

A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

L A CONFERENCE IS BIGGEST EVER

Los Angeles played host to over 1000 preservation enthusiasts in April as CPF convened the fourteenth Annual Statewide Preservation Conference at the stately Biltmore Hotel. The hotel's elegant meeting rooms served as a backdrop for a series of information sessions on the architectural history of Southern California, current issues in preservation law and policy, new trends in rehabilitation, heritage promotion, and promoting the viability of small towns and neighborhoods. The breadth of subjects covered and the quality of the individual presentations was extraordinarily high. Among the highlights of the 4-day confab:

* A spirited discussion on the future of preservation in the 1990s, ably moderated by CPF Executive Director John Merritt. Henry Agonia, Director of the Department of Parks and Recreation with Kathryn Gualtieri, described the State's role in preservation planning, while Claire Bogaard clarified issues from a local perspective and local columnist Sam Hall Kaplan encouraged creative solutions to preservation problems.

* At the opening reception at City Hall, Council President John Ferraro and City Council Members Michael Woo and Robert Farrell welcomed the conference to Los Angeles. West Adams Heritage hosted an evening tour of three of the area's mansions and a buffet dinner.

* The multicultural heritage of Los Angeles and Hollywood was related with interpretation of the built environment in a very able presentation by Jean Bruce Poole of El Pueblo Park and her fellow panelists, Architectural Historians Tim Anderson, Jan Muntz, Maggie Valentine, David Gebhard, Pauline Stein, and Marc Wanamaker who showed us why Los Angeles is Los Angeles, giving us a rare look at the architectural treasures of Los Angeles.

(story continues on page 6)

PRESERVATION WINS IN THE COURTS

Two favorable decisions were delivered to preservationists in June. A Superior Court Judge in Monterey ruled that the City of **Salinas**, using an outdated EIR, failed to adequately assess new negative impacts; the action, thus, delays the imminent demolition of the historic Cominos Hotel, a John Steinbeck haunt. The suit, brought by the Monterey County Historical Society, successfully argued by Carmel attorney James Heisinger and C.P.F.'s Bill Delvac, will require the City to prepare a Supplemental EIR fully exploring alternatives to demolition and the feasibility of such alternatives.

In **Guerneville** the bridge saga continues. A Superior Court decision has ordered CalTrans to prepare an EIR covering the impact of removing the historic bridge; CalTrans, determining the bridge was not eligible for the National Register, neglected to fully assess alternatives to demolition and the mitigation of the negative impacts. The judge's comments (considered precedent-making even though the case remains "unreported") were:



Annual State Preservation Conference
San Francisco - April 26 - 29, 1990

"With reference to respondent's [i.e., CalTrans] argument, no CEQA guideline or other authority has been called to the Court's attention that eligibility for inclusion in the National or State historical societies (sic) would be the determining factor for dispensing with an EIR. The Guerneville Bridge has existed for 65 years or more; and some 700 local residents have signed a petition

expressing the intent of saving the historic bridge, as well as rejecting the proposed replacement bridge. Petitioners have shown that the evidence relied upon by respondent in adopting the Negative Declaration for the project, including removal of the existing bridge, is controverted."
(more on page 2)

Court Actions (continued)

Attorney Bill Delvac, CPF's Board member who played a big role in structuring this argument, was jubilant. While pointing out that the decision is not true precedent (for legal citation purposes), he felt that this case does clearly demonstrate that undesignated resources should receive CEQA protection in appropriate cases --- the judge specifically cites the State's CEQA Guidelines (Appendix G, item (j)) regarding historically or culturally significant property --- and provides a path for others to pursue.

Despite the difference of opinion between Guerneville residents and CalTrans about the historic value of the bridge, the State Agency has offered to repair the bridge (using an amount equal to demolition costs) and turn it over to Sonoma County. The County, which has acted to declare the bridge a landmark, is expected to accept the offer in mid-July.

In the meantime 'The Bridge Club', led by Mary and Frank Robertson of Guerneville, also filed a National Register nomination to challenge the earlier CalTrans determination. On May 26 the State Historical Resources Commission voted 8-1 to approve the nomination. The nomination has been submitted to the Keeper of the National Register but State Office staff appended their opinion that the bridge is "not eligible." Bridge proponents, including CPF and the Commission, intend to argue strongly for a positive National Register decision. We will report on the final outcome of this battle.

