

A Joint Publication of Californians for Preservation Action and the California Preservation Foundation

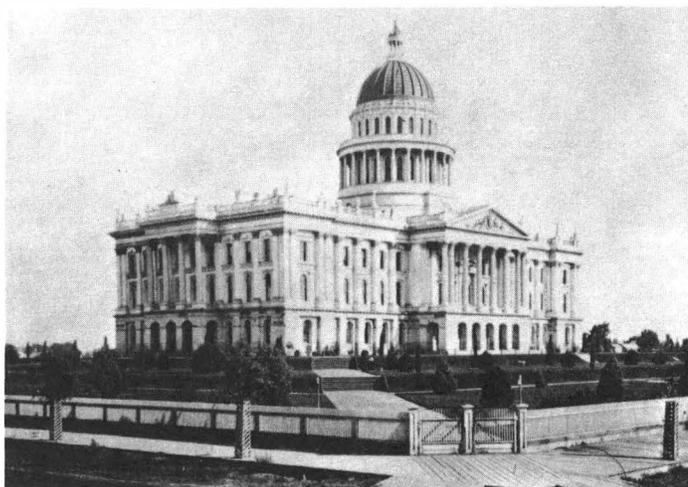
## STATE CONFERENCE THIS MONTH Sacramento, April 27 - May 1

Details are complete for the Ninth Annual State Preservation Conference and the full program is in the mail. This could be the biggest and best -- and, since we are concentrating on carrying the work of the Heritage Task Force further, should be the most important conference yet.

Three full sessions will focus on Task Force recommendations. An "Action" session will follow as efforts to promote and pass specific legislation will begin on-site. Workshops on how to lobby and appointments with elected representatives have been scheduled as part of the conference to make this three days the most effective use of our time in furthering Task Force goals.

But, it's not all work; for fun, attend:

- \* A reception at the Crocker Art Gallery, opening the conference Friday evening.
- \* A Gala Saturday Night with gourmet dinner at the new State Railroad Museum.
- \* The traditional, uproarious "Three-Minute Success Stories" Sunday afternoon.
- \* Fortify yourself at the Fort -- barbeque at Sutter's Fort on Sunday evening.
- \* Heritage Task Force cocktail party Monday afternoon.
- \* California Preservation Annual Dinner meeting Monday evening.
- \* Breakfast with legislators Tuesday morning.



Where it matters most -- the State Capitol

Additional sessions on tourism, local preservation projects, tours and hands-on workshop make this the fullest conference experience ever planned.

**BE THERE --** For registration material contact Shirley Moss at Conference Headquarters - The Historic Ruhstaller Building - at (916) 447-1439 or write to 1984 California Historic Preservation Conference, c/o Sacramento Old City Association, P.O. Box 1022, Sacramento, 95805.

## To the Defense -- O.H.P. Budget Cuts Fought

In our last issue we reported that the Governor's mandate to control the 84/85 budget had resulted in drastic reductions in State Office of Historic Preservation staff and operating funds. Six positions were threatened in an estimated 27% budget cut.

Preservationists have done some work since January. In an extensive documentation of OHP duties, CPA showed office productivity has risen dramatically to meet increased responsibilities and demands:

\* \$50 million in certified historic rehabilitation (Tax Act) work took place in California in 1983. Using U.S. Department of Commerce economic multipliers, this investment triggered \$156 million in spending in the California economy. In addition, it generated at least \$500,000 property tax revenues in the first year.

\* For the cost of roughly \$300,000 to the state, the \$1.2 million in federal money awarded in 1983 generated 9 times that -- nearly \$11 million in economic activity in California.

\* In total, the approximately \$300,000 state cost of operating the State Office created an economic benefit of roughly \$170 million in California.

Next year's workload promises no relief:

\* In 1984-85, National Register nominations are predicted to increase 25% over the 1982-83 level based upon current year experience.

\* 22 new local projects funded under the "Jobs Bill" must be administered.

\* In 1984-85 federally required environmental review is expected to increase approximately 50%, and state required review by approximately 60% over 1982-83, based upon current year experience.

\* In 1984-85 office review of park projects is estimated to roughly double, and of projects involving other state-owned historic properties, quadruple over 1982-83, based on current year experience.

