



# CALIFORNIA PRESERVATION<sup>®</sup>

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A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

## *This Issue:*

2004  
California  
Preservation  
Conference  
Information

CPF Awarded  
Multiple  
Grants

*Register Now for April 28 to May 1 Event at the Presidio of San Francisco*



## California Preservation Conference Heads to the Golden Gate

Breathtaking architecture, landscapes, and vistas await delegates to CPF's 29<sup>th</sup> Annual California Preservation Conference. The event will be held at the Presidio of San Francisco / Golden Gate National Recreation Area (GGNRA) from Wednesday, April 28 to Saturday, May 1. Register at [www.californiapreservation.org](http://www.californiapreservation.org).

A military post for two centuries under Spain, Mexico, and the United States, the Presidio is a National Historic Landmark District and the centerpiece of the GGNRA, the largest urban national park in the world. The GGNRA in total is home to nine former military sites, as well as Point Reyes and Muir Woods.

When the U.S. Army departed a decade ago, an unprecedented and complex effort to revitalize the Presidio's historic buildings, planted forest, and infrastructure for public enjoyment took flight. This "transformation in progress," made possible by an innovative management partnership between the Presidio Trust and the National Park Service, makes the Presidio a fascinating case study for historic preservationists.

"Exciting preservation work is taking place at the Presidio/GGNRA, and it's an inspiring place where we can share ideas and practical knowledge from across the state," says CPF Executive Director Cindy Heitzman.



*more conference information  
next page*

**Bank of America.**



Bank of America supports California Preservation Foundation's newsletter production.

**2004  
California  
Preservation  
Conference**

(continued from  
page 1)

**Workshops and Tours**

Themed *Building Bridges*, the 2004 conference will spotlight how creative partnerships help meet the challenges of historic preservation. Educational sessions with a remarkable array of experts will explore architectural history, cultural landscapes, heritage tourism, and preservation law/land use planning.

Delegates will also "hit the road," with mobile workshops and tours visiting the historic Filoli estate, the recently restored San Francisco Conservatory of Flowers and Ferry Building, little-seen Presidio historic homes, Fort Baker, the *Save the Rock* campaign on Alcatraz, and many more sites.

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**Presented By**

CPF \* Presidio Trust  
National Park Service  
Fort Point & Presidio Historical Association  
Golden Gate National Parks Conservancy  
Support California Office of Historic  
Preservation

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**Connect with  
Friends and Colleagues**

Malcolm Margolin, founder and publisher of Berkeley's Heyday Books, will offer the keynote address at the Plenary Session, where CPF's annual awards will also be bestowed. Delegates can catch up and network with old and new friends at the Opening Reception at the Presidio Officers' Club, the Three Minute Success Stories at the Presidio Theatre, and the gala at the SF Maritime Museum.

**Argonaut Hotel**

CPF is fortunate to be among the first groups to enjoy the newly rehabilitated Argonaut Hotel at Fisherman's Wharf. Formerly the Haslett Warehouse (home to the California Fruit Cannery Association), this luxurious destination is listed on the National Register of Historic Places.

Shuttles will be provided from the Argonaut to the Presidio.

Reserve your space by calling  
(866) 415-0704.

**Conference Brochure  
& Online Registration**  
www.californiapreservation.org  
(415) 495-0349  
cpf@californiapreservation.org

**Volunteer**  
(415) 561-2758  
kforrest@presidiotrust.gov

**Auction Donations  
& Sponsorship**  
Now seeking donations of goods and services to support the Silent and Live Auctions. Your tax-deductible donations will be accepted at the CPF Office and at the Conference.  
Sheila McElroy  
(415) 362-7711  
sheila\_circa@excite.com

**Lodging Headquarters**  
Argonaut Hotel  
(866) 415-0704

**Late Breaking News**

Two events have been added to the program since the Conference Brochure was printed:

**Stewardship Breakfast, Wednesday, April 28, 7:30 AM - 8:45 AM**

Best practices in care and maintenance of historic sites, with Thomas LaTour, Chairman/CEO of the Kimpton Hotels and Restaurants. Held at the Argonaut Hotel (a recently completed Kimpton success story and the conference lodging HQ!).

