

## Sacramento Bill Bonanza

The legislative session ended with the Labor Day recess and we can report a great amount of success this year. If you have been following events in our newsletter, you know that a large number of bills were introduced as a result of Heritage Task Force deliberations; you also learned that the California Preservation Foundation organized the "Heritage Action Steering Committee" - drawing together a coalition of historians, archeologists, archivists and preservationists - to help these bills through the legislature.

SB 885 (Marks) makes changes in the Marks Historical Rehabilitation Act to encourage its wider use. (Signed by the Governor).

SB 1252 (Marks) creates a coordinated administrative structure for the State's historic preservation program by strengthening and codifying the responsibilities of the Historical Resources Commission, the SHPO and the State Office (Signed by the Governor).

SB 2260 (Marks) clarifies that, when a conservation easement is donated, to a qualifying organization, the donor will receive the appropriate property reassessment. (Signed by the Governor).

SB 2264 (Marks) calls for a study to be made of the feasibility of an improved and expanded facility for the California State Archives. (Signed by Governor).

SB 2321 (Marks) modifies the State Historical Building Code in an effort to bring about its wider use. (Signed by the Governor).

AB 3945 (Farr) is the companion bill to ACA 69 which would enact the changes authorized if Prop 34 is approved on the statewide ballot. (Signed by Governor).

ACR 164 (Farr) might be called son (or daughter) of AB 3797 -- the matching grant-in-aid program bill defeated earlier this year. This bill does not require the Governor's signature and is now law.

Many of you have probably been called or contacted at one time or another to help us in this effort -- and you have responded with enthusiasm. We have never before delivered the volume of mail or had your elected representatives' phones so busy. Thank you! What we have learned this year is that we can get sponsors for bills fairly easily but, once you hit the halls of the Assembly or Senate, committee members need to know constituents from their districts want the legislation.

We will need your support again; this year's effort was just the beginning. We will be establishing priorities for introducing new bills soon and hope to have a number equal to this year carried in the next session which begins in January.

## Task Force Report Out

And a fine piece of work it is. Congratulations to the many people who gave so much to this effort -- the final product is handsome and will serve all of us as a reference for many years.

After 16 months' work the Heritage Task Force concluded

that the totality of California's cultural resources is little understood and poorly protected. The Report documents the deficiencies in public policy and, after documenting the case, points out specific remedies. Going beyond the aesthetic arguments, economic benefits are identified that should convince even the most hardened advocate of newer-is-better of the dollars and sense of preservation.

Very useful information is also included in Chapter V, "Resources & Acknowledgements", such as, a brief history of preservation in California, a handy glossary, selected state and federal law, and a guide to state, local, regional and national organizations. The Report was made to be used and to have continuing value.

The Task Force Report is a five-year game plan and should be studied by all of us. The document has been widely distributed already, but the Foundation has a limited supply available for those in need. Copies are free, but we would appreciate a small donation to handle postage.

## Concrete Seminar

SAVING HISTORIC CONCRETE -- NOVEMBER 9

A.P.T. (Western Chapter) has organized a one-day seminar at San Francisco's Fort Mason on the subject of "Deterioration and Repair of Concrete in Historic Structures".

The seminar will examine the state-of-the-art rehabilitation of concrete structures with a special emphasis on respecting the character and fabric of historic buildings. Current research and testing of existing concrete and repair techniques, as well as specific case studies, will be presented. Demonstrations of concrete testing and repairs are also planned. A preliminary program is available. The conference is intended to bring together architects, historical architects, preservationists, conservators, structural engineers, building officials, and building owners and managers.

The seminar is \$85.00 (75.00 for A.P.T. members - and \$35.00 for students and seniors) and will be held at the Fort Mason Conference Center (Building A).

The seminar is being cosponsored by the California Preservation Foundation and the National Park Service. For more information contact Carolyn Ewart, (415) 428-2907.





