



# CALIFORNIANS FOR PRESERVATION ACTION NEWSLETTER

Volume I, Number 3

July, 1976

## SB 1514 Last Chance California

Preservationists have grave cause for concern if Senate Bill 1514 passes the Assembly next month. The state conferences in May at both Filoli and Riverside heard Dr. William Murtaugh, Keeper of the National Register, explain that passage of this piece of legislation could cripple the entire National Register program.

The Advisory Council on Historic Preservation defines the National Register program (Federal Register, Feb. 10, 1976) as a recognition process and funding opportunity; property rights are not at issue. Senate Bill 1514 presumes National Register nomination infringes on owners' property rights and requires "owner consent" prior to nomination. Such a requirement impedes the full recognition of this state's cultural resources, subverts the intent of the Federal program, and places Federal funding in jeopardy. Dr. Murtaugh suggested his office would have to seriously consider cessation of matching-grant assistance if SB 1514 passes and California's compliance with Federal guidelines is qualified by owner consent.

Senate Bill 1514 is a crucial test of our persistence and must be defeated. The campaign against the bill must be intensified if we are to stop the bill in the Assembly.

SB 1514 will be heard by the Assembly Committee on Resources, Land Use and Energy, Chairman Charles Warren, Subcommittee on Parks and Forestry, Chairman Herschel Rosenthal, on Monday, August 2, 1976, at 3:30 in Room 6028 of the State Capitol, Sacramento 95814.

You and your organization must oppose SB 1514, must act to make your opposition effective.

1. WRITE letters to Chairman Warren, Chairman Rosenthal and other members of the subcommittee, Paul Priolo, Woodland Hills, Barry Keene, Eureka, and Victor Calvo, Mountain View. Send letters for the above Assemblymen to: State Capitol, Sacramento 95814.

2. CALL AND VISIT their local offices: Herschel Rosenthal, 8455 Beverly Blvd., Los Angeles 90048, (213) 655-9750; Charles Warren, 1411 W. Olympic Blvd., Los Angeles 90015, (213) 386-8042; Paul Priolo, 4883 Topanga Canyon Blvd., Woodland Hills 91364, (805) 497-4334; Victor Calvo, 2570 El Camino Real West, Mountain View, (415) 941-4640; Barry Keene, 533 G Street, Eureka 95501, (707) 443-4816.

3. APPEAR AND SPEAK at the August 2 hearing, State Capitol, Room 6028, 3:30 p.m.

Senate Bill 1514 is a serious threat and demands a massive demonstration of opposition from preservationists throughout the state.

## Legislative Update

There are only two bills of importance to historic preservation that remain unresolved as the Legislature goes into its last month of the session. It is essential that our members take an active role.

The first, SB 1514, is discussed in the lead article. SB 2128-Marks (SUPPORT) is the only positive preservation bill left. It allows cities and counties to issue revenue bonds for

low-interest loans for rehabilitation of historic properties. SB 2128 will be heard by the Assembly Committee on Housing and Community Development, Chairman Peter Chacon, on Tuesday, August 10, at 3:30 in Room 2133 of the State Capitol.

Other measures resolved by the Legislature are:

\*SB 1321 (SUPPORT) has been signed into law as the Nejedly-Hart State, Urban and Coastal Park Bond Act of 1976 and will be Proposition 2 on the November 1976 ballot. If approved by a 2/3 majority of the voters, this bill will provide state general obligation bonds of \$280,000,000 for parks, beaches, recreation and historic resources preservation. Before going into conference committee, this bill had specific allocations of \$10,000,000 for grants to local governments for historic preservation and \$10,000,000 for historic preservation in state parks. These moneys specifically allocated for historic preservation were deleted, and now preservationists will have to compete with other parks and recreation interests for the funds. Though it is considerably weaker than in its original form, Proposition 2 certainly deserves our support in November.

\*AB 2948-Hart (SUPPORT) is a similar measure to SB 1321. Though it is now eligible for vote on the Senate floor, it probably will be dropped in view of the signing into law of SB 1321.

\*SCA 22-Marks (SUPPORT) would have allowed an additional homeowner's exemption for any increase in assessed valuation resulting from rehabilitation. It would have given a tax incentive for people to rehabilitate older homes. SCA 22 was killed by one vote in the Assembly Revenue and Taxation Committee, Chairman Willie Brown.