**Legislative Breakfast, Friday, April 30, 7:30 AM - 8:45 AM**

Learn about California and CPF's new preservation action arm, Californians for Preservation Action (CPA), and how you can influence legislation and government policy. Speakers: John White, V. John White Associates, Sacramento, CPA's lobbyist; Susan Wes Montgomery, Preservation Action Director, Washington; Ken Bernstein, LA Conservancy Government Affairs Director; Carol Roland, CPF Trustee and Chair, Californians for Preservation Action.

# The California Preservation Foundation

## Board of Trustees Announce the 2004 Slate of Nominees

We are very pleased to announce that the Board of Trustees has finalized a slate of nominees for Board of Trustees elections, held on Friday, April 30, 2004 during the Annual Membership meeting, San Francisco Film Centre, the Presidio of San Francisco.

The Board Development Committee chaired by Trustee Cassandra Walker recommended the nominees. In developing this slate of candidates, the Nominating Committee sought to achieve a good balance of incumbent and new Board members, and to focus on our overall objective of bringing people on to the Board who have energy, ideas, passion and time to commit to the Board of Trustees.

The slate of nominees is as follows:

### Incumbent Trustees

#### **Margie Johnson Reese – City of Los Angeles**

Margie Johnson Reese currently serves as General Manager of the Department of Cultural Affairs for the City of Los Angeles. Ms. Reese manages a complex department that has oversight for cultural as well as heritage and preservation programs. She supervises staff and programming for 22 city owned visual and performing arts centers; the city's Public Art, Percent for Art and Murals program; and grants programs including funding for over 120 festivals produced each year in the city. The Department operates three fully operating theaters, presenting film, theater and dance performances. She has served on numerous state, regional and national panels, consultant teams and has been an advisor to local arts councils throughout the United States.

#### **Courtney Damkroger – City of San Jose**

Courtney Damkroger is the Historic Preservation Officer for the City of San Jose, California. In that capacity Ms. Damkroger is responsible for developing and managing the historic preservation program for the City and for staffing the San Jose Historic Landmarks Commission. Ms. Damkroger came to San Jose in 2000 from the National Trust for Historic Preservation, Western Office where she was the Assistant Regional Director. Prior to joining the National Trust in 1989, Ms. Damkroger was a writer and zoning analyst for the Chicago Office of Skidmore Owings & Merrill.

### New Trustees

#### **Steadie R. Craigo, FAIA – State of California**

Mr. Craigo has worked for the State of California for over twenty years. He is an acknowledged leader in developing strategies to encourage historic preservation polices and projects, quality design, and creative public-private partnerships throughout the state. Mr. Craigo is currently the Senior Restoration Architect in the Office of Historic Preservation supervising the Grants Unit and California Heritage Fund Grant Program. He was the Chief of the Cultural Resources Division, Department of Parks and Recreation charged with elevating the Department's leadership in cultural heritage and enhancing stewardship of California State Parks' cultural resources. He is a past CPF Preservationist of the Year.

#### **Cathy Garrett – PGA Design**

During her career, Ms. Garrett has worked on historic preservation projects that include Frederick Law Olmsted's Central Park and Prospect Park, the Sausalito Women's Club designed by Julia Morgan, and a number of historic sites in the Bay Area reflecting Spanish-Mexican heritage. Ms. Garrett is currently directing the renovation of Casa Amesti in Monterey and the Pardee Home Museum in Oakland, both sites of historic significance within California history. She has made presentations for the California Council for the Promotion of History and is to speak at the conference of the American Institute of Architects in June 2004. Ms. Garrett has been welcomed as visiting critic for the University of California, Berkeley schools of Architecture and Landscape Architecture, Cornell University and the University of New South Wales in Australia.