# CALIFORNIA PRESERVATION FOUNDATION

## President's Report

The State Corporations Code and conditions set out by IRS for non-profit, tax-exempt corporations require an annual financial accounting of the corporate income and expenses to the members. The California Preservation Foundation does not operate on an accrual basis but has had the assistance of a Certified Public Accountant in preparing the following financial report:

Fiscal Year (July 1, 1983 - June 30, 1984)

### EXPENDITURES

Salaries	\$22,953.55
Staff travel/expenses	5,860.49
State/Federal taxes	7,622.72
Newsletter	3,255.49
Supplies/equipment	2,001.31
Conference	2,000.00
Printing	1,713.13
Legislative action	1,350.00
Fees/permits, etc.	1,553.33
Postage	186.08
Meeting expenses	341.46
Miscellaneous	102.20
	<u>48,939.76</u>

### INCOME

Grants (O.H.P., Trust, S.F. Fd.)	\$25,600.00
Conference revenues	4,435.00
Membership	6,711.50
Contributions	480.00
Travel reimbursement	274.19
Tax rebate	126.90
Interest	205.01
Miscellaneous	110.00
	<u>37,942.60</u>

The Annual State Conference is a special project with its own account each year and is audited separately. The figures are not shown in this report other than final returns.

CASH RECEIPTS TOTAL	37,942.60
DISBURSEMENTS TOTAL	<u>48,939.76</u>
EXCESS, DISBURSEMENTS OVER RECEIPTS	(10,997.16)

FUNDS ON HAND JULY 1, 1983	15,397.46
FUNDS ON HAND JULY 1, 1984	4,400.30

## 1985 CONFERENCE - CLAREMONT

Claremont, a city of trees with a progressive attitude toward preservation, has been selected by the California Preservation Foundation as the site of the 1985 State Preservation Conference, the tenth in this annual event. Substantial local support has been offered by Claremont Heritage and the City of Claremont.

Early planning has begun and we hope to construct a program that will be as attractive as Claremont itself. We expect to emphasize community preservation strategies while supplementing the main course with a series of technical, state-of-the-art sessions on a wide variety of preservation issues. We hope, too, that we can spend

some time speculating on preservation's past and future at this tenth annual conference.

Festivities will include a street party, Saturday night extravaganza in the open air of the Scripps' quads, tours and the traditional "Three-minute success stories" presentation.

Dates have been set: the conference begins Friday May 30 and ends Sunday June 1, 1984. There will be more on the conference in the next newsletter -- but for more information now, contact Claremont Heritage 714/621-0848 or the California Preservation Foundation 415/527-7808.

## More Board Associates News

We were unhappy to be informed that Marion Mitchell-Wilson, Deputy SHPO, felt she should resign from the board to avoid any appearance of conflict of interest. Marion, one of our hardest workers, will continue to help, however, joining our Associates group.

Another new recruit to the ranks of our "Associates" support group is Dan Peterson, preservation architect located in Santa Rosa.

## Washington Briefs

Passage of the federal budget by the beginning of the fiscal year (October 1) remains a question. The annual allocation for preservation programs seems safe enough, but grants to states may depend on another type of "continuing resolution" vote until many other budget items (not preservation related) are settled.

The National Trust Main Street Center broadcast its September one-day Main Street Conference to over 400 cities via satellite -- Redlands and San Luis Obispo subscribed in California. The 5-hour telecast opened with President Reagan praising the virtues of small-town America; substantial comments of the President stressed the importance of preservation tax incentives, how they have done more good than nine years of urban renewal and have brought your tax dollars home.

You might alert your prime investors and developers to the possibility: Preservation Action is attempting to find financial backing for a set of workshops -- San Francisco and L.A. -- in the Fall.

The tax benefits for preservation projects survived relatively intact this year. You should anticipate significant hearings this next year on tax policy and major changes, probably in 1986.

Preservation Action has just published Blueprint for Lobbying: A Citizens Guide to the Politics of Preservation (\$10.00/\$7.00 for P.A. members); this is an essential "how to" guide for the preservation activist with information on who, when and how to lobby effectively -- produced by the people who have created a preservation presence in Washington, D.C. For your copy write: Preservation Action, Attn: Publications, 1700 Connecticut Ave., N.W., Washington, D.C. 20009.

Preservation Action is our main source of up-to-the-minute information on national news. The California Board of Directors for Preservation Action -- Bruce Judd, Charles Hall Page, Mark Hall, Ruthann Knudson, Jim Stickels, Peggy Hathaway, Jim Jones, Mark Ryser and John Merritt all urge you to support the critical function of lobbying in D.C. by joining Preservation Action now. Individual membership is \$25.00. The California Preservation Foundation contributed \$150 this year, and that's not enough!