\*AB 4208-Fazio (SUPPORT) would have provided \$10,000,000 to set up a revolving fund for loans to cities, counties and certain kinds of park districts. The money could have been used for emergency acquisition of endangered park and open space land and historical property. It died in the Assembly Ways and Means.

The above track record is mixed, at best, partly because CPA cannot be expected to win every battle in its infancy.

It is also clear that CPA members must act as their part of the task. There was not a single letter of support for SCA 22 in the committee files. It is unrealistic to think that Senator Marks or any other legislator can successfully carry a controversial bill without support.

APPEAR at the committee hearings in support of SB 2128 and in opposition to SB 1514. (It's a good idea to call the local office of your own Senator or Assemblyperson to confirm hearing dates and times.)

WRITE to the committee chairmen and send a copy to the authors. WRITE your own Assemblyperson (listed in the white pages under California State of, Assembly). In addition, make an appointment to see your Assemblyperson in his/her district office and press for their support for SB 2128 and opposition to SB 1514.

Letters should be short notes expressing your support or opposition and may be addressed to the State Capitol, Sacramento, 95814.

In this last month of the legislative session, let's get SB 2128 passed and SB 1514 defeated.

## Los Angeles Central Library Tagged for Destruction



The fate of Los Angeles' landmark Central Library (1926, Bertram Goodhue and Carleton Winslow) will soon be sealed by the Los Angeles City Council. In response to pressures for a new and expanded library system, the architectural firm of Charles Luckman and Associates has developed for the city a proposal that calls for a new central library on a site facing Pershing Square--at a cost of more than \$70 million. It would be financed largely by the sale of the present site and by tax increment funds from the Community Redevelopment Agency.

"For that kind of money," states John D. Weaver in *New West* (July 5, 1976), "the city could build another Convention Center (\$43 million), another J. Paul Getty Museum (\$17 million), and still have \$10 million left to refurbish the old Central Library." An imposing architectural monument with rich, irreplaceable detailing of sculpture, tile, murals, and woodwork, set in an urban oasis of trees and greenery, the Central Library is listed on the National Register and is a Los Angeles Cultural Heritage Monument.

In the 50 years since the Central Library was opened, the city's population has tripled, but according to the city librarian, circulation at the building has decreased (down from 1,672,700 a year to 1,084,725). However, circulation at the city's 61 branch libraries--now overcrowded--has nearly doubled. These statistics alone suggest that the Luckman plan's emphasis upon an increasingly centralized city library system may be misplaced.

Opponents of the Luckman plan are mobilizing the already substantial public sentiment for saving the Library. At press time a meeting of the Committee for Library Alternatives is scheduled for Thursday, July 29, 8:00 p.m. in the Arco Tower public meeting room. For further information contact Margaret Bach, (213) 392-9085.

## Can You Help?

The State of California selected the restoration of the State Capitol as its official Bicentennial project. Restoration work is well underway but is hampered by the lack of full information about the original appearance of the interiors. Early photos of the interior are being sought to insure rectitude in the restoration effort. The location of lost artifacts and architectural detailing removed from the Capitol is another problem. Any photos or information you have should be sent to: Ray Girvigian, P.O. Box 220, 1440 Fair Oaks, South Pasadena 91030. Photos will be returned.

## UC Berkeley Landmark Threatened

As we go to press, the Regents of the University of California are determining the fate of a venerable Berkeley campus landmark. A Negative Declaration was issued by university administrators on a project to demolish the Naval Architecture Building and construct a new building on the site, just 12 feet from the "Ark" (Northgate Hall), both existing buildings done by John Galen Howard.

An environmental assessment study relegated one paragraph to the historical/architectural value of the Naval Architecture Building (originally Drawing Arts in 1914), determining that Howard meant it to be temporary by not including the structure in his master plan for the campus. To further document this conclusion the report points out that the shingled structure is not built of stone, that it is functionally obsolete and structurally unsound.

Others describe the building as, clearly, a landmark, one of John Galen Howard's most relaxed creations, a well-scaled and pleasing textural piece on campus and an effective attempt to relate the campus to its residential context.

The question of Howard's intent is moot: the charm and worth of the building is established. The scant treatment given in the Negative Declaration is unwarranted. The impact on the "Ark" and an increasingly cluttered campus has not been sufficiently studied.

The next issue of the Newsletter will, we hope, be able to report on the success of efforts underway to preserve the Naval Architecture Building.