#### **Vonn Marie May – San Diego**

Ms. May has over eighteen years of professional experience with an emphasis on historical and cultural studies. Her projects include: the University of California, Berkeley Landscape Heritage Plan, Balboa Park Cultural Landscape Designation-American Society of Landscape Architects, City of San Diego, Old Police Headquarters – National Register Nomination /Listing, San Diego Police Historical Association. Ms May has received awards from the California Preservation Foundation, CA Governor's Historic Preservation Award. She has been a speaker at several workshops and symposia.

#### **Frank Parrello – Historic Resources Group**

Frank Parrello has over 30 years of urban planning expertise and is a Principal and Director of Planning at Historic Resources Group. Frank holds Bachelors and Masters of Architecture degrees from the University of Michigan's School of Architecture and Planning, both with distinction. Prior to joining HRG, he worked in the Planning Department of the City of Los Angeles, where he where led both long range and current planning efforts, including the preparation of general plan elements, zoning ordinances and land use entitlements procedures. He is a founder and past president of the Highland Park Heritage Trust and an active member in many preservation and community organizations including the Gamble House Docents Council and the Arroyo Arts Collective.

#### **David Roccasalva – Page and Turnbull, Inc.**

David Roccasalva is a Principal for the architectural Firm Page and Turnbull, Inc. San Francisco. His is responsible for planning and implementing the firm's business development, marketing and public relations strategy for both the San Francisco and Baltimore offices. Previously Mr. Roccasalva was Director of Emerging Architect s and Professional Practice for the American Institute of Architect in Washington D.C.

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## President's Report – Peyton Hall

### SEASONS OF CHANGE

This past fall Roberta Deering, our Executive Director since 1998, left the California Preservation Foundation to become the Preservation Director for the City of Sacramento. The Board of Trustees warmly recognized Roberta for years of service and commitment, the sum of many long days. We will remember Roberta's super first year efforts in "learning the ropes," coordinating the Annual Conference and Preservation Design Awards, hiring new staff, assisting the Board to write the organization's first Strategic Plan (2000-2005), responding to calls for help from across California, and strengthening ties with local preservation organizations and the National Trust for Historic Preservation.



My terms on the Board of Trustees roughly correspond with Roberta's service. I will be forever grateful for her support and good company during many telephone conferences, meetings and events. Roberta joins the short list of able directors who have each brought CPF forward through more than a quarter century of growing influence and visibility. Fortunately, we have not actually lost her. In a new role in Sacramento, Roberta will continue to be an active participant in preservation in California. She promises to be a friend of CPF, and a contributor to our committees and programs. On February 23, 2004, Cindy Heitzman started work as our new Executive Director; you will read more about Cindy in our next newsletter.

Combined with the last newsletter's announcement of our new office location in San Francisco, it may appear that the California Preservation Foundation is in a season of change. It's true! Change reflects ACTION, and change is a desirable characteristic of the historic preservation movement.

I reflected on the character of historic preservation and CPF while preparing comments for our new office-warming reception in San Francisco in October. Why should we celebrate more square footage in a building with a nicer lobby? The answer is in the capacity to do more for historic preservation in California. Some who are outside of the historic preservation community think that we are stuck in the past and looking backward. In fact, we are vigilant in the world around us, nimble in responding to changes in government, institutions, economic conditions, populations, communities, and case law, and continuously discovering the evolving historic context around us. We can even say that historic preservation in California is no longer just reacting to external threats, but participating in leading the public-private partnership that maintains and creates better communities.

Architect and urbanist Elizabeth Moule of Moule & Polyzoides in Pasadena recently noted that cities do not, in and of themselves, stay the same: they get better, or they get worse. We choose to help make our homes, neighborhoods, and cities better for ourselves and our children by understanding and supporting the importance of cultural heritage. We know that cultural heritage distinguishes our community from others, provides the amenity of local character, and enriches the built environment. If we choose to do nothing, then our legacy is a place that may be worse than we found it. We need a stable budget and a functional work space. However, be encouraged by changes at the California Preservation Foundation. Changes reflect growing capacity, opportunity to hire new skills, awareness of the needs around us, and the absence of institutional ossification! The Trustees and Staff are here to DO historic preservation, not to maintain the status quo.



