-wars period. OTPA accomplished the monumental task of documenting some 1,780 historic resources by relying on its enthusiastic and knowledgeable volunteers and without assistance from the City of Orange, which did not support the effort. Moreover, OTPA convinced the city to incorporate historic preservation into its planning process by informing the community of its unique heritage through informational newsletters and educational seminars, as well as demanding that heritage be protected through local legislation and official designation. Measures of OTPA's success in mainstreaming historic preservation into the larger public arena also include OTPA's immediate past president's successful election to City Council. Congratulations to the Old Towne Preservation Association for daring to think big, for long-term dedication and perseverance and for successfully incorporating historic preservation into the local political system.

President's Award **Riverside Housing Development Corp.**

The Riverside Housing Development Corporation (RHDC) is a not-for-profit housing development corporation founded in 1991 to reverse the trend of neighborhood decline and to renew pride-of-place, homeownership, and investment in low and moderate income neighborhoods. This relatively young, but enormously successful program, epitomizes the natural partnership between historic preservation and affordable housing.

Of the 83 housing units rehabilitated by RHDC, 21 are single-family homes that are now owner-occupied. Almost half are locally designated historic structures and two have been determined eligible for listing on the National Register of Historic Places. All rehabilitations have been approved by the Riverside Cultural Heritage Board and have met the *Secretary of the Interior's Standards for Rehabilitation*.

The focus on homeownership makes RHDC's approach an excellent model for other California cities whose development patterns were formed typically in post-war single family neighborhoods. As the historical significance of these neighborhoods is better understood, the challenge of their preservation must be addressed. RHDC is one of the first not-for-profit housing organizations to systematically and effectively develop a program to meet the growing challenge of preserving these historic homes and the neighborhoods they form.

RHDC provides affordable housing through a collaborative effort with the Riverside Redevelopment Agency, local Neighborhood Advisory Committees and private business leaders. It uses a package of creative financing including first-time homeowners assistance, Community Development Block Grant Assistance loans, and a special agreement with the regional Housing and Urban Development Office.

Quality rehabilitation, strict cost control, balancing historic rehabilitation with contemporary renewal, creative financing, partnerships and required homeownership training are the hallmarks of this exemplary program.

President's Award **Peter Devereaux**

With unconquerable optimism and the iron strength of moral conviction, Peter Devereaux has been a leader of preservation in Long Beach and Southern California for 30 years. In the past year, Peter has taken on two formidable opponents—the Archdiocese of Los Angeles and his former seminary classmate Cardinal Roger Mahoney to save St. Vibiana's Cathedral, and the Port of Long Beach to save the Roosevelt Base Historic District.

Peter is a gentle, soft-spoken man, but he never flinches in the face of a powerful adversary. For St. Vibiana's, he invested a great deal of personal time and money in developing a plan and an architectural model showing how the cathedral could be preserved and expanded on its original site.

In Long Beach, Peter helped form the Willmore City Neighborhood Association, and was founder of the citywide preservation group now known as Long Beach Heritage. The Battle to save the Roosevelt Base Historic District pitted a few daring preservationists against the most powerful and wealthy public agency in the city, as well as nearly the whole of City government, the Chamber of Commerce and well-connected parties in Sacramento and Washington. Peter's passionate and stubborn resistance to the plan to demolish the district resulted in a lawsuit by Long Beach Heritage, which recently won an important victory in Superior Court. The fight is ongoing, but Peter, ever the optimist, feels that someday all those entrenched opponents will see the light and understand the value of re-using the historic buildings.

1997 Conference Awards

Conference thanks

CPF wishes to express sincere thanks to all those who made the 1997 Conference a great success!

Pasadena Heritage
City of Pasadena
California Main Street
California
Redevelopment Assn.
State Office of
Historic Preservation
National Trust for
Historic Preservation
Bahr, Vermeer &
Haecker
Englekirk & Sabol
Consulting Engineers

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Choices, Challenges and Change, Annual Conf. of the Calif. Chapter of the American Planning Assn., 10/12-15, Monterey.
Annual Meeting of the Society for the History of Technology, 10/16-19, Pasadena, 216/368-2380, Miriam Levi.
Annual Conference of the California Council for the Promotion of History, 10/23-26, 805/525-1909, Mitch Stone

November

Putting Communities Back on Their Feet conference, Local Government Commission/Center for Livable Communities, 11/14-15, Los Angeles, 916/448-1198, Michelle Kelso

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