## Redlands - Navel History

The rush for desirable land in Southern California gathered steam following the Civil War and during the 1870s. Publications proclaimed the glories of Southern California, "the land of milk and honey." Reaching its peak during the 1880s, the "Boom" created a number of colonies and town sites. To young men like Frank E. Brown of New Haven, Connecticut and Edward G. Judson, working in New York City, the desirability of Southern California climate, the potential for agriculture, and the appeal for residential living served as a beacon. Riverside, begun in the 1870s, was a well-known success. During the late 1870s, Judson, employed as a stockbroker, and Brown, trained as a civil engineer, had both come to Southern California and settled in the San Bernardino Valley in an area known as Lugonia, now part of North Redlands. Founded in 1870, Lugonia was named for the Lugo family and primarily attracted people who planted seedling orange trees, wine and table grapes and ran fruit driers.

After Judson and Brown had met and shared their ideas, they decided to begin their own colony. Purchasing from the Southern Pacific Company and the Barton interests, Judson and Brown acquired a tract of land on the southern slopes of the East San Bernardino Valley. They bought 160 acres of land with 50 shares of water stock in the South Fork Ditch for \$7000. The name of the proposed venture came about by accident. Judson remembered riding southerly on the slopes of the new colony with Born and L.M. Holt, editor of the Riverside Press in 1880: "I suggested that, as the soil was red, Red Lands would be a good name, and it struck the others very favorably and so the name was adopted." In 1881 the Redlands Colony was officially formed.



Kimberly Crest (1897), one of many Smiley Heights mansions built for wealthy eastern winter visitors, is witness to the architectural richness of Redlands.

Throughout the 1880s Judson and Brown sought to create an atmosphere which was not only conducive to navel orange growing but also to enjoyable living. From the very first, Redlands was blessed with striking views of the San Bernardino Mountains northward and the Badlands of the San Timoteo Canyon southerly. Many forces helped to create the success of the Redlands Colony. Along with the climate came the attraction of the navel orange. From the 1870s when the success of the navel orange in Riverside proved a worthwhile agricultural investment, Redlands' lot was cast as a navel orange town. An unusual social transformation and business episode was in the making. The people who became involved with the navel orange industry, for the most part, possessed means. The early settlers were not in the standard image of people seeking a fortune at rainbow's end, but rather people of material well-being who redistributed

their good fortune through the growing and marketing of citrus. By the end of the 1880s, to Redlands came people possessing three important qualities: time, money and goodwill. Fortunately for the young colony, Judson and Brown had carefully attracted the kind of colonist who they believed would make their endeavor a social and financial success. One of the most successful and influential groups attracted to Redlands was the "Chicago Colony." A contemporary account described them as a group of "shrewd and able" people who came "disgusted with the abominable climate" of their former home and anxious to find a country where the sun shone "at least one day in ten."

In recent times, Frank Moore, former editor of the Redlands Facts, wrote of the importance of the Smiley family's arrival: "Judson and Brown founded the town, and the Smiley brothers gave it its soul." Coming from New York with reputations as educators, resort owners, and national figures in causes befriendng the Indian and boosting international arbitration, identical twin brothers, Alfred and Albert K. Smiley provided a kinetic force for the young town. Described by a contemporary as "thistle-pluckers and rose-planters," these men founded and donated the library, provided a downtown park, and were behind the movement to begin the Family Service Association, as well as aiding numerous causes -- the Redlands Horticultural and Improvement Society, the laying out of Sunset Drive, and the sponsoring of home-grounds improvement contests. Their private masterpiece and their winter residence was a 200 acre botanical park, presently the site of exclusive homes, which from 1890 through 1930 drew thousands of tourists a year. Canon Crest Park, popularly called "Smiley Heights," put Redlands on the map.

It was an era when Redlands became known far and wide not only for its tourism, attractive climate and productive orange groves, but also as a mecca for well-to-do eastern visitors. While interest may center on the lavish parties, the mansions constructed, or even on the names of famous residents, it often obscures a period marked by sizeable philanthropy and cultural development, including the founding of the University of Redlands in 1907. During the period between 1895 and 1915, the majority of the civic and cultural organizations in Redlands were founded, given a solid basis of organization, and provided for with funds and energy which enabled them to survive the difficult times ahead -- a disastrous freeze, world war and economic depression.