Department of Parks and Recreation Director William Briner was slowly moved from his earlier budget projection by citizens, local preservationists, CPA and CPF delegations, and, ultimately, by elected representatives who pressed him on his position during Senate Rules confirmation hearings.

Director Briner agreed to restudy the OHP budget picture and some have suggested he is leaning toward full restoration of funds for the office. CPA is requesting another meeting with Mr. Briner to clarify the situation before budget hearings begin.

A concerted effort to protect the State Office of Historic Preservation from heavy cuts may still be required. If that is the case -- and we should know soon -- all active preservationists will be receiving a California Preservation Alert.

## Foundation - C.P.A. Join Forces

After nine months of discussion, the boards of CPA and CPF agreed to unification of the two organizations. The California Preservation Foundation will take on the public policy and legislation interest which CPA has espoused since its creation in 1975, with the Foundation's new Legislative Committee carrying out that function exclusively.

With the hiring of an Executive Director and development of a greatly expanded education and outreach program, the Foundation had begun to resemble preservation organizations in nearly every other state. The question arose, too often to be ignored, as to why California should have two statewide organizations. The resolution arrived at, after a day-long meeting in San Francisco led by nationally-known preservationist Robertson Collins of Oregon, was that CPF should become the single "full-service" organization in California.

CPF will continue to put on the Annual Conference, publish this newsletter, conduct workshops and seminars and serve as the statewide clearinghouse for preservation advice and assistance. In addition, the Foundation will now fight for better preservation policy and legislation in Sacramento, engage in appropriate legal actions and, when needed, publish Alerts to keep constituents informed and active.



Board members Gee Gee Platt and Mark Ryser consider the alternatives at board retreat

CPA's corporate status will continue but the legal entity will only be activated when special conditions require using a 501(c)4 tax status. There will be no members, as such, and the board will be the same as that of the Foundation.

The decision of the boards should simplify matters in California, should improve the Foundation's effectiveness, and should greatly enhance the prospects for preservation in California.

## Washington Briefs

Preservation Action's Nellie Longworth informs us that final Tax Certification regs will be published in the Federal Register during the week of March 18. The "users fee" has been retained, as has been the "voluntary participation" of the states.

Preservation Action, with the assistance and cooperation of the National Trust, is planning a series of lobbying workshops to prepare everyone for the expected battle over existing tax benefits. We are hoping to attract one of these workshops to California (and Nellie, of course); more on this later.

The deficit has definitely captured everyone's attention in Washington, and speculation that there would be no tax bill during this election year has stopped.

The Administration has already (March 15) announced some of its plans to cut the deficit and the two houses of Congress seem to be looking at different areas in order to reduce the deficit. You can expect this year's tax bill to contain the provisions of Dole-Pickle (limiting use of IDBs in conjunction with ITCs). The House is also looking at raising taxes on liquor and cigarettes for new revenue. The Senate, however, is still interested in real estate, particularly the 15-year cost recovery period for depreciation in ERTA, perhaps stretching this period to 20 years; low and moderate housing will probably be exempt from the new depreciation schedules, and a threat to retain the more favorable treatment for new construction has apparently been defeated. Nellie Longworth is guessing, at this point, the result will be an 18-year, across-the-board treatment for both rehab and new construction, but is not sure how it will go.

As a final note, we rely heavily on Preservation Action for information and for coordinating efforts in Washington D.C. that protect favorable existing law, mobilize opinion against detrimental new legislation and organize efforts to promote new and better federal programs for preservation. If you or your group doesn't support Preservation Action, you should! Individual memberships are \$25; those for organizations \$100. Write: Preservation Action, 1700 Connecticut Ave., N.W., Suite 400-A, Washington, D.C. 20009.

## JOIN NOW! Help Build the Foundation

As CPF enters the first year of a new aggressive program we will need your help; we pledge to make an honest attempt to construct programs that will meet your needs and ask you to support that effort by becoming a Foundation member. Fill out the form below and return it with your tax-deductible contribution to:

California Preservation Foundation  
55 Sutter, Suite 593  
San Francisco, CA 94104

NAME(S) _____
ADDRESS _____
CITY _____ ZIP _____
HOME PHONE _____ WORK _____
MEMBERSHIP CATEGORY:
<input type="checkbox"/> Individual or organization member (\$25)
<input type="checkbox"/> Individual/organization contributor (\$50)
<input type="checkbox"/> Individual/organization sponsor (\$100 or more)

The California Preservation Foundation is partially supported by grants from ARCO Foundation, the California State Office of Historic Preservation, The San Francisco Foundation and The National Trust. They have challenged us to find matching funds. We need your financial support if we are to meet this challenge, and survive.