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

Editor:  
Karin Martin

Contributors:  
Roberta Deering  
Peyton Hall  
Cindy Heitzman  
Paige Swartley

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

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

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## 15 Projects Win Awards at the 20<sup>TH</sup> Anniversary Preservation Design Awards Program

Awards Presentation held Saturday, February 28, 2004 in San Diego

Fifteen outstanding projects were selected to receive prestigious 2004 Preservation Design Awards from the California Preservation Foundation (CPF). In its 21<sup>st</sup> year, the highly competitive awards program honors exceptional historic preservation projects at the statewide level for excellence in design, construction, planning and technology.

The awards were presented during the special gala benefit honoring the recipients on Saturday, February 28, 2004 at the historic Ford Building in Balboa Park, San Diego, constructed by the Ford Motor Company for the 1935-36 California Pacific International Exposition for the Transportation Exhibit. Now the home of the San Diego Aerospace Museum, the awards ceremony was held in the Aerospace Museum's Pavilions of Flight covered court. Architect Milford Wayne Donaldson lead a pre-reception tour of the Aerospace Museum.

"The annual Design Awards program is our most important means of publicly recognizing outstanding work of California's historic preservation industry and also educating the public about the significant role that preservation projects perform in enhancing the quality of life in California communities," states PDA Chair, Christopher Johnson.

The jury panel included Charles Chase, AIA, Jury Chair, San Francisco Architectural Heritage, *San Francisco*; Timothy Brandt, AIA, Senior Restoration Architect, Office of Historic Preservation, *Sacramento*; Anne Galliot, National Trust for Historic Preservation, *San Francisco*; Cathy Garrett, Landscape Architect, PGA Designs, *Oakland*; Mary Hardy, The Getty Institute, *Los Angeles*; and, Robert Ooley, AIA, County Architect, *County of Santa Barbara*.

*Complete description of each of 2004 winning projects and sponsors will be featured in a special newsletter later this Spring.*

### 2004 PRESERVATION DESIGN AWARD WINNERS

#### *Addition to Historic Structure & Contextual Infill Category*

North Hollywood Amelia M. Earhart  
Regional Branch Library, North Hollywood

#### *Craftsmanship & Preservation Technique Category*

Hacienda de Lemos Entry Gate Rehabilitation, Palo Alto  
Kohl Fence at Central Park, San Mateo

#### *Cultural Resource Reports, Studies, Videos & Computer Software*

Cultural Landscape Report for Angel Island  
Immigration Station, Tiburon  
Town of Truckee Historic Preservation Program, Truckee  
Your Old House: Guide for Preserving San Jose Homes, San Jose

#### *Preservation & Stabilization Category*

Berkeley 1898 Preservation Project, San Diego  
Point Fermin Lighthouse, San Pedro

#### *Rehabilitation & Reuse Category*

Ferry Building, San Francisco  
The Pegasus, Los Angeles  
South Seas House, Los Angeles  
Twohy Building, San Jose  
Vintage Hall Renovation, St. Helena  
Point Sur Lighthouse, Big Sur  
USS Hornet Museum, Alameda

*We thank the following individuals and sponsors for their support of the Preservation Design Awards.*

Melissa Paris, San Diego Aerospace Museum  
Milford Wayne Donaldson, FAIA, *San Diego*  
Marissa Guidolin, IS Architecture, *La Jolla*

#### Supporting Sponsors

Saintsbury, *Napa*

#### Notable Sponsors

Degenkolb Engineers, *San Diego*  
Historic Resources Group, *Hollywood*  
Matt Construction, *Santa Fe Springs*  
Morley Construction Co., *Santa Monica*  
Page & Turnbull, *San Francisco*  
Spectra Company, *San Dimas*  
Structural Focus, *Gardena*  
Winter + Company, *Boulder, CO*