In 1930, at the onset of the great depression and at a time of massive social unrest and retrenchment, Redlands acquired one of its most precious assets, the Redlands Bown Prosellis building. It was a gift to the people of Redlands from Mr. and Mrs. Clarence White. In his presentation address, Mr. White remarked on the spirit of giving and on the quality of life in Redlands. His brief words capture the essence of that spirit which is the connecting skein throughout any account of Redlands history: The dedication tablet on this building reads, "A thank offering for all who have made Redlands a good place to live in."

Why is Redlands unique? The answer is simply because the desire and determination to make it so were exhibited from its beginning. To the past we owe much. The opportunities for the present and future spirit of Redlands are illimitable.

This article was contributed by Larry Burgess, archivist at the Smiley Library in Redlands. The California Preservation Foundation is indebted to Larry for this and for making arrangements for our October board meeting in Redlands; we are particularly looking forward to the reception at Kimberly Crest.

## California News

### Claremont :

#### City of Trees



Steam engines and students created Claremont nearly one hundred years ago. The town is the product of the Santa Fe land boom and the founding of Pomona College, both of which happened in 1887. Although the land boom failed, education prospered and seven colleges were established in Claremont. The citrus industry also played an important role in the city's transformation and development. This industry made extensive use of land, which was later transformed into housing tracts. In addition, the labor-intensive nature of the colleges and the absence of industry or large-scale commercial centers has transformed Claremont into primarily a residential community.

Existing buildings - railroads, college buildings, a packing house, grove houses, pump houses, etc. - are living testimony to the nature of those institutions that transformed the chaparral into a built environment that houses a vibrant community. There is a mixture of old and new buildings - residential, educational and commercial - which reflects the different architectural styles that served different periods and functions. All of this is interspersed with a large park system, trees, and open spaces that maintain chaparral and foothills nestled at the base of the San Gabriel Mountains.

Such a setting has provided impetus to residents who want to maintain Claremont's identity and character. Since Claremont's beginnings, citizens have focused on city planning as a way to protect the environment. Even in the early days before incorporation, the extra-legal form of government, the Town Meetings, showed concern about the visual appearance of the town.

The Board of Trade, a forerunner of the Chamber of Commerce, was asked to prepare Claremont's first city plan in 1908, one year after the city was incorporated. In 1924 the Chamber of Commerce appointed one of the first Planning Commissions in the state and allocated \$500 for an "artistic" city plan, and hired David Allison and Charles Cheney to develop that plan.

Twenty years later Claremont residents foresaw the kind of growth pressure that post-war activities in California would cause. Again, the Chamber took the lead and, in 1944, created the Postwar Planning Committee. This 77-member committee worked for over a year and made the following recommendations that laid the groundwork for planning decisions for subsequent decades: a city street program, the creation of a parks and recreation and street trees commission, and the tightening of Claremont's zoning ordinance. The strength of the Planning Commission and the 1944 Postwar Planning Committee placed Claremont in a strong position to accept the kind of growth it wanted.

Over the years, Claremont citizens have expressed what they consider distinctive about this community -- the parks, trees, compatible industry and commercial development, historic areas, hillsides, healthy neighborhoods, collegiate atmosphere, small-scale of structures, and the mix of people.

Claremont has had almost a century of history since the Pacific Land Improvement Company laid out the town on its railroad route and called it "Claremont the Beautiful" because it had "clear mountain air and clean

mountain water." The demolition of the Claremont Inn, the Claremont Library, and the Woodford house at 7th and Yale prompted an active group of citizens to work for a revision of the ordinance governing that district in 1976. Also in 1976, Claremont Heritage was founded. It was through the efforts of Claremont Heritage that the initial historic resources survey was conducted. In 1979-80 another group from Claremont Heritage and the Claremont Historic Resources Center worked on a Historic Preservation Element for the Claremont General Plan, a survey in the remaining citrus area of Claremont, as well as other preservation projects.

The City of Claremont has accomplished several preservation efforts in their public buildings: the renovation of the existing City Hall and saving of the Post Office. The Post Office preservation not only meant the saving of a structure but the added benefits of bringing the mailing public to the Village. The colleges restored a row of Victorians on College Avenue as well as several on Harvard. Many private residents are also busy restoring their houses and some businesses are re-using existing buildings rather than demolishing and building new ones.