# CALIFORNIA PRESERVATION FOUNDATION

## President's Report

On Friday, March 2nd, the members of the Boards of the California Preservation Foundation and of Californians for Preservation Action voted unanimously to reorganize into a single organization, to be known as CALIFORNIA PRESERVATION.

The corporate name of the membership organization will be California Preservation Foundation. The legislative duties that CPA carried out will continue, but as the Legislative Committee of the Foundation, rather than separately.

CALIFORNIA PRESERVATION, the single statewide organization, will offer several added benefits to its members:

1. All membership dues and contributions will be fully deductible for income tax purposes. Until now, only business firms engaged in historic preservation-related activities could properly claim the tax deduction for CPA dues.
2. The foundation status of CALIFORNIA PRESERVATION, as an exempt (501c3) organization, will qualify it to receive funds from charitable groups willing to donate to preservation causes. Further, the volunteer services of the members, and their dues, can be used as matching funds for challenge grants from such donors. Your volunteer efforts, and your dollars, are more effective as a result of this leverage.
3. CALIFORNIA PRESERVATION can develop a much broader support base throughout the state, through joint membership campaigns with other preservation groups, through association with private and public organizations, and through contracts with governmental units, than was possible with CPA.

The reorganization proposed by the Board, and presented to the members for ratification, will give CALIFORNIA PRESERVATION a stronger role, and a more effective voice, in statewide preservation issues. We look forward to making good on our intention.

James P. Stickels, Ph.D.  
President, California Preservation Foundation



Robbie Collins and Knox Mellon at Board retreat

## Foundation Board Elections !

In anticipation of the merger with CPA, the California Preservation Foundation amended its bylaws significantly. Of major interest to members is that, for the first time, the Board of Trustees will be elected.

Below, you have the current recommendations for Board of Trustees. You will note that the individuals proposed for election are the members of the previous two boards -- an agreement that was part of the unification decision. Nominations include:

Bill Burkhart	Dave Cameron
Spencer Hathaway	Bill Ellinger
Knox Mellon	Peggy Hathaway
Marion Mitchell-Wilson	Marie Burke-Lia
GeeGee Platt	Richard Rothman
Jim Stickels	John Snyder
Steve Taber	Mitch Stone, and
Mark Ryser	Judy Wright

We will present these names to the members of the California Preservation Foundation for approval on Monday evening, April 30, at the Annual Meeting in Sacramento. You are also hereby notified, if you wish to nominate others to the Board of Trustees for the Foundation, to (1) make sure they want to serve; (2) make sure they are CPF members; (3) put together a petition with the signatures of 20 CPF members who support the nomination; (4) get the candidate's resume, and (5) mail the resume and petition to: Claire Bogaard, Chairman - Nominations Committee, 311 Congress Place, Pasadena, CA 91105 no later than April 15, 1984. We will take your nominations seriously!

## K-12 Survey

With the help of Caroline McConnell, a Masters' candidate at Holy Names College in Oakland, CPF is hoping to compile a register of teachers who focus on historic preservation in the classroom or the community. Various programs have surfaced from time to time -- Cynthia Matthews' work in Santa Cruz, for example -- and full teaching units have appeared -- like that constructed for Berkeley schools by Karen Esmaili-Jorgensen -- but no effort has been made to gather information on educational programs into a handy reference guide.

If you teach preservation in the schools or know someone in your community who does, please contact us. We want to know who is doing what, at what grade level, whether enrichment programs or regular units are being developed and used, whether architecture, history or "environmental awareness" is stressed, etc., etc.

The Foundation suspects preservation-related school programs are everywhere. Nadine Hata, working on this subject for the Heritage Task Force, uncovered a great deal of evidence but was unable to spend much time gathering and analyzing K-12 programs. We want to make a start in that direction and hope, at least, to publish a beginning "Survey of Preservation Education" some time in the Fall, with teachers' names, phone numbers and an outline of their particular programs.