THE SACRAMENTO LEGISLATIVE SCENE

Legislative activity in Sacramento has been very heavy this Spring and many bills with direct impacts on cultural resources and the future strength of historic preservation programs in California are still being debated:

S.B. 1188 (Marks) - The "State Register"- passed the Senate 28-4 and passed Assembly Natural Resources Committee on July 10. The bill's substance has not been an issue but funding - \$75,000 - is opposed by the administration. Language spelling out critically necessary CEQA coverage for State Register properties has been worked out with OHP but support by other units of State government is not anticipated.

S.B. 1600 (Roberti) - Environmental Review for projects affecting local historic resources - is stalled in Senate Appropriations awaiting resolution of two issues: the fiscal impacts for State Agencies and the actual language amending CEQA. The Sacramento term for this status is "a two-year bill"; SB 1600 will be amended but further hearings will wait until next year. Roberti's staff assures us the Senator will be pushing this bill next session.

S.B. 1088 (Mello) - Bonds for seismic work - has moved through the Senate and passed Assembly Local Government Committee on July 19. With CPF support, the State Historic Building Code Board has been able to amend this bill successfully so seismic work on qualified historic buildings with loans made available by SB 1088 will be done with Board consultation, avoiding (we hope) insensitive or unnecessary seismic reinforcement work on historic buildings.

S.B. 1453 (Marks) - Underwater Archaeology - gives the State Lands Commission jurisdiction over private salvage of shipwrecks and underwater cultural resources, with first rights to important artifacts recovered; OHP is granted review and comment over issuance of permits. SB 1453 passed Senate and, on July 10, passed Assembly Natural Resources Committee.

S.B. 323 (Torres) - Highrise sprinklers - has been amended to reflect the position of the State Historic Building Code Board and CPF to exempt qualified historic buildings from these provisions. SB 323 cleared the Senate and goes to Assembly Government Organization Committee on July 19.

S.B. 1615 (Garamendi) - Town of Locke - would allocate \$50,000 for a new preservation study of the historic Chinese Delta community. Passed Senate (37-0) and is scheduled for Assembly Water, Parks and Wildlife Committee on July 18.

A.B. 2475 (Baker) and A.B. 2218 (Ferguson) - "fast track" for transportation projects - would enable the Transportation Commission to accelerate certain projects under certain conditions. Initially, an approved "fast track" project was exempt from CEQA and nearly every other environmental protection process built into State law; much amended, AB 2475 was folded into AB 2218 and passed (almost overnight on June 30) as part of part of the "transportation package" that went to the Governor with SB 300 (Kopp) - the "9 cent gas tax" proposal. The voters will see this as a Proposition. We feel our notice of the danger of "fast tracks", as originally drafted, had an impact on these bills (Senator Torres had also amended SB 300 to prohibit use of gas tax monies for completing the Long Beach freeway but the amendment was scrapped in joint committee at the very last minute).

A.B. 145 (Costa) - now an 874 million dollar bond act for natural and cultural resources - has been amended to provide sufficient administrative costs for OHP (as part of the \$15 million set aside for historic preservation grants) and to permit OHP to use administrative money for the State Register. Movement of AB 145 slowed to permit many changes and to assess the budget and revenue situation for 1990; it may go to Assembly floor in July, but may be held. We are assured by Costa's office that it will be on the ballot in 1990.



PRESIDENT'S COLUMN

The protection of California's historic resources is a tremendous challenge as we face the last decade of the twentieth century. The tremendous growth our state has experienced and will continue to experience will put a great deal of pressure on both rural and urban planners to exercise prudence in growth management and ensure that generations to come will continue to experience the wealth of historic resources which give the state its heritage.

The 1989-90 Board of Trustees is committed to being an active leader of the preservation partnership in California, providing all preservation-minded groups within the state with the technical assistance and networking educational activities so vital to keeping the cause of historic preservation alive in California. This Board has a tremendous amount of expertise in the technical aspects of preservation but, more than that, they are also committed to providing assistance to individuals and local communities. Participants in the Los Angeles conference proved that the network is widening, that neighborhoods, developers, planners, attorneys and government can face the challenge of the 90s by working together toward creative resolution of conflict.