It is appropriate that the 1985 conference site should be awarded to a town that is supportive of the conference philosophy. We are sure you will agree.

#### Sonora

The October 1983 newsletter highlighted preservation progress in Sonora, Tuolumne County's only incorporated city. Planning efforts, however, have not prevented the city from taking a very narrow stand on the possibility that environmental review is a tool for helping maintain the integrity of Sonora's historic district.

Your standard 7-Eleven has been proposed on a key corner of the Main Street facing historic homes and a 19th century church - a gross imposition. Citizens of Sonora first fought this intrusion by attempting to challenge the granting of a liquor permit by A.B.C.; failing there, "Citizens for Historic Compatibility" is suing the City of Sonora for insufficient environmental review procedures, filing a brief in Superior Court on September 21.

The City felt, holding a wide-open opinion of property rights, that it is proper to inflict visual blight, nuisance and 24-hour traffic on the historic district, so long as you own a parcel of land. It is interesting to note that a similar suit was filed against 7-Eleven in order to protect the historic "Ladd's Addition" in Portland, Oregon.

Rural areas in California, especially in the Gold Country, have been reluctant to draw upon C.E.Q.A. to maintain community character. The CPF hopes to do some workshops along Highway 49 in the next six months and will need to stress the value of environmental planning. For now, Sonorans need financial help in this legal battle; contributions should be sent to "Citizens for Historic Compatibility" c/o Joan Gorsuch, 10629 Jim Brady Road, Jamestown, CA 95327.

Sonora is a beautiful place with a strong, compact historic center. The last thing it needs is a 7-Eleven in the middle of its historic district.

**NEXT NEWSLETTER DEADLINE -**

**DECEMBER 28, 1984**

## State Programs

### Conservation Corps

California Conservation Corps crews are locally available to your organization for preservation work. Call CCC representative Mavis Perry at (916) 445-5833 to check if CCC workers may assist you in getting the job done.



Corpsmembers are 18-23 year olds, supervised and paid by the state to do various public service projects. Over the years, they have gained experience and have done quality work on many historical projects, including the restoration and development of the:

- \* Potomac, President Roosevelt's yacht
- \* Oakhurst Log House
- \* Yosemite National Park's pioneer history center
- \* Santa Barbara Presidio Chapel
- \* Port San Luis' Victorian-era lighthouse

Overall, the CCC has completed thousands of hours of historic preservation work and encourages more, largely because of the benefits to corpsmembers. They develop craft skills as well as learn to appreciate the rewards of a finished job.

There are currently 1,900 corpsmembers statewide. Most live in the 19 CCC centers located from Sisquiy to San Diego. You may recall Mavis Perry's speech at this year's Historic Preservation Conference in Sacramento about the variety of projects the corpsmembers are able to do. Mavis reminded us at that time that the CCC is also a statewide emergency response force, standing ready to assist when the need arises. The CCC stands just as ready to work on preservation projects. However, if any emergency occurs, they may be called away temporarily, returning, of course, when the emergency is over.

### Prop 18 Funds

The California Parks and Recreation Facilities Act of 1984, passed by the voters in June, allocated 10 million for preservation purposes. The State Office has worked out criteria and will have application forms ready by mid-October; a December 31, 1984 deadline will allow project selection by March and distribution of this year's 4 million dollars by July.

State Landmarks, Points of Historic Interest and National Register properties are eligible for these acquisition and development grants. Grant range will be from \$10,000 to \$300,000 and match required increases with the amount requested. Finally, a unit of local government must have some degree of ownership in the property.

For details and application material contact: Connie Finster, Office of Historic Preservation, (916) 445-8006.

### Local Assistance Grants

Assembly Concurrent Resolution, ACR 164 - Farr (D. Monterey), passed with no opposition in August and now requires public hearings. Following Task Force recommendations, A.C.R. 164 calls for a pro-

gram of matching grants to historical, museum, and preservation groups, among others, the grants to be used to supply needed technical expertise to local organizations. The State Historical Resources Commission and the Office of Historic Preservation were directed to develop program criteria and application procedures through public hearings, with recommendations to go back to the Legislature in December.

A public hearing has been scheduled to coincide with the next Historical Resources Commission meeting to be held in Hollywood on Nov. 2, 1984. For time, place and more details contact the Office of Historic Preservation (916) 445-8006. This is a chance for local preservation groups to help define a potential grant program available only in California.