If you can help by referring us to individuals in your community teaching preservation in the schools, write: K-12 Project, California Preservation Foundation, 55 Sutter, Suite 593, San Francisco 94104.



## CALIFORNIANS FOR PRESERVATION ACTION

### LEGISLATION INTRODUCED

#### Task Force Recommendations Take Shape

State Senator Milton Marks and Assemblyman San Farr, who serve as the Legislature's representatives on the Task Force, have introduced several Task Force recommendations as new legislation. In addition, they have taken several other recommendations under consideration for possible amendment into their existing bills which have been carried over from last year.

The deadline for introducing new state legislation was unusually early this year (February 17). Unfortunately, this date did not inter-relate well with the schedule of the Task Force. While the Task Force's draft report containing proposed recommendations was completed, the public hearings had not yet been held and the comment period was still open.

However, a legislative bill is subject to much modification and refinement while it is being examined throughout the "legislative process". Introduction by the deadline provides a "vehicle" for concepts which can be refined as the bills progress through that process.

Senator Marks has introduced the concepts contained in the report relating to (and all page references relate to the Draft CHTF Report available in February):

- \* Senate Bill 2321: The State Historic Building Code (See p. 25).
- \* Senate Bill 2260: Facade Easements (See p. 47).
- \* Senate Bill 2264: State Archives Feasibility Study (See p. 76).

Whether amendments to SB 2264, addressing the issue of review of local records prior to their disposition by local governments, can be successful depends upon the degree of support which can be generated at the local level to overcome potential opposition by well-organized local government representatives.

Senator Marks has also indicated he may explore possible action on concerns expressed regarding state job classifications and qualifications for persons dealing with historic resources (See p. 32 of the report).

Marks has repeated his commitment to amend relevant Task Force recommendations into his existing SB 1252, introduced last year to provide statutory authority for the State Office. Recommendations which will be addressed are:

- \* The State Office of Historic Preservation (See p. 4).
- \* The State Historical Resources Commission (See p. 6).
- \* A State Cultural Heritage Register (See p. 14).

Task Force recommendations on the Marks Historical Rehabilitation Act have already been amended into SB 885 which was heard in the Senate Local Government Committee January 18th.

Assemblyman Farr has introduced the concepts contained in the report relating to:

- \* Assembly Bill 3979: State Historic Preservation Officer (See p. 3).

- \* Assembly Bill 3957: Amendment to the Mills (property tax reduction) Act (See p. 37).
- \* Assembly Constitutional Amendment 69: Modifying the definition of "new construction" for property tax purposes (See p. 40).
- \* Assembly Bill 3952: Local Matching Grant-in-Aid (See p. 97).

ACA 69 would provide that historical rehabilitation be exempted from the definition of "new construction" and thus not subject to reassessment for property tax purposes. It will be heard in the Assembly Revenue and Taxation Committee in April.

Assemblyman Farr has stated that he will consider the Task Force recommendations calling for mandatory historic preservation elements in local general plans (See p. 33) and greater provision of historic preservation material in technical education (See p. 95) for possible amendment into his existing legislation. In addition, he has expressed an interest in further examination, by the Assembly Committee on Economic Development and New Technologies (which he chairs) of the recommendation concerning a California UDAG (p. 63) and economic development programs administered by the State Department of Housing and Community Development (p. 61) which would specifically address historic preservation.

CPA urges your active support of this legislation. Write Your area legislators this week. If you have questions, contact California Preservation Board members in your area. If you wish a copy of any of these bills, call or write your local legislator. Finally, sending a copy of your letter to the author of the bill concerned (Marks or Farr) helps them in their effort to win passage.

### Nash Case

In January, the California Supreme Court heard oral arguments in *Nash v. City of Santa Monica*. Although the case did not involve an historically, architecturally or culturally significant building, the lower court held that the right to demolish a building is a fundamental right to be accorded the same level of judicial scrutiny as the right to be free of racial or religious discrimination. If this case is not overturned, every ordinance or law which prohibits or restricts demolition of any building would be jeopardized. An amici curiae brief was filed on behalf of many preservation organizations and several individuals who contributed to the legal fees. A decision is not expected before the end of April.