The Foundation plans an ambitious program for the coming year. Organizationally we will broaden our outreach capability with the addition of a Program Assistant to assist the indefatigable John Merritt in implementing our workshops and the statewide conference. In the Fall we will hold a forum on current issues facing preservation organizations today. These meetings will enable local groups to advise the statewide on their particular needs and priorities. And we will continue to present our technical assistance workshops (currently planned to include seminars for landmarks

commissions, legal tools for preservation, heritage tourism and code issues) as well as monitor statewide and national legislation which impacts historic resources.

It was a great pleasure for me to meet so many of you in Los Angeles. You are committed, talented, and tremendously resourceful, and the enthusiasm which you bring to the cause is extraordinary! I hope that each member will continue to be an active participant in the preservation network this year. Please do not hesitate to contact any of the Trustees or staff if you need assistance. - **Christy McAvoy**

NEW CPF PUBLICATIONS AVAILABLE

The Foundation has been able to offer various publications in the past, usually materials we acquired; the exception was our own issue of Tom Coughlin's *Easement Workbook*. We are expanding our list of publications which can only be purchased through this organization.

(1) *A Preservationist's Guide to the California Environmental Quality Act*, by Jack Rubens and Bill Delvac, was prepared for the Conference in L. A. and came with the price of admission if you attended their session. We can now offer the *Guide* to a broader audience.

The authors, Rubens and Delvac, have established an incredible record of success making sure public agencies "do the right thing" with historic properties in the CEQA process...the Beverly Hills Waterworks and Guerneville Bridge are good examples. The *Guide* is a step by step tour of CEQA requirements, useful case law and appropriate strategies you might use in your community; it is, simply, invaluable, easy to understand, and the best publication available on the subject. It sells for \$12.00 (please add \$2.00 for handling).

(2) *Preservation for Profit* is another child of the L.A. Conference, this time produced

(continued on page 4)

by Bill Delvac and Thomas Coughlin, two of the most knowledgeable tax attorneys in the country. Coughlin explores the "certification" process for Tax Act projects, IRS court decision on preservation tax incentives, and historic preservation easements. Delvac's contributions cover the federal tax incentives in depth and the provisions of California's property tax incentive, the Mills Act.

Preservation for Profit will make you "tax-incentive conversant", absolutely current on the subject, and could make you friends in the real estate, business and property owner portions of your community. This book sells for \$15.00 (please add \$2.00 for handling).

(3) The Foundation will soon have the results of our first survey of historic preservation and related degree programs being offered at California's four-year colleges and universities. "Preservation Degrees in California" summarizes the question, the courses of study generally available, and isolates existing programs which allow students to pursue degrees or specializations (undergraduate and graduate) in Historic Preservation, Public History, Archaeology or Anthropology, Cultural Resource Management or other related fields. National surveys indicate nothing of the sort exists in California; we disagree, and now we can prove it.

"Preservation Degrees in California" is a start, and we expect to be able to greatly expand an updated version in future years. This publication gives you both a quick matrix-look at the all of the possibilities in the state and a complete list of courses, units, focus and contacts for the programs we discovered. It sells for \$3.00 (to cover production and postage).

CPF is proud to have these publications ; we feel strongly that each in its own subject area will be very useful. For copies, contact: CPF, 1615 Broadway, Suite 705, Oakland, CA 94612 (make checks payable to: **California Preservation Foundation**).

OTHER PUBLICATIONS

We continue to be very impressed with Clem Labine's new publication *Traditional Building*. The latest issue (Vol 2, No 4) features source lists for ornamental moldings and wood shutters. A full set of *Traditional Building* should be in every resource library and in the office of every preservation organization; To subscribe, write *Traditional Building* 199 Berkeley Place, Brooklyn, NY 11217.

"Factory-Built Housing: Finding a Home in Historic Neighborhoods", a new National Trust *Forum Information* issue, is a fine, thorough exploration of the subject. Pointing out that pre-fab housing is an American tradition, the article documents some of that history. After reviewing contemporary terminology, the wide selection available and case studies of existing infill examples, the study establishes that you can live with this lower cost alternative...if your historic district design guidelines are well defined, and have the necessary political backing or neighborhood support. Available from Preservation Forum, National Trust, 1785 Massachusetts Ave., NW, Washington, DC 20036.

