



# CALIFORNIA PRESERVATION FOUNDATION

WINTER 2009

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*Russell House, Palm Springs  
Photo © Greg Day*

## Head to Sunny Palm Springs for the 34th Annual Conference

**April 16-19, 2009**

*by Lydia Kremer*

Take one part fascinating educational opportunities, one part intriguing history, add two parts stunning beauty, mix thoroughly, and what you get is an effervescent recipe for Palm Springs fun in the sun. And you can be part of this glamorous recipe at the 34th Annual California Preservation Conference on April 16-19 as we explore the provocative conference theme: *The Culture of Leisure: Rethinking the California Dream.*

The annual Conference in Palm Springs is expected to draw an enthusiastic gathering of like-minded preservationists who will ponder and explore the conference theme from a variety of compelling aspects, and it will address the ever-increasing need for long-term environmental sustainability if the California dream is to continue.

“Our 2009 annual conference will be an exciting and stimulating event, and where better to address the ‘culture of leisure’ than Palm Springs, a quintessential Southern California oasis of leisure,” said

Cindy Heitzman, CPF’s Executive Director. “We think the focus of the conference will capture the imaginations of our attendees, and we are anticipating a very lively discourse about the subject.”

Among the hundreds of participants expected to attend are city and county planners, architects, landscape architects, community leaders, landmark and historic resource commissioners, historians, archeologists, educators, attorneys, realtors, students, historic property owners, Main Street coordinators, members of

*Continued on page 3*

## Note from the Executive Director

CPF is kicking off the new year with a new look, a new staff and a new outlook! The newsletter has a more contemporary look and, in response to comments from our readers, a new format. We thank those of you who contacted us to share your thoughts; you made a difference. We hope you enjoy the newsletter and, as always, we welcome your comments.

The New Year brings changes, challenges, and opportunities for CPF. We welcome our newest staff member, Judy Chen, Administrative Services Manager. Judy began work with CPF in early December after the departure of Carolyn Eisen, Programs Manager. Judy worked as a Conservation Associate with the non-profit "SaveNature". She fills a vital role in our organizational restructure and we are delighted to have her on our team.

Mark your calendar! The 2009 Conference in Palm Springs is almost upon us. For the past 14 months, we have worked closely with the Conference Executive Committee, and the Conference Program Committee to bring the "best and current practices" to the conference program planning. This year, we are offering six educational tracks, 25 educational sessions, five mobile

workshops, seven tours and six preconference workshops. Not to mention the many special events held during the conference. Please read the conference article in this edition and visit our website for more information.

We are also pleased to announce the 2010 Conference location of Nevada County, with the conference center in Grass Valley. The 2010 Conference Executive Committee, made up of local business and non-profit leaders, is working closely with staff at Sierra College Nevada County Campus to introduce preservation education programs at the community college. CPF is proud to play a role in this important program and to bring the conference to the Sierra Nevada region of California. This is an important step in our effort to reach diverse areas of the state.

Building alliances and partnerships was forefront in our conversations as the CPF Board of Trustees launched its strategic plan update on January 24, 2009. We kicked off this project with a reception in Oakland at the Chapel of the Chimes (Julia Morgan). During the reception we extended an invitation to our guests to be part of CPF's effort to establish regional collaborations throughout the state. We are seeking funding to expand our services and build strategic alliances throughout California.



*Executive Director  
Cindy Heitzman*

In the midst of all of our planning and programs, we sometimes lose sight of all that we have accomplished. This year's PDA in Long Beach was an enormous success, celebrating the 25th anniversary of holding the event. Vice President Cathy Garrett and I compiled a 25-year retrospective of the event and were amazed at the breadth of diverse projects completed over the past 25 years. As we develop our strategic plan for the next five years, one of the core strategies includes our role as a conduit and inspiration for greater local initiatives. While Cathy and I put this slide show together, we were both amazed at the historic buildings and sites saved by so many committed individuals and firms. It is inspiring. We need all our members to join us to continue and expand the good—great—work that we do in California.

A handwritten signature in black ink that reads "Cindy Heitzman". The signature is written in a cursive, flowing style.