#### DONATIONS STILL NEEDED

We realize that there are many requests for donations to historic preservation organizations. We are grateful that so many groups and organizations share our feeling that preservationists had to file an amicus brief in an effort to overturn this damaging case. Most donations were acknowledged in the last newsletter. Since then, several additional contributions have been made.

Victor Illig and Pamela Seager made extremely generous individual contributions. Claremont Heritage has promised \$50, and \$100 has been received from the Santa Cruz Historical Society.

Money for legal fees must still be raised. Please ask your organization to make a donation if it has not already done so. Checks may be made out to the California Preservation Foundation, c/o Peggy Hathaway, Friedman & Zankel, 611 Front Street, San Francisco, 94111.

## Task Force Hearings

### PUBLIC SUPPORT FOR HERITAGE TASK FORCE

The California Heritage Task Force recently held two very successful public hearings, after circulating approximately 1,500 copies of the draft of its report recommending public policy for historic preservation in California.

In San Francisco, on February 25, 1984, over 120 people attended, and thirty-nine people, representing 35 groups testified. In Los Angeles, on March 3, 1984, over 80 people attended and over 32 people testified. Although many constructive suggestions for change were made, nearly everyone endorsed the report and its recommendations.

The Heritage Task Force members are now in the process of incorporating comments, and it is the goal to have the final report in print and to the Legislature in time for the State Historic Preservation Conference in Sacramento beginning on April 27.

In San Francisco, Senator Milton Marks again showed his strong support for historic preservation by chairing the hearing. Both Senator Marks (R-San Francisco) and Assemblyman Sam Farr (D-Santa Cruz, Monterey) have actively served on the Heritage Task Force and have introduced a number of bills to realize recommendations of the Heritage Task Force. The recommendations will not automatically become law. It will be essential for preservationists throughout the State to follow through on their support by actively working to enact and implement the recommendations of the Heritage Task Force.

Supervisor Louise Renne of the San Francisco Board of Supervisors, and in Los Angeles, representatives of Mayor Bradley, Councilwoman Pat Russell, and the Los Angeles County Board of Supervisors, as well as Senator David Roberti, all expressed support. Because Senator Roberti is President Pro Tempore of the California Senate, his endorsement is crucial for enactment of Heritage Task Force recommendations.

Endorsements from elected officials show that preservation groups are working to make sure officials are aware of preservation issues. Please let these public officials know you appreciate them by recognizing their support in your next newsletter and otherwise communicating their role.

Thanks go to Pamela Seager of the California Historical Society, Mark Ryser of Senator Marks' staff, and to RuthAnn Lehrer of the Los Angeles Conservancy for organizing these hearings. In San Francisco the hearing was in the Green Room of the Veterans Memorial Building, just a floor above the endangered Herbst Theatre, and the California Historical Society, along with other preservation groups, hosted a reception in the Whittier Mansion. The Los Angeles hearing was held in the Board of Public Works hearing room in Los Angeles City Hall, followed by a reception on the top floor of City Hall's tower.

## Briner to Serve as SHPO

On February 23, 1984 Governor Deukmejian wrote to Secretary of Interior William Clark that he was designating William Briner the State Historic Preservation Officer for the State of California.

As we reported earlier, this appointment is for the interim, until such time as a full-time SHPO can be selected.

## PROP 18 Goes to the Voters

### IMPORTANT NEW SOURCE FOR FUNDING PRESERVATION PROJECTS

Through the leadership of Assemblyman Sam Farr, a ten-million dollar set-aside for historic preservation is included in this year's Parks and Recreation Bond Act -- Proposition 18 on the June ballot. Farr's AB 2099, earmarking a total of \$370 million for parks and recreation "development, rehabilitation and restoration" was signed by the governor and next goes to the voters.

OHP reports that:

A \$10 million portion specifically covers historical resources and historic resource protection projects.

A \$78.5 million portion, of which each county is entitled to at least \$200,000, can be used for historic properties that are operated for park or recreational purposes.

A \$45 million portion to augment the Roberti-Z'berg Open-spaces and Recreation Program Act can provide grants for historic properties that are used primarily for recreational purposes, such as clubhouses and community centers. (Roberti-Z'berg is 87% block grants and 17% competitive.)

A \$1.5 million portion, available for non-profit organizations, can cover grants for historic properties that provide park or recreation facilities or services to the general public.