## The Golden Goose Gelded

SB 174 (Roberti) was signed by the Governor last month. SB 1321 (Nejedly) has been approved by both houses and is set for the November ballot as Proposition 2. Both were reported in the last newsletter as potential sources for funding historic preservation projects.

Preservationists were dismayed to discover that, at the last moment, large--10 million dollar--allocations specifically for historic preservation were stricken from SB 1321 by a joint Senate-Assembly committee, and a general statement including historic preservation as an eligible activity substituted. Historic preservation was a "non-essential."

In mid-July, preservationists attended four workshops in different parts of the state. The workshops were set up by Parks and Recreation to explain the allocation procedures for the Urban Open Space and Recreation Program created by SB 174. Funding guidelines presented at these meetings omit reference to historic preservation because, a Parks and Recreation representative stated, there is no specific reference to historic preservation in the Act. SB 174 allocates 75 million dollars over three years. Preservation, although unmentioned as an "eligible activity," may not necessarily be precluded if clothed in the proper language. The money's there; get official public sponsorship for your project and go for it.

The lesson we know. We must insist on specific mention and specific allocations for historic preservation purposes in future bills. And we must establish that historic preservation is an essential and not to be pruned. Mention this to your representative next time he visits his local office. This is an election year.

## San Francisco's Heritage Provides Inspiration

Five years ago, Heritage was taking form around the idea that San Francisco's historic architectural environment needed an advocate. After choosing the unwieldy name of the Foundation for San Francisco's Architectural Heritage (borrowing the subtitle from the Junior League's 1968 publication Here Today--San Francisco's Architectural Heritage), the nine founders raised funds from families and friends and plunged into their first project; saving Victorians that the SF Redevelopment Agency planned to demolish.

Today, Heritage is a strong, respected voice for conservation and re-use of SF's architectural legacy, with 1300 members, over 150 active volunteers, a 22-member Board of Directors, and a paid staff of eight. Heritage now owns property, gives loans, buys options, holds Historic Preservation Easements, and produces feasibility studies -- all to protect and save specific buildings. To make a larger impact, Heritage represents the viewpoint of architectural conservator before public policy making bodies, provides tours, lectures, and newsletters which promote an understanding of the values of a diverse architectural environment.

As the most developed preservation group in California, Heritage is a model for others. Here are some reasons for its success:

### COMMITMENT AND EXPERTISE OF FOUNDERS

Heritage's founders were young, energetic San Francisco businessmen who raised seed money and devoted enormous energy to projects, using their skills in law, architecture, finance, planning, and real estate.

### A RALLYING POINT

Taking on the SF Redevelopment Agency (SFRA), which was destroying hundreds of historic Western Addition Victorian houses, gave the new group a specific issue which others could recognize and support.

### FRAMEWORK

The initial project of saving Western Addition Victorians was a vehicle for promoting the broad and ambitious concept of conserving the architectural heritage of the city as a whole. From the beginning, Heritage emphasized its role as an environmental organization.

### CREDIBILITY

Believing that preservation must be viewed as a constructive rather than obstructive force, Heritage advocates the preservation of buildings by offering viable alternatives. For example, to save Victorian houses from demolition by SFRA, Heritage proposed and then implemented a plan to purchase fourteen buildings, hold them, and find buyers who would restore them.

When opposing Saks Fifth Avenue's plan to demolish the Fithugh Building on Union Square, Heritage developed alternative plans which could save the building and also meet Saks' retail needs.

### MEMBERSHIP

A membership drive in late 1972, over a year after Heritage's founding, brought in the first members. The membership, which grew from 120 in January 1973 to 1200 in January 1976, has a shared concern for the historic architectural environment. Their diverse interests are met

through a variety of programs, tours, special events, and opportunities to volunteer.

### COMMUNICATION

In April 1973, the first Heritage Newsletter was sent to members. Originally tailored to "insiders" and operational matters relevant to a small membership, it is now giving emphasis to the conservation concerns shared by the larger membership.

### VISIBILITY

The Haas-Lilienthal House was donated by the preservation-minded Haas and Lilienthal heirs in May 1973, when Heritage had 150 members and one full-time staff person. Owning and operating a magnificent Victorian makes Heritage tangible.



The Haas-Lilienthal House at 2007 Franklin Street is open for tours on Wednesdays (1-3:30) and on Saturdays and Sundays (12:30-4:30). Guided tours of the main floor and the family rooms on the second floor are given by volunteer docents trained by Heritage to discuss the period furniture as well as SF history.