# Head to Sunny Palm Springs for the 34th Annual Conference

*Continued from page 1*

Certified Local Governments, developers, contractors, craftsmen, advocates of historic preservation, heritage travelers, and involved citizens and friends from around California and beyond.

Among the conference highlights are more than 30 engaging sessions and workshops on a variety of issues pertaining to California's historic, cultural and natural resources with an emphasis on sustainability. The sessions will feature over 100 engaging speakers who are experts in their respective fields.

In addition, the conference will offer several tours of the Palm Springs vicinity which will enable spectators to experience the unique history, culture and beautiful landscape of this world-renowned tourist destination.

## Palm Springs: A Dramatic Sense of Place

Ever since that 1930s reclusive glam queen, Greta Garbo, found some "alone" time in this mesmerizing California desert, Palm Springs has been the "it" destination for an international A-list of sybarites that included Elvis Presley, Dean Martin, Frank Sinatra, Bob Hope, Elizabeth Taylor, Kirk Douglas, Sidney Sheldon, and countless others. Bill Gates, Goldie Hawn and Kurt Russell, Barbara Boxer, Barry Manilow and Suzanne Somers are among some of the current famous residents who have fallen under the spell of Palm Springs's tranquil beauty.

Famous for its languid days and balmy nights, Palm Springs offers a combination that is positively seductive. However, for 2,000 years before it was discovered by modern-day sanctuary seekers, this desert oasis was the home of the Agua Caliente Band of Cahuilla Indians. Today members of the Agua Caliente tribe still inhabit the City as progressive and productive community leaders.

Conference attendees will have the opportunity to visit many of the ancestral sites of this storied Tribe. The 2009 Annual California Preservation Conference

many of the notable mid-century modern architectural masterpieces throughout Palm Springs.

The conference will feature six major tracks with numerous related sessions—all designed to enlighten and energize participants and conference attendees. The conference tracks include the following stimulating and thought-provoking topics.

### 1. Greening the Culture of Leisure: Teeing Up For Sustainability and Preservation

*Track Description:* Sustainability and greening have become

*Continued on page 4*



*Kaufmann House  
Photo © Greg Day*

will feature many exclusive tours. Among them will be a tour to the Indian Canyons which features the Palm Canyon oasis listed on the National Register of Historic Places.

In addition, several special events will be held in the City's most historic and architecturally significant venues, including

## Head to Sunny Palm Springs for the 34th Annual Conference

*Continued from page 3*

buzzwords of this decade. What do these concepts mean? Are we being “greenwashed”? The most agreed-upon definition of sustainability comes from the 1987 World Commission on Environment and Development: sustainable means to meet “the needs of the present without compromising the ability of future generations to meet their own needs.” This track explores sustainability and preservation under the conference’s umbrella theme of leisure. Session topics include eco-tourism, challenges in renovating “green,” state and local policies and initiatives, energy, water, LEED, and CEQA. The mobile workshop focuses on native vegetation and building green in the desert.

*Mobile Workshop:* The Living Desert, a wildlife zoo and botanical garden.

### **2. The Political Playground: The Politics of Preservation**

*Track Description:* What is the practical interface of preservation advocates, property owners, government officials, and the public in the effective preservation and reuse of historic buildings? The intent of this track is to provide the audience a working understanding of the complexities of the political process as it influences preservation. Sessions

will mix speakers experienced as developers, preservationists, planning department staff, city officials, lawyers, and press who will explain the preservation process from their diverse standpoints. Several case studies will be presented, including a focus on the preservation of modern architecture in Palm Springs itself. A media session will explore the role of the press in historic preservation, and how preservationists can get their message across more effectively. Other sessions will focus on issues, laws, public perception, and economic considerations found throughout the state.

*Mobile Workshop:* Preserving Palm Springs Tour.

### **3. Beyond Martini Modern: A Sober Look at the Recent Past**

*Track Description:* Midcentury design brought the principles of the early modern movement to a broad spectrum of the population after World War II, particularly in rapidly expanding California with its benevolent climate. This track explores examples of midcentury architecture with sessions focusing on residential tracts, multifamily housing, restaurants, hotels and motels, and the landscape design that accompanied them. The track



*Indian Canyon, Palm Springs, site of the Mobile Workshop “Tahquitz Canyon: Walk in the Footsteps of Our Ancestors”, Saturday April 18. Photo courtesy of Palm Springs Bureau of Tourism*

also explores the challenges of preserving more contemporary historic resources such as those from the late 1960s through the early 1980s. Parallel tracks will include a technical session addressing the problems associated with pioneering construction techniques of mid-century buildings.