The California Preservation Foundation argued strenuously to keep this proposal alive, and thanks to Sam Farr, assistance grants may become a reality, with criteria designed to meet your local organization's needs. Don't miss this opportunity on November 2.

### Prop 34 - Vote YES!

ACA 69 (Farr) - and its companion bill AB 3945 - passed the Legislature and now goes to the voters in November.

The constitutional amendment would eliminate the inequity of reassessment of restoration work because, under Prop 13, such work was considered "new construction". Prop 34 would apply to property owners of single-family residences they occupy; work must be done in keeping with "The Secretary's Standards" and must be certified by the State Office of Historic Preservation.

While Prop 34 has limited application, this is an important tax relief measure for owners of historic houses. We urge you to work for its passage

## Calendar

October 17, 1984 Half-day, Seismic Retrofit with the Los Angeles City Ordinance, Los Angeles. Cosponsored by the Los Angeles County Regional Planning Commission, Lincoln Institute of Land Policy, and the Los Angeles Conservancy. Free. LACRPC Hearing Room (Room 150), 320 West Temple St., Los Angeles Civic Center, L.A. CA. Contact George Malone 213/974-6476.

October 24-28, 1984 Annual Convention of the National Trust for Historic Preservation, Baltimore, MD. Will include trade exposition, Rehabitat '84, Oct. 25-27.

October 26-27 Annual Conference of the California Committee for the Promotion of History (CCPH), San Luis Obispo, CA. Contact CCPH, Gavilan College, 5055 Santa Teresa Blvd. Gilroy, CA 95020.

October 28, 1984 The LA Conservancy, LA Historical Society and the Miracle Mile Residents Association have planned a street fair and festival along Wilshire Boulevard's fabulous Miracle Mile; the all-day affair includes a barbeque, tours and a celebration of the National Register listings of the district. Call the Conservancy for tickets at (213) 623-CITY.

We should note, too, that the L.A. Conservancy has united with the Da Camera Society of St. Mary's College for a twenty-program of chamber music in historic sites beginning Sept. 30 and running through June; this is the fifth season for this series.

## NEW PUBLICATIONS

Peregrine-Smith, which has an excellent record in publishing architectural and history books of interest to Westerners, will publish another Gebhard and Winter guide in November of this year. This one, A Guide to the Architecture of Los Angeles County, is a 448-page focus on the L.A. metropolitan area (500 photos/70 maps) and promises up-to-the-minute insights and humor from two architectural/cultural historians known to all who have an interest in California's unique style and flourish. We haven't seen it but recommend it without reservations; you will be informed and amused - and you will have many delightful weekend searches mapped out for you. Look for it (\$14.95, paperback).

The Peregrine-Smith catalogue also lists several other books that should interest you: The Mayan Revival Style, by Marjorie Ingle (\$19.95); and The Second Generation, by Esther McCoy, a study of the work of J.R. Davidson, Harwell H. Harris and Ralph Soriano (\$27.50).

Peregrine-Smith, our favorite publishing house, has consistently brought us good architectural history by qualified California writers and we have appreciated Gibbs Smith's willingness to take a chance on books bigger publishers would never touch.

The Californians; a Magazine of California History should interest you. This new publication covers a range of subjects in very readable format. The July/August 1984 issue highlights the work of Bernard Maybeck along with a strong article on the "Wobblies" in San Pedro and a photo record of the '32 Olympics.

The Californians (\$12.00 a year for 6 issues from Grizzly Bear Publishing, 460 Grove St., San Francisco, 94102) is lively and entertaining history; the magazine also might serve as a vehicle for some of you who research and write.

Economic Benefits from Rehabilitation of Historic Buildings in Illinois studies the tax implications of 141 projects since 1981. The findings show that the projects generated 324 million dollars in investments and created 16,106 jobs; local tax revenues were increased by 32 million and state taxes grew by 29 million. The net federal loss was \$127,000 per million.

These Tax Act projects demonstrate impressive economic success, redistribute tax dollars to state and local coffers and do so with a relatively small loss in federal taxes. Copies of the report are available from: Preservation Services Section, Illinois Dept. of Conservation (East Washington St., Springfield, IL 62705) for \$3.00

Historic Seattle (215 Second Avenue South, Seattle, WA 98104) has done a similar study for the historic Pioneer Square district.