The house has a multiplicity of uses in addition to tours: part of the house remains residential; part is offices; and the ballroom is available for public meetings and social functions. In this way, the house promotes the idea of saving and re-using buildings.

### A CONSERVATION PROGRAM

By 1975, the scope and variety of Heritage's conservation activities could no longer be effectively run by the volunteer Board of Directors. The Board then altered its operational role by hiring a staff director in March 1975, whose title, Urban Conservation Officer, reflects the purpose of Heritage. He prepared an Urban Conservation Plan, clearly outlining Heritage's activities in property conservation, public policy, and education.

### RESOURCES

The staff's collective background in law, finance, architecture, history, office work, and management gives Heritage a solid base, but

does not come close to providing the person-power needed. A myriad of projects is juggled by staff members whose energies are supplemented by talented and dedicated volunteers.

#### COOPERATION

Heritage works with the SF Landmarks Preservation Advisory Board, the American Institute of Architects, the California Historical Society, the Victorian Alliance, the National Trust for Historic Preservation, SF neighborhood groups, and ad hoc groups which promote one issue. A recent example is the coming together of many of these groups to form the Parapet Task Force. The Task Force seeks ways to mitigate the potentially disastrous esthetic effects of the Parapet Ordinance, which requires that parapets and cornices meet new safety standards by reinforcement, replacement, or removal.

#### AN INVENTORY OF ARCHITECTURAL RESOURCES

Knowing what exists is essential. Fortunately, many of SF's neighborhoods are documented; but downtown lacks a thorough inventory. Having experienced the need for such background material in its efforts to save the Alaska Commercial Building, the Fitzhugh Building, and the Jessie Street PG&E Substation, Heritage has made the compilation of an inventory a priority objective.

Recognizing the continual variety of pressures for new development, Heritage continues to explore ways to use its limited but dedicated resources to save SF's architectural heritage. The phenomenal response to and support of Heritage demonstrate, however, that architectural conservation is an idea that will continue to draw adherents; and from that Heritage takes inspiration.

### Survey Money Available

The State Office of Historic Preservation still has approximately \$30,000 available for comprehensive historic building surveys such as that conducted in Watsonville. The pilot program was designed to further the State of California's commitment to a thorough survey and inventory of cultural resources. Evidence of the state's progress toward this goal was provided with the May publication of the enlarged and revised Inventory.

To coordinate local surveys with state inventory needs, survey forms and findings must be carefully designed to allow ready retrieval of information by the state and assurance that findings have received professional evaluation at the local level to clearly establish the value of sites and structures intended for inclusion in the State Inventory.

Survey money is being directed to urban areas in particular and requires local matching and sponsorship by city or county agencies. For further information, contact Marion Bruns, Office of Historic Preservation, P.O. Box 2390, Sacramento 95811, (916) 445-8006.

The State Office of Historic Preservation has also prepared a useful guide entitled, "Sources of Historic Preservation Funds," issued June 9, 1976. This 16-page paper surveys potential Federal & State assistance, department by department, as well as private foundation grants programs. Each is outlined, funding priorities are discussed and contact names and addresses listed. Available free of cost from the State Office of Historic Preservation, P.O. Box 2390, Sacramento 95811.

### Surveys and Studies

The City of Santa Cruz is establishing itself as a leader in creating a comprehensive preservation program. The Santa Cruz Historic Preservation Plan (1974) first established the community's reputation for careful but determined preservation planning. This reputation is enhanced by three recent publications.

Santa Cruz Historic Building Survey, prepared for the City of Santa Cruz by Charles Hall Page & Associates (Santa Cruz, 1976), lists, pictures, and describes 330 structures important to the historic and cultural fabric of the city. This document is available from the Planning Department, City of Santa Cruz.

Revolving Fund for Historic Preservation: Report and Recommendations, prepared by the Historic Preservation Commission and submitted to the City Council (April, 1976), outlines the establishment and administration of an ambitious city-supported revolving fund program for acquisition, protection, and resale of historic properties to sympathetic owners. This publication is also available from the Planning Department, City of Santa Cruz.

The Sidewalk Companion to Santa Cruz Architecture, by John Chase, 1975, distributed by the Santa Cruz Historical Society (P.O. Box 246, Santa Cruz, Calif. 95061). This well-illustrated publication documents an enormous number of historic structures in Santa Cruz and is an excellent supplement to the Historic Building Survey. \$5.95 plus tax and mailing for a total of \$7.31, checks payable to the Santa Cruz Historical Society.