*Mobile Workshop:* Identifying Mid-Century Hotels & Motels.

### **4. Rehabilitating the California Dream: A Preservation Practice Toolkit**

*Track Description:* A successful professional preservation practice

requires multiple skills. Creating a successful project requires awareness and expertise at every phase in this complex process. To achieve success, practitioners must be diligent and creative in planning, design, and construction, consultant and contractor collaboration, and with the specifics of materials selection and sustainable performance. Sessions in this track focus on and clarify some of the various steps in this event-filled process. This track is suited to architects, contractors, designers, engineers, conservators, construction managers, and other professionals who deal with historic buildings from the ground up. Building successful historical projects creates a successful historical practice.

*Mobile Workshop:* Materials & Methods in Practice, Part 2.

### **5. Avoiding the Sand Traps: Office of Historic Preservation Best Practices**

*Track Description:* With sessions devoted to introducing the best practices in historic preservation, the Office of Historic Preservation track will benefit both the beginning preservationist and seasoned professionals. The track examines how historic context provides the foundation for preservation activities, explores the benefits of registering properties in the National Register through the Multiple Property Submissions process, explains how to effectively work through the Section 106 consultation process, and provides strategies for developing effective design guidelines in historic communities. The track also includes an introduction to the California

Historical Resources Information System (CHRIS) and the benefits the CHRIS offers to local preservationists.

### **6. More than a Feeling: Preserving Local Character**

*Track Description:* As historic properties evolve with time, both the tangible and intangible aspects that create a distinctive “sense of place” are inevitably altered. In some instances they may exist primarily as memories. The identification and management of less tangible aspects of a property’s character can be a challenging and elusive task. It is, however, critical when preserving the more nuanced aspects of a property’s history and significance. This track explores a wide range of approaches to sustaining local character, including documentation, compatible use, and ongoing maintenance of resource character that often falls outside of typical preservation planning.

*Mobile Workshop:* Tahquitz Canyon & Native American Landscape.

Don’t miss this important conference in one of the world’s most enchanting locations. You can participate as a sponsor of the 34th Annual CPF Conference.

To register for the 2009 conference and for more information, visit [californiapreservation.org](http://californiapreservation.org) or call 415.495.0349.



*Albert Frey House, Palm Springs  
Photo © Greg Day*

## Endangered Marvels of Modernism: The Cultural Landscape Foundation's 2008 "Landslide" List

By Melanie Macchio, *The Cultural Landscape Foundation*

Modernist landscapes with boomerang curves, reservoirs inspired by Joan Miro paintings, animated fountains, soaring roof gardens, geometric earthworks, futuristic fair grounds, and sunken and expansive plazas all became celebrated design elements during the nation's massive post-World War II development. These experimental and innovative expressions, adopted by maverick landscape architects such as Dan Kiley and Lawrence Halprin, became a catalyst for inserting Modern design sensibilities into newly minted public and private spaces.

During this period, designers, their clients, and patrons utilized revolutionary new and experimental materials, and subdued transitions between indoor and outdoor spaces to infuse Modern forms into classic sensibilities. However, until recently, many of these designs have been misunderstood and underappreciated. To draw attention to these irreplaceable works, including three Northern California sites, the 2008 *Landslide* theme: *Marvels of Modernism*, spotlights our diverse postwar garden and landscape heritage.

*Landslide* is a yearly designation of significant landscapes at risk of being lost. The designees

exhibition of original photography of the *Marvels of Modernism* by internationally recognized artists. The exhibition includes images by photographers Debra Bloomfield (California), Marisol Diaz, Tom Fox (California), Rick McKee Hock, Tyagan Miller, Keri Pickett, Christopher Rauschenberg, Sam Sweezy, Lupita Murillo Tinnen, and Heather Wetzel.