#### Distinguished Sponsors

Burkett & Wong Engineers, *San Diego*  
Carver + Schickentanz Architects, *Carmel*  
CIM Group, Inc., *Los Angeles*  
Cody Anderson Wasney  
Architects, Inc., *Palo Alto*  
EDAW, Inc., *San Diego*  
IS Architecture, Ione Stiegler, AIA, *La Jolla*  
Milford Wayne Donaldson, FAIA, *San Diego*  
Randall/McAnanay Company, *Los Angeles*

## Fresno's Blue Ribbon Commission on Historic Preservation

by Roberta Deering

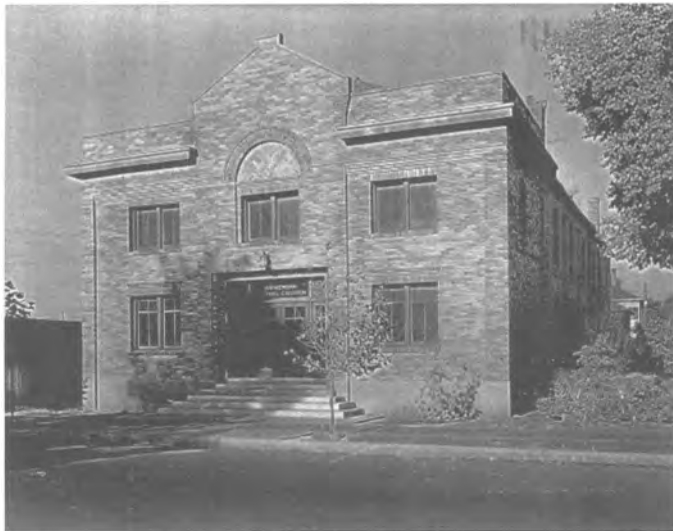
This summer the Fresno City Council formed a Blue Ribbon Commission as part of a settlement of a lawsuit brought by Heritage Fresno against the City of Fresno Redevelopment Agency involving the environmental review for the acquisition of properties in two blocks of the Old Armenian Town project area. For the Commission, Heritage Fresno chose 3 Commissioners, one being CPF's then Executive Director Roberta Deering, the City Council chose 2 Commissioners and the Mayor chose one. The Commission was given two charges: 1) to make recommendations by October 15th on the future of the 1920s Armenian Evangelical Church that sat on the site of the proposed property to be acquired; and, 2) to make recommendations by January 30<sup>th</sup> on the city's and the redevelopment agency's preservation policies, programs and practices.

Regarding the first of the Commission's charges, there were several issues...including the City of Fresno Historic Preservation Commission, a consultant and the Office of Historic Preservation agreeing that the Church was not eligible for the California Register...while Heritage Fresno, many in Fresno's Armenian community and others providing information that it was eligible, including its previous listing on the city's survey as eligible. The acquisition of the property was ultimately to be conveyed to the State of California as the site of a new state courthouse. The church was on an adjoining parcel, but within a project area involving the two blocks to be conveyed to the state.

State representatives said that they would accept the conveyance only with the two blocks cleared, and it was ultimately made clear that the City Council wanted to provide the property per the state's wishes. There were few resources at the Blue Ribbon Commission's disposal, there was a report from a moving company that appeared to indicate a considerable cost to move the structure built with unreinforced brick, and there was much public testimony as to the importance of saving as much of the church as possible. Therefore, the Commission noted that, while it would be ideal to preserve the structure on site, the recommendation was to remove and store the primary facades for incorporation into a future project in the Old Armenian Town Project Area. In November, the City Council reviewed the Commission's recommendation and voted to have the primary façade dismantled and stored.

The second part of the Commission's charge includes a review and recommendation to the City Council on the City's and the Redevelopment Agency's historic preservation policies, program and practices. The Commission is looking, in particular, at issues involving environmental reviews, a 'master' city-wide survey, and incentives for preservation, along with

other issues related to the preservation of Fresno's historic resources. The Commission's recommendations on this part of its charge are to be submitted to the City Council by the end of January.