The \$50 million for the Coastal Conservancy and \$25 million for the Wildlife Conservation Board can be used for historic resources within their jurisdictions.

This is the first time a park bond issue (usually occurring every five years) contains a specific allocation for preservation -- and we are grateful to Assemblyman Farr for his work to make this so. Let's get out the YES votes for Proposition 18 in June.

## "O" in Federal Budget - AGAIN!

The Reagan Administration is consistent in one area, funding for preservation. For the fourth consecutive year the budget recommendation for grants to the states and the National Trust is zero dollars. Staff for the Advisory Council would be cut, ICOMOS (which received \$135,000 last year) would get nothing, NEA and NEH and Museum Services would be drastically cut as well.

And again, preservationists are being asked to fight these recommended budget cuts by writing your congressmen with the request that Historic Preservation Funds be restored. Direct your representative to contact Rep. Sidney Yates (D-Ill.) and Senator James McClure (R-Id.), chairmen of the appropriations committees so that funding is reinstated immediately.

---

This newsletter was brought to you courtesy of the following people: Linda Dishman, Jane Carter, Mary Louise Days, Sue Mossman, Bob Mackensen, Tim Gannon, Dan Humason, Nellie Longworth, Mark Ryser, Peggy Hathaway, Bill Sugaya, Dick Price, John Merritt, Jim Stickels, John Snyder and Richard Rowe.

---

## NEWS FROM AROUND THE STATE

### Long Beach

Pointing up problems with CEQA again, preservationists in Long Beach were frustrated by City action that deemed an EIR covering the demolition of the Jergins Trust Building on Ocean Boulevard to be adequate, despite the fact that the Cultural Heritage Committee had designated the building a City Landmark several years ago and despite the fact that the EIR failed to consider alternatives to demolition of the structure. The Planning Commission, in approving the EIR, was swayed by arguments that stressed the lack of response from SHPO and City staff opinion that the building was not of "national significance"; OHP has commented, in detail, since, to correct the impression that SHPO staff was satisfied with the EIR and the question of the obvious National Register eligibility for the Jergins Trust Building has been clarified. At last report there was some talk of legal action to challenge the EIR determination.

### St. Helena

Greystone, the Christian Brothers Winery in St. Helena and a Napa Valley landmark since the 1880s, closed its doors suddenly on March 7 because of an engineer's report indicating that it did not have the structural integrity to withstand a moderate earthquake.

Concern for staff and a half-million visitors each year has forced this decision on the winery according to Brother David Brennan, of the Christian Brothers. The winery has been involved in a long-term structural stabilization program under review by the State Office of Historic Preservation. The program of structural strengthening, epoxy impregnation and seismic resistance has been accomplished on a significant segment of the complex.

"The closing is a notable example of a problem that looms large in California", according to a spokesman of the Office of Historic Preservation. "How can we endow our historic resources with a reasonable degree of seismic resistance at a price that is not prohibitive? As a practical matter there is no such thing as an earthquake proof building. Greystone has ridden out the worst in a century of Northern California seismic history has thrown at it. There is an element of risk in air transportation, in using an automobile, indeed in crossing the street. A rational approach to seismic upgrading, balancing the risks involved along with all the other risks accepted daily by all of us, should permit solutions that make possible the continued use of our historic resources."

NOTE: The Seismic Retrofit Conference on April 27 in Sacramento, immediately preceding the California Historic Preservation Conference, will be addressing this important concept.



The Christian Brothers Winery -- Greystone

## New Overlay Zone in Pasadena

Pasadena has developed a new overlay zone to encourage adaptive reuse in an area of historic Craftsman homes. Marengo Avenue became a focal point of local preservation efforts in the late 1970s when Pasadena Heritage purchased the "Easton House." Designed and built in 1905 by Louis B. Easton, an important local Craftsman designer, this house was threatened with demolition for a new condominium project. Pasadena Heritage bought the house through its revolving fund to rehabilitate and sell as a single-family residence. When no purchaser could be found for the intended single-family use, the solution turned out to be the sale of the Easton House to a group of owners who now operate the Crown Bed and Breakfast in the home.