New from the National Trust, Information sheet No. 36, "Saving Historic Bridges" which highlights Western issues in bridge preservation. Available from the Trust for \$2.00 plus 50¢ for handling. Specify stock No. 5219

Also from the National Trust, the Directory of Historic Preservation Lawyers lists over 200 attorneys around the country with experience in preservation law. It was prepared by the department of general counsel of the Trust for use by both attorneys and non-attorneys and will help local organizations find local counsel. To order, send \$3.50 along with \$2.50 for handling and postage, and specify stock number 5077.

## Legal Issues

### I.R.S. QUESTIONING EASEMENT VALUATIONS

With the passage of SB 2260, the law for Easements in California should be in accord with federal law. Unfortunately several regional offices of IRS are now acting in a manner that undermines the premise and promise of easements.

Granting an easement should reduce a property's value (since a property interest has been "alienated"); a fair appraisal should be able to establish the value lost and that amount should qualify as a donation for tax purpose.

In a limited review, the Savannah and Washington D.C. offices of IRS analyzed easements on 24 properties and determined none had value and would not qualify for charitable contributions. Factors cited were preexisting limits imposed by historic district zoning, market value enhancement, because the property was under easement restriction -- a status symbol, and property value enhancement in deteriorated areas where the real estate market typically viewed older buildings as impediments to new development and, thus, essentially of no real value compared to the raw land.

Evaluation of easements is a difficult matter and, to aid in the task, the National Trust and the Land Trust Exchange is publishing Appraising Easements: Guidelines for Valuation of Historic Preservation and Land Conservation Easements. IRS action, however, threatens to make this preservation tool useless and strikes at the heart of congressional intent. The issue is being taken up with IRS in Washington, D.C. and may lead to Congressional Oversight hearings, if IRS persists. In the interim, if you hear of instances where easement donations have been challenged by IRS in California, we want to know about it.

### Orinda

The Friends of the Orinda Theatre received a \$2500 grant from the National Trust and have hired environmental lawyer Tony Rossmann to challenge the Board of Supervisors' approval of the theatre's demolition. On September 27, a Martinez judge blocked the demolition and will reconsider the matter of detrimental traffic impacts and inadequate consideration of the historic and architectural loss to the community, with an Oct 12 hearing date set.

### OTHER LEGAL ISSUES

When a developer in Pacific Palisades destroyed an archaeological site with artifacts dating to 5000 B.C., the L.A. City Council drew the line; a "mitigation expense" which may reach \$125,000 was levied.

Archeologist Roberta Greenwood who had been hired as a condition of project approval to be on site during any ground disturbance, called the loss irreplaceable, but also felt the financial penalty might help deter future unsupervised work.

A decision on the Nash v. Santa Monica case has still not been handed down; efforts to raise enough money to pay the legal fees -- led by CPF's board member Peggy Hathaway -- were successful.

## More News from:

### San Diego

Individuals who have made extraordinary contributions to architectural preservation in San Diego were honored by Save Our Heritage Organisation (SOHO) during its 2nd Annual "People in Preservation" Awards as part of National Preservation Week.

The awards are meant to call attention to preservation efforts where the owners have done most of the work themselves. The two top residential awards and two commercial awards fall into this category: the Robert Hewitt house, a stick-style Victorian in Golden Hill and the Katherine Teats Cottage (owner Sandra Phelps) in Banker's Hill. In Little Italy, lawyer Paul Kennerson's Eastlake-style home-turned-office and the law firm of Foerster and Olins now occupying a former residence in Midtown San Diego.

Other winners were The Home Federal Building, a large-scale Downtown renovation and rehabilitation, the Spreckels Organ Pavilion in Balboa Park, and The Wednesday Club in Hillcrest.

A special award went to Chris and Francie Mortensen "for raising the profile of preservation in San Diego with three projects in 1983-84."

The SOHO awards program is a good example of a way to get good publicity and make friends in the community.

### Los Angeles

The Los Angeles Conservancy and the Community Redevelopment Agency are cooperating in a funding search for a study on reducing earthquake hazards for historic buildings. The study will attempt to develop alternative methods to those outlined in "Division 68", the stringent seismic code recently adopted by the City.