The three California *Marvels of Modernism* are:

- **Estates Drive Reservoir, Oakland:** Since 1966, residents of Oakland's Montclair neighborhood have enjoyed the Robert Royston-designed Estates Drive Reservoir for its tranquility and recreational value. Royston combined functionality with an abstract Modernist aesthetic in his design of the technologically-innovative cover for an open-cut reservoir. Today, neighbors are fighting to preserve Royston's design in the face of plans by the East Bay Municipal Utilities District to replace the existing reservoir with two large concrete water storage tanks.

- **Kaiser Roof Garden, Kaiser Center, Oakland:** Industrialist Henry Kaiser hired the landscape architecture firm of Osmundson & Staley to design a garden atop the parking garage next to his company's headquarters in downtown Oakland, California. The garden opened in 1960 as the first "true" post-World War II rooftop garden in the U.S. Today,



Left, *Estates Drive Reservoir, Oakland*  
Photo © The Cultural Landscape Foundation

Right, *Kaiser Roof Garden, Kaiser Center, Oakland*  
Photo © Tom Fox

are chosen from hundreds of nominations submitted from nationwide that highlight current issues in landscape preservation and interpretation. This year, The Cultural Landscape Foundation (TCLF) and *Garden Design* magazine have once again partnered with George Eastman House to produce a traveling



Aerial views of Parkmerced's landscape, which is under threat by current owners.  
Photo © Tom Fox



many of the hardscape elements are aging. Furthermore, the addition of taller adjacent buildings since the rooftop's completion has altered the environmental conditions in which the garden was designed.

- **Parkmerced, San Francisco:** Parkmerced was designed as “a city within a city” by architect Leonard Schultze and Associates with planning and landscape architecture by Thomas Church with Robert Royston. Today, it is one of this country's four remaining examples of large-scale, post-World War II residential developments.

Unfortunately, there are numerous threats to the design, including plans by the current owners to subdivide portions of the site and make changes to the property's pioneering landscape design.

The other nine *Marvels* are: Miller Garden, Columbus, IN; Boston City Hall Plaza, Boston, MA; Peavey Plaza, Nicollet Mall, Minneapolis, MN; Manhattan Square Park, Rochester, NY; Lake Elizabeth, Allegheny Commons, Pittsburgh, PA; El Monte, Hato Rey, Puerto Rico; Heritage Plaza, Heritage Park, Fort Worth, TX; Mill Creek Canyon Earthworks,

Kent, WA; and Pacific Science Center Courtyard, Seattle, WA.

“The annual thematic *Landslide* list is one of the key ways the Cultural Landscape Foundation highlights how landscapes are integral to our nation's cultural identity—each *Landslide* site is irreplaceable; each is a unique link to the story of who we are,” said Charles A. Birnbaum, founder and president of the Cultural Landscape Foundation. “Working with Eastman's curators and photographers we can actually teach people how to see what may be right in our backyards.”

Along with the Eastman House exhibit of original photography, sites across the country will host the *Marvels of Modernism* signboard exhibits at or near locations associated with the different *Marvels*. The signboard exhibit will provide the history of each Modernist landscape, the threat, information on how to support local efforts, and associated historic and current photographs of each resource. Additionally, a series of regional launch events will be held in concert with Design Within Reach studios across America.

For more information on the *Marvels of Modernism*, including exhibit and event venues, visit [www.tclf.org/landslide/2008](http://www.tclf.org/landslide/2008).

The Cultural Landscape Foundation, established in 1998, is the only not-for-profit foundation in America dedicated to increasing the public's awareness of the important legacy of cultural landscapes and to help save them for future generations. In 2002, TCLF established the annual *Landslide* program ([www.tclf.org/landslide](http://www.tclf.org/landslide)) in an effort to focus attention on culturally significant landscapes and landscape features at risk for alteration or destruction.

*Garden Design* magazine is the champion of the exterior design movement, rooted in the fundamental values that recognize the integration of high style with social and environmental consciousness.