News from  
Fresno

## New Funds for CPF

### CPF Receives Significant Growth Grant

Peyton Hall, CPF President, announced that the California Preservation Foundation has received a grant of \$100,000 from The Ernest and Mildred Mario Foundation. This major gift elevates the opportunities and expectations for CPF. CPF believes that the Mario Foundation wants to help the organization expand its reach and capabilities by using the grant to better position CPF in California in coming years.

The award will be used to establish the Mildred M. Mario California Preservation Fund, and as a challenge to raise additional funds. This fund raising plan will augment and complement CPF's other development

activities, which focus primarily on membership, sponsorships, and grants. The Fund will be used to develop major new programming in three areas: education, public policy, and assistance. These activities will include support of more education at the local level in smaller communities, local and state-level preservation efforts, an endowed small grant program, and investigation of the creation of a revolving fund for preservation projects.

Mildred Mario is a long time preservationist who contributes substantial efforts to planning and conservation efforts in Palo Alto, and an Emeritus Trustee of the California Preservation Foundation.

### State Historic Preservation Officer Knox Mellon Retires



Parks and Recreation Department Director Ruth Coleman announced the retirement of Dr. Knox Mellon, State Historic Preservation Officer, effective 31 March 2004, after a distinguished career with the Department of Parks and Recreation. Dr. Mellon served as SHPO from 1977 to 1984 and was appointed to the position a second time in November 2000 by Governor Gray Davis.

The SHPO serves as chief administrative officer of the Office of Historic Preservation in Sacramento and as Executive Secretary of the State Historical Resources Commission.

### CPF Receives the William Turnbull, Jr., FAIA Environmental Education Grant

The California Architectural Foundation awarded the William Turnbull, Jr., FAIA Environmental Education Grant to the California Preservation Foundation in recognition of its "endeavors to increase the general public's understanding about the important relationship between the built and natural environment." CPF Trustee Bruce Kibby accepted the award at the annual business meeting of the California Council of the American Institute of Architects on November 13, 2003. CPF was recognized for "its dedication to, and passion for, educating others about architecture."

### M. Wayne Donaldson, FAIA Appointed State Historic Preservation Officer

On April 7, 2004 Governor Arnold Schwarzenegger announced the appointment of M. Wayne Donaldson as State Historic Preservation Officer. Milford "Wayne" Donaldson has served as president of Architect Milford Wayne Donaldson, FAIA since 1978, specializing in historic renovation and preservation and adaptive reuse of existing structures. He is a past president of CPF and has served on the Historic State Capitol Commission, the State Historical Building Safety Board, the Building Standards Commission, and the State Historical Resources Commission.

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## CPF Receives the National Trust for Historic Preservation Collaborative Pilot Grant

The California Preservation Foundation and the Californians for Preservation Action coalition has been awarded the NTHP Collaborative Pilot Grant. This is the second round of the National Trust's grant program offering \$35,000 (a 1-1 matching grant) over three years. The National Trust seeks to "develop new models of partnership among local and statewide preservation organizations and the National Trust to strengthen collaborations to address effectively preservation needs and opportunities." Coalition partners include the National Trust for Historic Preservation, Los Angeles Conservancy, Pasadena Heritage, San Francisco Architectural Heritage, Save Our Heritage Organisation (SOHO), Napa County Landmarks and the California Mainstreet Alliance (CAMSA).

CPF President Peyton Hall notes: "This grant will support our active advocacy and legislative efforts in Sacramento and across the state. The strong support of the Trust is clear evidence that, with the strong support of the Trust, we are operating at a higher level than ever before!"

## Easement on Greene & Greene's 1909 Thorsen House Donated to CPF by Paige J. Swartley, Esq.

At CPF's Open House celebration in autumn 2003, CPF President Peyton Hall and CPF Easement Committee Chair Paige Swartley announced some exciting news. CPF and the California Sigma Phi Society have executed a preservation and conservation easement on the Thorsen House, a spectacular Arts & Crafts treasure in Berkeley. Several key members of the California Sigma Phi Society celebrated in person with CPF, including Corporation Board President David Munroe, Sigma Phi Educational Foundation President Dell Hutchinson and Thorsen House Restoration Project Fundraising Committee Chairman Cyrus Harmon.