Hoping to encourage other rehabilitation in the immediate area where a number of Craftsman bungalows remain, Pasadena Heritage nominated the South Marengo Historic District to the National Register; the District, composed of 12 structures, was listed in June, 1982. Despite these efforts, buildings were still being lost to multiple-family residential development along Marengo, a street which acts as a transition between a commercial zone on the west and a residential zone on the east.

The City of Pasadena, recognizing South Marengo's future to be at a critical point, sought a new approach to encourage preservation of the historic buildings while allowing new uses which would not be detrimental to the single-family character of the street.

The South Marengo Mixed Use Overlay Zone was developed to allow limited commercial uses in existing structures. The underlying R-3 residential zone remains and applies to new construction; however, the new overlay permits houses to be used commercially for certain kinds of businesses with few employees and little or no customer traffic. The zone was carefully tailored to respond to several specific problems. For example, there is a requirement for one residential unit to remain on the site for any building having over 3,000 square feet. This provision will help maintain residential feeling and promote "after-five activity".

To assure protection of the historic fabric, all rehabilitation must conform to the Secretary of the Interior's Standards for Rehabilitation and a facade easement must be donated to assure continued maintenance.

With the new overlay zone in place and the tax incentives available for rehabilitating commercial properties, the stage was set for the adaptive reuse of buildings on South Marengo. In fact, some proposals were in progress as the zone was being finalized. The success of the overlay zone is indicated by one completed project to date and five more projects now underway.

Although the first choice of preservationists would have been to maintain single-family living on South Marengo, the new Mixed Use Overlay Zone appears to be a creative and successful solution to a complex and immediate question -- the future of South Marengo.

by Sue Mossman, Program Director of Pasadena Heritage and Linda Dishman, Department of Urban Conservation, City of Pasadena.

## Heroics in Hanford

In another Central Valley town -- Hanford -- we want to applaud the continued dedication of Dan Humason. When a major theatre-operating company was planning to "triple" the Hanford Fox Theatre several years ago, Dan stood up to oppose the project. Unlike many of us, Dan acted with authority; he bought the building and the 1929 theatre, with its now-rare interior Spanish village decor, is beautifully restored. (The new brochure points out) "Even in Hanford, front page coverage of the December 1929 Grand Opening of The Fox dominated the Christmas holiday news. Built by Wm. Fox of Fox Theatres in 1929, the Hanford Theatre is designed as an "atmospheric" theatre. This type of theatre, as opposed to the "ornate" style, is designed to create the illusion of being located in a romantic far-off place. In Hanford the locale is a Spanish courtyard, complete with twinkling stars and crescent moon in a dark night sky. There are tile-covered buildings with lighted windows; balconies and turrets silhouetted and backlit by the glow of a village beyond. In the shadows rise mountains covered with cypress and palm trees. Greco-Roman columns support the proscenium. Further back are Moroccan and Corinthian influences, but the over-all decor is Spanish renaissance."



The fine restoration job is matched by the "state-of-the-art" systems Humason has installed. In addition, the balcony area has been converted into a "cafe" where you can sit around tables in comfortable chairs, eat, have wine or beer, and enjoy the movie. This particular bit of innovation -- and the Alcoholic Beverage Control people took some convincing -- was another reason we are impressed by Dan Humason's work.

In earlier and simpler times Dan was just a realtor. Now, he's become a preservationist and, perhaps, the visionary and activist we all wish we could be. He comments:

"Our theatre is sensitively restored, is fully capable of exhibiting movies in the finest atmosphere and with the best and latest state of the art equipment. We take pride in clean floors, orderly deportment, attractive lobby and concession facilities, no smoking, lower prices for admission and foods, and in every way demonstrate with corbels, carved beams, chandeliers, mirrors, plush carpeting, atmospheric lighting illuminating illusions of being magically transported to another land at another time... all of which adds to the reason we enjoy getting out of the house to experience being entertained. And to share this experience with others with the best sound and widest screen, a bigger than life situation!"

The investment -- of heart and cash -- has been large and competition from other screens in Hanford makes the going tough. Humason's plans for the theatre, now that it is restored and operating, is to vary the fare from legitimate stage to vaudeville. He is also hoping to bring the City and County into the project so he can move on, to save yet another building in Hanford.