## Advocacy

### Navy Releases Final Plans for Hangar One

*By Brian Turner, Esq., The National Trust for Historic Preservation, and Cindy Heitzman*

Located in Mountain View and built in 1932 to house U.S. Navy dirigibles, Hangar One is a vast, domed structure measuring 200 feet tall, and covering more than 8 acres of land. It has long been a Silicon Valley icon, visible from the air and highway. Despite its significance, when a 2003 inspection revealed PCBs leaking from its metallic exterior, the Navy transferred Hangar One to NASA and restoration hopes have languished. The Navy originally proposed to demolish Hangar One; however, public outcry stopped that rash action. Instead, the Navy has adopted a proposal to remove the siding, doors, and windows of the structure and leave it a skeletal frame. The proposal to leave the frame exposed and not reconstruct the Hangar drew sharp criticism from preservationists during public review of the proposal last fall.

On January 7th, the Navy announced that it will proceed with its remediation plan. The Navy still does not intend to replace Hangar One's architectural features, but states that it is informally working with NASA, the Hangar's current owner, which will be responsible for its reconstruction. While this verbal commitment is heartening to preservationists, it is not a

guarantee. It remains unclear whether and when NASA will obtain funding for the reconstruction work. Preservationists hope that it will occur concurrently with the Navy's deconstruction so as to minimize damage to the steel frame, save money, and ensure that work is historically appropriate. It also remains to be seen whether the restored Hangar will have a community function or be reserved for government use. The California Preservation Foundation, working with the Save Hangar One Committee, will continue to push NASA and the Navy to coordinate these efforts and open the restored Hangar One to the community.

### Presidio of San Francisco, Main Post

Future development at the historic Presidio Main Post, which must be self-supporting by 2013, includes a challenging mix of reuse, rehabilitation, and new construction, as well as public and private uses. Monitoring proposed "revitalization" plans has involved a wide spectrum of groups. Announced plans to construct a massive new contemporary art museum (CAMP)—to house the collection of Gap founder Donald Fisher—and a new hotel ignited public controversy in San Francisco and beyond. Fueling the often acrimonious debate was the unfortunate impression that

design guidelines had been "written to fit" only after CAMP had been designed.

At a December 9 meeting, the Presidio Trust formally announced that it will revise the design guidelines for three planned new cultural institutions to be more sensitive to the historic fabric of the former Army base. The Presidio Trust's new concept for CAMP is to submerge more than half of the building below ground, resulting in a much smaller above-ground footprint than previously planned (from 100,000 to 35,000 square feet). The original plan for CAMP will be redesigned based on the Presidio Trust's revised standards and will purportedly reduce impacts to the archaeology of El Presidio and lessen the building's visual impact on the historic Main Parade ground. The proposed new hotel will also be reduced in size from



*Top, Presidio Proposed Contemporary Art Museum in San Francisco  
Photo © Presidio Trust*

*Below, Jackling House in Woodside  
Photo © Woodside History Committee*





100,000 to 80,000 square feet. New guidelines and accompanying environmental documents were expected in January.

### Jackling House Update

A few years ago, a small preservation group in Woodside called Uphold Our Heritage (UOH) successfully sued Apple Computer's CEO Steve Jobs when he proposed to demolish the historic Jackling House in Woodside. In 1984, Jobs purchased the 1925 mansion, which is named for its original owner, copper magnate Daniel C. Jackling. The house was designed by George Washington Smith, a leading architect of the Spanish Colonial Revival style. In 2001, Jobs sought a permit to demolish the historic house. The Town of Woodside, ignoring the advice of preservation experts, approved Jobs's demolition plan and issued the permit.

UOH, represented by Chatten-Brown & Carstens of Santa Monica, successfully argued that the Town's approval violated the California Environmental Quality Act since preservation options

were feasible. The Court of Appeals agreed. (See *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App. 4th 587). But, it was not clear that Jobs would be responsible to pay the costs associated with bringing the lawsuit. For the court to award fees it must find that the lawsuit resulted in a "substantial public benefit." The appeals court found that there was such a benefit to saving the Jackling House even though the resource was privately owned. The court reasoned that "demolition of the home would have eliminated [preservation options] and ensured that the public would have forever lost its historic value."

To learn more about the Jackling House, visit <http://www.friendsofthejacklinghouse.org>.