Designed by famed architects Charles and Henry Greene, this "ultimate bungalow" is listed on the National Register of Historic Places and is a City of Berkeley landmark. It was built in 1909 for the family of William R. Thorsen, who made his living in the lumber industry. The home features many Greene & Greene hallmarks, including intricate Greene & Greene stained glass, ceiling lights recessed with Tiffany leaded stained glass covers, wonderful wood choices including redwood, oak, teak, ebony, mahogany, cedar and Douglas fir, a steel fireplace frame with copper and brass inlay and Rookwood tile, Greene & Greene frieze paintings, large metal straps on massive posts, and clinker brick.

Sigma Phi, an all-male student society at U.C. Berkeley (which counts former California Governor and U.S. Supreme Court Chief Justice Earl Warren among its early members), has owned the Thorsen House since 1943. Located at 2307 Piedmont Avenue (a street designed by Frederick Law Olmsted in 1865), the residence now houses active members of Sigma Phi. The dedicated residents – many of whom study architecture and design – devote every Saturday morning to the Thorsen House and offer public tours at noon.

The perpetual easement helps protect this magnificent building – including the significant interior spaces – for future Californians. Sigma Phi will continue to be an excellent steward of this amazing property. It is currently formulating ambitious restoration and seismic retrofit plans for the Thorsen House, and tax-deductible donations are gladly accepted.

Help us celebrate this new easement! Please contact [calisigmaphi@sbcglobal.net](mailto:calisigmaphi@sbcglobal.net) to reserve tours for large groups, and to get more information about donations to and plans for the restoration project. Please contact the CPF office for information about donating an easement on *your* historic property.

## CPF Receives Easement



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## Ten rehabilitation tax projects certified by the National Park Service in 2003

The National Park Service (NPS) designated ten California projects as “certified rehabilitations” in 2003. These completed projects were determined to meet the Secretary of the Interior’s Standards for Rehabilitation and be consistent with the historic character of the property or district in which they were located. Represented building types included the rehabilitation and/or adaptive reuse of rental housing, loft conversions, retail and office space, restaurant and bar space, military installation structures, and several hotels throughout the state. Project floor areas ranged from 1,931 square feet to just under 134,000 square feet for an average project size of 45,237 square feet. Project rehabilitation costs totaled \$42,348,850 and ranged from \$127,948 to just over \$6.5 million for an average cost of \$3,782,872.

These ten projects from California will be highlighted at this year’s California Preservation Foundation Conference’s Three-Minute Success Stories.

### Widespread Economic Benefits

The Historic Preservation Tax Incentives Program, administered by NPS in partnership with the Internal Revenue Service (IRS) and State Historic Preservation Officers (SHPO), continues to be the nation’s most effective Federal program to promote urban and rural revitalization and to encourage private investment in rehabilitating historic buildings. The tax credit applies specifically to preserving income-producing historic properties and has generated over \$28 billion in historic preservation activity since its inception in 1976.

Each project approved by the NPS creates on average 42 new jobs. Besides Federal income tax generated from these new jobs, taxes generated from other activities involving these rehabilitations provide further tax revenues to Federal, state and local governments. These projects also result in enhanced property values, augmented state and local revenues, and economic rejuvenation of older neighborhoods.

### Enhanced Services to Applicants

As the state SHPOs are the first point of contact for property owners wishing to use the rehabilitation tax credit, we look forward to working with you on tax credit projects in California. The office may also be available to provide technical guidance before a project begins to help make the process as fast, appropriate, and economical as possible.

As the NPS continually expands its website with updated information on the historic preservation tax incentives programs and technical guidance on the preservation and rehabilitation of historic properties, interested parties are reminded to view this site periodically: <http://www2.cr.nps.gov/tps>. The Historic Preservation Certification Application and The Secretary of the Interior’s Standards for Rehabilitation with Illustrated Guidelines for Rehabilitating Historic Buildings can also be found at this web site.