Bathing Pavilion and Auditorium, Santa Cruz

Watsonville reports completion of its historic resources inventory, conducted by Professor Kenneth Cardwell of U.C. Berkeley and sponsored by a grant from the State Department of Parks & Recreation with the local share from the Pajaro Valley Historical Association. The Watsonville inventory consists of a file card evaluation & photo of every structure in the city regardless of age or style. For further information contact Charles Rowe, Senior Planner, City of Watsonville, 250 Main St., Watsonville, Calif. 95076.

Valley of Santa Clara: Historic Buildings 1792-1920, text by Phyllis Filiberti Butler, supplement by the Junior League of San Jose, \$12.95 plus \$1.00 for tax and shipping from Historic Architecture Book, Junior League of San Jose, Inc., 1010 Ruff Dr., San Jose, Calif. 95110.



Los Gatos

A Bicentennial  
Renewal



Los Gatos, like most California cities, has an older central core, populated by moderate low and fixed-income families. Unlike most California cities, however, Los Gatos is revitalizing rather than destroying this vital cultural and housing resource.

July 4, 1975 was the kick-off for the Bicentennial Bellringer Project in Los Gatos. The aim of this project is the improvement of pre-1900 homes identified in a survey conducted under the auspices of the Los Gatos Museum. Homeowners who wish to participate and who successfully complete their home improvement plans are awarded a brass bell molded in the form of the Los Gatos Mountain Cat.

On August 22, 1975, the town received Housing and Community Development Act funds which further boosted the goals of the Bellringer Project. The Town Council appropriated \$183,650 for a three-year program of housing rehabilitation involving homeowners of low and moderate income, particularly the elderly. A separate survey determined the HCD money should be used in areas already involved in the Bellringer Program. At this point, the Bellringer Project, born in the private sector, was matched with the Housing Conservation Program from the public sector.

The Housing Conservation Program is also a voluntary program. Technical assistance is available through the services of a Rehabilitation Specialist who inventories homes, does work write-ups, and prepares cost estimates. Work is put out to bid and the contract administered, if the homeowner desires, with financing available based on the income of the homeowner. Deferred loans and financial counselling, administered by two local banks, are also available. Apprentice labor is provided through the Lions Club Work Experience Program. Eligible clients receive free insulation, weatherstripping, and other energy saving aids, through referral to Economic and Social Opportunity, Inc. Because many of the homeowners are elderly, they are eligible for housing repair grants up to \$500 per year from Supplemental Social Security.

Los Gatos' Housing Conservation Program blends public and private interests and resources. Behind its success are preservationists who painstakingly cultivated the community's awareness of its heritage and the potential vested in a community conservation program. The Los Gatos Bicentennial Bellringer Project and the Housing Conservation Program seek to preserve a moment of Los Gatos' material past while renewing that past to fulfill today's social needs.

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Californians for Preservation  
Action Newsletter Committee.

## Tax Relief Measure (ACA111) Passes

Preservationists were pleased to see Proposition 7 pass in the June 8 primary. Proposition 7 removes the constitutional question from the earlier Mills Act. Owners of historic properties can now expect to gain some tangible tax relief benefit. But now the work must begin.

Proposition 7 (ACA 111) establishes that "enforceable contracts" restricting historic properties will be reflected in reduced property taxes. Under the Mills Act, one such example exists, the La Jolla Woman's Club. The report is that their contract to preserve and maintain the Irving Gill structure brought a 40 percent tax reduction. Another contract in Santa Clara County was pending passage of Proposition 7.

**TWO TASKS REMAIN:** The Mills Act set up possible "present use" assessment in return for 20-year contracts. A Board of Equalization ruling--Tax Rule 60--seriously qualifies this provision by ordering assessment of increasing potential value. Tax Rule 60 will require modification.

The second task is a necessary definition of terms. "Historic properties" under the Mills Act is restricted to National Register and State Landmark properties. ACA 111 permits the legislature to define historic properties again. We would hope "historic properties" becomes more inclusive. "Enforceable contract" will also require clarification. Californians for Preservation Action would hope that the State Historical Resources Commission and the Department of Parks & Recreation will assume this task immediately. Information should be gathered, the La Jolla and Santa Clara County contracts studied, and a report should be published accompanied by a model contract. This report and model contract could then be used by preservationists, property owners, and local assessors in setting up procedures for applying ACA 111 and the Mills Act soon.