### Voters Approve a Historic Preservation Commission in San Francisco

In November voters gave a boost to preservation efforts in the City of San Francisco by approving Proposition J. Prop J amends the City Charter to give a permanent

*Hangar One in Mountain View:  
Left, interior view  
Right, exterior close up  
Photo © Linda Ellis*

home to a Historic Preservation Commission (HPC). The HPC will replace the existing Landmarks Preservation Advisory Board (LPAB) which currently reports to the City Planning Commission. The new HPC will simplify the planning process by reporting directly to the Board of Supervisors on significant preservation issues. It will offer recommendations on items such as whether to designate historic resources and districts and whether to approve permits for the alteration of historic properties. The HPC will consist of a Board of seven experts, appointed by the Mayor. The Planning Commission will maintain its authority to make its own recommendations on many of these issues, but its input will not be mandatory.

## Showcase your Three-Minute Success Story at the Palm Springs Conference!

By Timothy J. Brandt, AIA, LEED  
AP, Office of Historic Preservation

Start preparing your stories and plan to attend one of the annual California Preservation Conference's most popular events, **Three-Minute Success Stories (3MSS)**. This year's 3MSS will be held at the Viceroy Palm Springs Resort in the Presidio Courtyard on Friday night, April 17th.

The evening's theme will be "Establishment Revival" (think Rat Pack panache). Be prepared to participate as this year's audience

will vote for their favorite story. Come dressed in your best '60s outfit and win a prize!

**SUBMIT an application and get three FREE minutes of EXPOSURE and RECOGNITION for your preservation efforts!**

The 3MSS venue provides a very fun and unique opportunity to present your very own preservation success story to a statewide audience. Stories can involve creating preservation ordinances, outstanding survey accomplishments, building rehabilitations, saving historic properties from demolition, conservation efforts, grassroots activities, or anything related to the historic preservation field that can be told in fun and


## Mission Statement

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

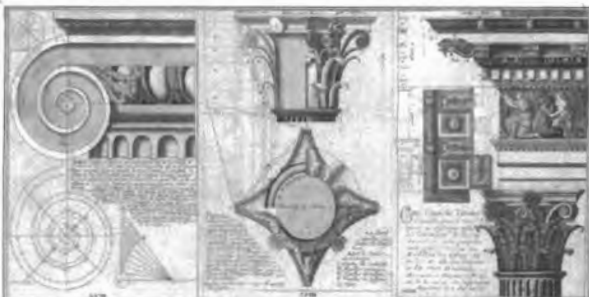
educational ways. Talent is not required—but enthusiasm and fun are key elements!

Presentations can include skits, songs, dances, PowerPoints, or anything else that is legal within the city limits of Palm Springs and can be contained within a tasteful outdoor courtyard.

For more information on the conference and the 3MSS (including guidelines and application forms) contact CPF at [www.californiapreservation.org](http://www.californiapreservation.org).



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*The President's Circle is a group of committed preservationists who enjoy special recognition, educational opportunities and social activities while supporting the Foundation's endeavors. The current President's Circle includes:*

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## Call for Articles!

Do you have a topic or story you would like to share with the preservation community? Are you involved in a project that would be of interest to our readers? If so, we'd love to hear about it!

The California Preservation Foundation is currently accepting article submissions for its newsletter. Features and in-depth articles are welcome.

If you are interested in writing an article, please email [cpf@californiapreservation.org](mailto:cpf@californiapreservation.org) describing your idea for an article.

Reviews should run no longer than 300-500 words and all submissions are subject to review by the editorial team. Photographs and graphics are welcome.



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# Upcoming Events

## USGBC-IE Partner Event

**Achieving Sustainability by  
Preservation: Partnering with Structural  
Engineers in California**

Special presentation by David Cocke  
& Benjamin Hayes of Structural Focus  
RSVP: [http://usgbc-inlandempire022509.  
eventbrite.com](http://usgbc-inlandempire022509.eventbrite.com)

Wednesday, February 25, 2009

6:00-8:00 PM

Coffee Depot  
Riverside, California

## 34th Annual

**California Preservation Conference**

**The Culture of Leisure—**

**Rethinking the California Dream**

Thursday, April 16–Sunday, April 19, 2009

Palm Springs, California

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