## Colusa

Jane F. Carter, Grants Chairman of the Colusa Community Theatre Foundation, Inc. reports that great progress has been made in restoring the theatre portion of the former Colusa High School building, a neo-Spanish style red tile roofed building which had been closed for lack of structural seismic resistance.

Although the project is temporarily held up while new funds are sought, Colusa regards this already as a victory, for, as the Colusa Sun-Herald reported, "Most of these structures throughout the State were demolished. Only a strong and persistent citizens' effort kept this school building from reaching the demise of so many other solid brick school buildings throughout California".

With \$27,750 in grants through the State Office, and with some \$45,000 of funds raised locally, the group has completed the initial seismic reinforcement part of the project -- installation of steel tie-beams and reinforced columnar stiffeners. They have very nicely restored the beautiful arched original windows in kind, and have completed replastering inside.

More funds are currently being sought to bring the project to completion and to return to the community of Colusa this beautifully functional building as a site for theatrical and cultural events in Colusa.

## Bakersfield

The Kern Land Company Building is a renovation of great significance in Bakersfield and is a fine, sensitive job by Tim Gannon of Gannon Enterprises.

The 1894 building, a National Register property, is located downtown and is one of several Gannon has rehabilitated. As one of Bakersfield's first major buildings, this sensitive return to its former glory is a strong statement about preservation's contribution to a revived downtown. Gannon's partnership estimates its investment in the project to be 1.3 million.

The 18,000 square-foot office building - beautiful cream-colored brick on a granite base - has been cleaned, inappropriate remodelling has been removed and original textures have been restored. Flags and birch trees will enhance the final product, in keeping with the original appearance.

When we visited Bakersfield in November we were pleasantly surprised by the amount of preservation work we observed. The City, under Mayor Mary Shell's leadership, has been very supportive and young developers like Tim Gannon have begun to show others the way.

While Tim admitted historic preservation projects take more time and thought, he was also delighted with the quality of the final results and quietly proud of what he had done to bring some buildings back to the people of Bakersfield. He was not unhappy about the profitability of these projects either. The Kern County Land Building will be prime office space in downtown Bakersfield.



**CALIFORNIA  
PRESERVATION  
FOUNDATION**

**Board of Trustees**

CLAIRE BOGAARD Pasadena	213/793-0617
BILL BURKHART (Treasurer) Felton	415/574-9100
SPENCER HATHAWAY San Francisco	415/563-3313
DR. KNOX MELLON Piedmont	415/652-6299
MARION MITCHELL-WILSON (Secretary) Sacramento	916/443-5831
GEE GEE PLATT San Francisco	415/922-3579
MARK RYSER (Vice President) Sacramento	916/447-6041
DR. JAMES STICKELS (President) Claremont	714/773-3955
STEVE TABER San Francisco	415/777-3200
JOHN MERRITT (Executive Director) Berkeley	415/527-7808

The Board's role is to promote the growth of the historic preservation movement in the State of California, and to represent and serve you who work to achieve the same goals at the local level. Give board members in your area a call and let them know what you think the Foundation can do to help. The phone number listed for each is a daytime number; we want to hear from you!

**CALIFORNIA  
PRESERVATION  
FOUNDATION**  
55 Sutter, Suite 593  
San Francisco, CA 94104



**CALIFORNIANS FOR  
PRESERVATION  
ACTION**

**Board of Directors**

DAVE CAMERON (Vice President) Santa Monica	213/452-0914
WILLIAM W. ELLINGER III Pasadena	213/792-8539
PEGGY HATHAWAY San Francisco	415/788-5700
SPENCER HATHAWAY San Francisco	415/563-3313
MARIE BURKE LIA (Secretary) San Diego	619/235-9766
RICHARD ROTHMAN San Francisco	415/861-6352
MARK RYSER (President) Sacramento	916/447-6041
JOHN W. SNYDER Sacramento	916/322-9548
DR. JAMES STICKELS Claremont	714/773-3955
MITCHELL STONE (Treasurer) Ventura	805/648-5538
JUDY WRIGHT Claremont	714/621-0848

Californians for Preservation Action is actively lobbying for preservation and you in Sacramento. If you have issues of statewide importance you want addressed, bring them to the nearest member of CPA's Board of Directors.

**NON-PROFIT ORGANIZATION  
U.S. POSTAGE PAID  
BERKELEY, CALIF.  
PERMIT NO. 308**