Applicants are reminded that the NPS will not commence review of the Part 2 or 3 until the processing fee is paid. Applicants are encouraged to take advantage of an expedited fee payment system by including with their application an authorization for the NPS to charge the certification processing fee to their credit card. The authorization form is available on-line from the NPS web site. By not using the traditional billing procedures, the submitted applications avoid being placed on hold by the National Park Service until the processing fee is paid. This can significantly reduce the processing time before a decision regarding certification is made.

### Photo-Documentation Tips

It should be noted that the most recent guidance update on the NPS tax incentives application process states that photo documentation should be in the form of conventional 35 mm color photographs. Photographs are to be labeled on the back with the following information: address and building name (if applicable), view, and description. Photos must be numbered and keyed to the description of proposed work on the Part 2 form and keyed to a plan(s) of the building. For further tips contact: [http://www2.cr.nps.gov/tps/tax/incentives/application\\_8.htm](http://www2.cr.nps.gov/tps/tax/incentives/application_8.htm)

Office of Historic Preservation  
CERTIFIED TAX PROJECTS - 2003



**417 Normal**  
*Chico, Butte County*  
Owner: Wayne D. Cook, AAA Properties  
Costs: \$127,948



**Oxford Hotel, aka William Penn Hotel**  
*San Diego, San Diego County*  
Owner: William Penn Hotel, LLC  
Costs: \$4,611,054



**Devilbiss Hotel/  
Buckhorn Restaurant Building**  
*Woodland, Yolo County*  
Owner: John Pickerel,  
Houkan Dissbee Partnership  
Costs: \$458,708



**Ghirardelli Annex**  
*San Francisco, San Francisco County*  
Owner: Alfonse A. Boro, Jr., Boro Trust  
Costs: \$424,199



**Hamilton Air Field - NCO Barracks**  
*Novato, Marin County*  
Owner: David Rose,  
Novato Senior Village, LP  
Costs: \$14,020,000



**530 Ramona Street**  
*Palo Alto, Santa Clara County*  
Owner: Frank Crist, Manager,  
Ramona 530, LLC  
Costs: \$2,498,986



**Spencer-Ogden Building**  
*San Diego, San Diego County*  
Owner: Charles Blotting, The Bitter End, Inc.  
Costs: \$1,500,000



**San Fernando Building**  
*Los Angeles, Los Angeles County*  
Owner: Tom Gilmore,  
San Fernando Building, LLC  
Costs: \$5,014,322



**Merritt Building**  
*San Francisco, San Francisco County*  
Owner: William Lightner,  
Millennium Play, LLC  
Costs: \$6,550,000



**Vance Hotel**  
*Eureka, Humboldt County*  
Owner: Kurt Kramer, A&K Investments, LLC  
Costs: \$2,623,500

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## CPF 2004 Workshop Series

The California Preservation Foundation's 2004 Workshop Series was initiated with three highly successful workshops held in San Diego, February 27 – February 29. The workshops, co-sponsored by CPF, the Office of Historic Preservation and the City of San Diego, drew over 250 attendees. Education Committee members Lucinda Woodward, OHP, and Diane Kane, Ph.D. and organized these sold-out workshops. Each workshop had a panel of distinguished speakers and included interactive sessions and tours.

*Our thanks to the many sponsors, volunteers and speakers who contributed to the success of these workshops!*



Speakers and participants at the February 27th workshop



### Workshop Sponsors

City of San Diego, Planning Division  
California Office of Historic Preservation  
California State Parks  
County of San Diego  
Save Our Heritage Organisation  
IS Architecture, Ione Stieger  
P.C.R. Services Corporation  
Gensler Architecture Design and Planning  
Myra Franks & Associates/Jones & Stokes  
Spectra Company  
K.T.U. & A.  
Paula Dobbins

### Workshop Speakers

#### *Historical Resources Surveys for Local Government - 2/26/04*

Lucinda Woodward, Supervisor, Local Government & Information Management Programs,  
State Office of Historic Preservation

Marie Nelson, Survey Coordinator, State Office of Historic Preservation

Cathy Wahlstron, Senior Planner, City of Ontario

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