The passage of Proposition 7 is gratifying but this is only one step down the road to equitable taxation for historic properties. The tax structure has served too long as an agent of destruction. Implementation of ACA 111 is needed now to begin moving taxation policy out of the deterioration and demolition business.

## Historic Preservation Elements

A preview of the direction State Guidelines for Historic Preservation Elements are taking was presented at Filoli and Riverside. Guidelines should be ready for distribution by the Office of Planning & Research in August.

The Guidelines offer a comprehensive program approach to preservation planning. The format envisioned is essentially a handbook of preservation methods and an overview of preservation practice and experience. Unlike the normal sketch guidelines, detailed information and guidance is provided.

An increasing number of California communities are preparing historic preservation elements, institutionalizing preservation as a legitimate planning tool. Don't pass up this opportunity to begin work immediately.

For further information and copies of the Guidelines write: Steve Rikala, Office of Planning & Research, 1400 Tenth Street, Sacramento 95814.

## So You're Redlined

The practice of "redlining" - a freeze on conventional loans in high-risk (sic) areas - has been a recent discovery and more recent issue. General concern was much less during those days when everyone was moving the other way, out to the new tract.

The conservation ethic coupled with the cultural revaluation of inner-city areas has introduced preservationists to a major cause for the steady deterioration of those "nice old parts of town": money for maintenance and improvement of property came dear to residents and is now dear for those who want to buy an in-town, historic, bargain.

Long time residents of these neighborhoods are well acquainted with the fact of redlining and might ask you where you've been. And there is some irony to the possibility that redlining prevents the wholesale removal of low-income people from old historic districts. But, let us presume that your intent is beyond reproach. You don't mean to buy cheap and hope that property values skyrocket as restoration catches on and more "pioneers" settle around you in Indian territory. Your interest is to spark neighborhood revitalization. Your gain should be shared with the residents who have a long-standing attachment to the neighborhood and who would, if they could, join anyone in a fix-up campaign. What's to be done?

In such areas, residents and potential buyers are often reduced to first asking, and then begging local savings and loans for a mortgage or home improvement loan, only to find that the lender is not interested, historic value notwithstanding. Why? Your friendly S&L is interested in making mortgage loans on terms of 30 years as a standard practice. At the time the loan is made, the S&L is locking itself into a commitment for the term of the loan. In order to protect itself against losses, it will only make a loan based on the expectation that the house will be worth at least as much as the loan, or more, at the expiration of that thirty years. Values in older areas are seen to be dropping as appraisers tend not to see high ceilings, fine molding, and charming boulder foundations, but code violations.

If there is doubt as to the potential stability of the neighborhood, the lender might be willing to accommodate but the price will be high. You might be required to put up a larger than standard downpayment, or the term of the loan might be substantially reduced. Or the S&L might increase the rate of interest on the loan, or combine all these discouragements into one crippling package. More often, the loan is simply refused. There are just too many opportunities for safe loans in other places to take a risk on the questionable neighborhood.

Obviously, this attitude can destroy a neighborhood. That racial implications are suggested makes the matter more troubling. Institutionalized controls on redlining are only at an incipient stage at this time. The savings and loan commissioner is in the process of implementing a lending disclosure program that will identify mortgage deficient areas and, as of July 1, mortgage loan applicants must be notified as to the precise reason for loan refusal. There will be two State appeal boards for those who think that they have been dis-

criminated against by a mortgage lender. But the program is brand new, precedents have yet to be established, and the process of appeal is likely to be slow.

Until the efficacy of that procedure has been established, there are some other routes that might prove more effective in obtaining a home loan. Talk to realtors and research the area. If anyone knows where the S&Ls are making loans, the realtors do. Look for preservation projects at the edge of loan-frozen areas. If you are a member of a group of preservationists all ready to buy or work on restoration, concentrate your effort; find a number of suitable homes in close proximity to each other. Include the older residents and spread the work down the street. If start-up money is unavailable, pool your resources to buy and rehabilitate one or two homes as a demonstration of your commitment. The chances of obtaining subsequent financing are better with some initial accomplishment to show. Your work might also encourage the neighborhood to revive, a natural instinct to start looking good. If a larger neighborhood effort can be joined with a public commitment to the area--in the form of improved public facilities or a mortgage guarantee program--lenders might eventually begin to see the long-range investment potential of the area.