"Division 68" is being studied by many jurisdictions for possible borrowing. The CRA, Conservancy project has, as its goal, individualized seismic compliance through site-specific case studies and they expect to come up with methods far more sensitive to historic buildings.

This is a major issue and we wish them success with the project.

### South Pasadena

#### LONG BEACH FREEWAY BATTLE HEATS UP

CALTRANS is expected to ignore Advisory Council on Historic Preservation recommendations that the Long Beach Freeway skirt the historic center of South Pasadena. The Council, after hearings last year, felt there was a feasible alternate route that would link up with the vintage Pasadena Freeway. CALTRANS has long argued for the "Meridian Route" which will destroy hundreds of properties -- many on the National Register -- and will hold with that preference at the October Transportation Commission meeting.

The reaction of the Federal Highway Commission is not predictable at this time as there has been some success with efforts to convince the agency that the Meridian Route will destroy South Pasadena. Opposition, possibly legal action, can be anticipated from South Pasadena as many citizens there are arguing that CALTRANS' feasibility study of alternate routes was less than adequate.

### Glendale

The Glendale Historical Society waged a long battle to

save the "Egyptian Village Cafe" on Brand Boulevard, but we are sorry to learn this 20's artifact has been razed; some of the detail work was salvaged, however, and we feel Glendale preservationists learned a great deal in the process. The cafe was inadvertently discovered by a historic survey in 1975.

### Long Beach

A valiant effort, spirited and intelligent, bought some time for the Jergins Trust Building in Long Beach. After a public hearing August 30, where preservationists demonstrated the economic feasibility of reusing the structure, the Planning Commission voted a six-month stay of demolition. Efforts to find a developer (see last newsletter) continue, but now the City seems to be agreeing there is some merit to the case for preservation. Officials in Long Beach have not been known for such perspicacity in the recent past.

### CALIFORNIA POST OFFICES NOMINATED

The Postal Service has nominated 28 California Post Offices - from Oroville to El Centro, and including my favorite in Visalia - to the National Register. The various buildings range from 1900 - 1941 and come in many sizes and styles; those we know come in everything from Art Deco and Spanish Colonial Revival to neo-classical and Mediterranean; as might be imagined, these structures are important architectural components of almost any town.

It is little known that federal agencies are required by law to survey their properties and make appropriate nominations like this one; and few have. The regional Postal Service is to be commended for this impressive thematic nomination. Robert Chapman, the regional real estate manager, is quoted in the June 25 Western Regional Bulletin to say, "There are many historic and architecturally significant postal buildings in the west, and we intend to survey every state to assure that they are maintained and preserved." California's survey was the first.

### Please Note

The National Trust, Western Regional Office has moved to new space; now located at #1 Sutter Street, Ninth Floor, San Francisco, CA 94104, the phone number for the Trust (415) 974-8420 remains the same.

The San Francisco Examiner/Chronicle, September 16, reported that rehab is still on the rise. Citing a new study by the National Council of Remodelers, the article said Americans spent more than \$49.3 billion on remodels in 1983 and that amount will grow to \$55 billion in 1984.

It was also encouraging to see the article appear next to one entitled "Remuddling is easy, says restoration guide", produced by The Old House Journal and strongly urging sensitive remodeling that respects the integrity of historic fabric and detailing.

In all the hoopla, most people missed the fact that the Los Angeles Coliseum was designated a National Historic Landmark in July just before the Olympics opened. The process began in California with Senate Joint Resolution 55 and moved quickly to Washington D.C. where Secretary of Interior William Clark announced approval in a July 30 press release.

Those of us who watched heroic comebacks by USC against Notre Dame in the Coliseum or saw the Dodgers take the White Sox in 1959 can now feel justifiably historic.



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The California Preservation Foundation exists to help you improve the level of preservation awareness and activity in the state and in your town. If you think we can be of assistance to you do not hesitate to call the board member nearest you, or call the Foundation office at (415) 527-7808. We are anxious to help!

**California  
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**55 Sutter, Suite 593  
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**Board Elections**

The newly reconstituted California Preservation Foundation met in Santa Rosa this July to chart its new course. A first item of business was election of officers. President Jim Stickels was reelected to another term and GeeGee Platt was elected Vice President. Bill Burkhart returns as Treasurer and Maria Lia will serve as Secretary.

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