It should be noted that preservation proposals that are addressed to neighborhoods rather than individual homes are almost always more favorably received by lenders. When you seek loans take the lender's position into account in formulating your strategy. Carefully prepare your proposal even to the extent of gathering statistical data to support your position that the application represents a favorable risk for the lender. Sell him a neighborhood in the process of self-renewal. And, at the same time, in preparing a good case you might convince the S&L that, should your application be refused, you might be willing to take that decision to appeal.

You should realize that success in this approach will be proportional to your sophistication in understanding the operation of housing markets, assessing the lenders position, and demonstrating that lenders' assumptions may be incorrect in viewing your project and the neighborhood a "high risk" area. In the long run, lenders might begin to alter their policy as resource limitations and legal inducements force the absolute necessity of community conservation. In the meantime, your determination to help preserve a building, a neighborhood, and irreplaceable cultural resources requires study, sophistication and careful preparation.

## Progress Made with Alternative Code

The State Historic Building Code is being prepared, with 15 chapters already in draft form. To permit easy cross reference, the alternative code is arranged to parallel the State Building Code chapter by chapter.

On April 16 the State Architect, Sim Van der Ryn, adopted interim regulations for approval by the State Building Standards Commission; these interim regulations provide state agencies and local jurisdictions with some latitude in applying code requirements until the Historic Building Code is prepared and adopted. If the State Fire Marshall joins in adopting the interim regulations, city and county building and fire safety standards may be adjusted to facili-

tate restoration and promote preservation of historic structures on a case by case basis.

One unresolved question is the relationship of the Historic Building Code, once adopted, to California Occupational Safety and Health Standards (Cal OSHA). Observers hope that the pattern of productive cooperation established thus far will prevail and that all applicable state agencies will adopt the alternative code.

## Please Note

Early California Architecture - research and interpretation, will be the subject of a Santa Barbara Conference entitled "Three Dimensional Culture." It will be held September 24-26 at the Pepper Tree Motor Inn, 3850 State Street. The registration fee is \$14.50. For more information, contact the Santa Barbara Trust for Historic Preservation Conference Committee, 915 Santa Barbara Street, Santa Barbara 93107.

The Sutter Creek Woman's Club has undertaken the restoration of the 1871 Sutter Creek Grammar School, one of the last brick schools remaining in California.

The project serves three purposes: to provide a community center, to use the school restoration as a focal point to unite old and young in a cooperative effort, and, to preserve a historically significant structure by adaptive reuse. Interested in helping? Former resident? Ex-pupil? Contact: Sutter Creek Woman's Club, P.O. Box 2000, Sutter Creek, California 95685.

## Membership News

### ELECTION

Results of the election to the Board of Directors were announced in late June. The nine members are well distributed geographically and should provide members in each area easy access to the policy source.

Board members include:

Mardi Gualtieri  
38 Alpine Avenue, Los Gatos  
Harold Major  
1735 Pacific Avenue, San Francisco  
John Merritt  
815 N. Mar Vista Avenue, Pasadena  
Judith Dodge Orias  
3788 Torino Drive, Santa Barbara  
David Peterson  
111 W. Pennsylvania Ave. #3J, San Diego  
Charles Rowe  
P.O. Box 430, Watsonville  
Roger Scharmer  
2123 22nd Street, Sacramento  
Steve Silverman  
4421 20th Street, San Francisco  
Judith Waldhorn  
4490 24th Street, San Francisco

The first meeting of the Board of Directors will precede the afternoon membership meeting, August 21st, in Santa Barbara.

### LEGISLATIVE NETWORK ESTABLISHED

The legislative committee announces two welcome services. The first is "Legislative Alert", a news update on bills in Sacramento. The first "Legislative Alert" was distributed at Filoli and Riverside in May. Future "Alerts" will supplement the quarterly Newsletter providing members

with a monthly survey of the status of bills and action required.

The second effort will serve to spread information quickly and spur immediate responses on legislative matters. Four persons have been selected to coordinate efforts in four sections of California. The process is a telephone duplication of the chain letter, each contact spreading the word to an increasingly expanding number of persons. The four regional coordinators are:

in San Diego Richard Reed(714) 270-7497  
in Los Angeles Bill Burkhart (213) 381-3351,  
(213) 455-0236 evenings  
in San Francisco Steve Silverman (415) 841-  
9730, 824-4261 evenings  
in Sacramento Roger Scharmer (916) 445-0836

Each person will call when the need arises; if you are called, you will be asked to call 3 or 4 others, inform them of the action required and ask them to call still others. The network also functions in reverse when you have a need for help or have information for the newsletter.

If you want to actively participate as a network contact, send your name and phone number on a postcard to Californians for Preservation Action, Legislative Committee, P.O. Box 2169, Sacramento 95810.

TIME IS RUNNING OUT - JOIN NOW!

With the year half over your chance to join Californians for Preservation Action during a centennial year is running out!

In response to expanding membership, we are developing programs such as our August workshop on "The Legislative Process". Continuation of our newsletter and workshops creates ever present needs for monetary support. Your help is needed.

Note that two new membership categories have been added--respectfully, our "over 62" membership, and our non-member "Subscriber" classification for those organizations whose charters prevent them from joining lobbying efforts. Remember, you can subscribe as an individual member.

Californians for Preservation Action is incorporating as a non-profit organization. Because we intend to actively lobby to influence legislation, the IRS will not offer you a tax deduction for your contribution. Membership categories are listed below. Indicate the appropriate status, make checks payable to Californians for Preservation Action and send them to:

CALIFORNIANS FOR PRESERVATION ACTION  
Post Office Box 2169, Sacramento 95810

I want to help; sign me up as:

<input type="checkbox"/> over 62 membership	\$ 7.50
<input type="checkbox"/> student membership	7.50
<input type="checkbox"/> individual membership	15.00
<input type="checkbox"/> family membership	20.00
<input type="checkbox"/> organization membership	15.00
<input type="checkbox"/> sponsor	25.00 or more
<input type="checkbox"/> non-member subscriber	15.00

name

organization

street address

city

zip

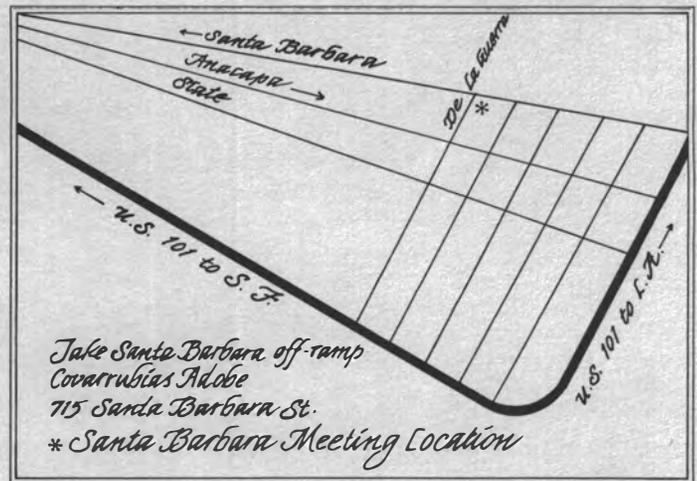
## Next Meeting: August 21

### CPA Workshop: The Legislative Process

Our first workshop, planned by the Education Committee, will be held, as promised, on Saturday, August 21st, from 9:30 a.m. til noon preceding our quarterly meeting. The workshop and meeting, co-sponsored by the Santa Barbara Trust, will be held at the Covarrubias Adobe, owned by the Santa Barbara Historical Society. The following speakers have been scheduled:

1. Welcome: Introduction to Santa Barbara  
John C. Woodward, Properties Manager for the Santa Barbara Trust.
2. Effective Exchange with Legislators and Their Constituencies  
Mary Margaret Overbey, Assistant to Senator Rains, Democratic State Senator.
3. The Legislative Process  
Peggy Lang, Assistant Consultant, State Local Government Committee.
4. Getting at State Resources  
Steve Rikala, Intergovernmental Program Analyst, Office of Planning & Research, Community Assistance.

Lunch Special arrangements have been made for a buffet luncheon at El Paseo, property of the Santa Barbara Trust. Cost will be \$3.00 per person. Reservations, if possible, by August 14 [L.A.-Betty Merritt, (213) 794-3816; S.F.-Judy Waldhorn, (415) 647-7470; S.B.-John Woodward, (805) 963-5812].



Meeting The Business Meeting will begin at 1 p.m. at the Covarrubias Adobe. At this time the newly-elected Board will be presented.

Tour The Santa Barbara Trust has arranged a tour of important preservation sites and activities in the Santa Barbara area immediately following the meeting.

We look forward to your attendance and participation!



# CALIFORNIANS FOR PRESERVATION ACTION

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