The legislative process in Washington is even more complex and confusing than in Sacramento. Preservation Action has published *Blueprint For Lobbying: A Citizen's Guide to the Politics of Preservation* to help you through the maze; it is available to all who ask from Preservation Action, 1700 Connecticut Ave., NW, Washington, DC 20009. (Please include \$2.00 for postage/handling).

The Guide to California Foundations, (7th edition) providing up-to-date information about the state's foundations and corporations is available (\$20 plus tax) from Northern California Grantmakers, 334 Kearny St. San Francisco, CA 94108 or call (415)777-5761.

Next Newsletter Deadline - September 23

ORANGE COUNTY'S ROGER STANTON IS PRESERVATIONIST OF THE YEAR



Orange County Supervisor Roger Stanton, winner of the 1990 CPF Preservationist of the Year Award.

From one of California's most rapidly developing areas comes the Preservationist of the Year, Roger R. Stanton. Stanton was chosen for this award based on his consistent leadership in supporting historic resources programs and historic preservation projects. Thanks to his backing of preservation in fast-growing Orange County, many sites have been restored and reused.

Beginning in 1982, Supervisor Stanton spearheaded efforts to retain and restore the Old Orange County Courthouse (C.L. Strange's 1901 Richardson Romanesque wonder). The building contains County offices and a new museum and is considered to be the centerpiece of regional preservation projects.

Supervisor Stanton also played a key role in the County's acquisition of several historic parks, including the internationally significant site "Arden" (1888), Madame Helena Modjeska's residence. The program for acquisition and development of this and other important historical sites in Orange County earned an award from the National Association of Counties. Another notable project was the adoption of the Historic Resources Management Policy, which sets guidelines for development review and CEQA implementation. The County Archives Program was supported by the Supervisor from its inception to its establishment as an AASLH award-winning institution. Stanton consistently supported history-related state legislation and private efforts as well, including the rehabilitation of historic buildings for use by the Discovery Museum of Orange County and by United Cerebral Palsy of Orange County; serving on both boards, he was able to sell them on preservation solutions to their individual space needs in each case.

Supervisor Stanton serves the First District, five cities including the county seat of Santa Ana, he presided as Board Chair in 1983 when he supported bringing the Annual State Historic Preservation Conference to Orange that year.

Stanton's commitment to historical issues reflects a belief that history belongs to all citizens and that it mirrors some of our finest achievements. He joins previous winners - also officeholders - like Senators John Garamendi and Milton Marks and Assemblyman Sam Farr.

(Article written by Susanna Branch)

PERSONALS

Four individuals well known to those involved in California preservation over the past ten years have taken important new positions. **Ruthann Lehrer**, the first Los Angeles Conservancy Executive Director and responsible for guiding a fledgling organization to prominence, was hired to be the City of Long Beach's "Neighborhood and Historic Preservation Officer". **Marion Mitchell-Wilson** has taken a similar "Preservation Officer" position with the City of Riverside Redevelopment Agency. Marion was a senior member of the State Office of Historic Preservation staff, grants manager since grants came to exist. **Brad Paul** is San Francisco's new Deputy Mayor For Housing. Most of us remember Brad when he was with the National Trust; he has since worked with the North of Market Planning Coalition, the Chinatown Neighborhood Resource Center, and was a Harvard Loeb Fellow. **Thomas Mills**, formerly with the Trust for Public Land, now heads the Northern California office of the Local Initiative Support Corporation. LISC, funded in part by the Ford Foundation, and promotes neighborhood economic development primarily in low-income areas with loans and some grants.



One of the houses you can see in "A Walk in Noe Valley" done by Judith Lynch and available from BJ Droubi Real Estate, 4128 24th Street, San Francisco, CA 94114 (copies are \$1.00); drawings by Richard Schaefer (the house above) and Rita Tucker.

(conference news - continued)



The Academy of Motion Picture Arts and Sciences, having begun restoration of the Waterworks Building in Beverly Hills which is to be the new home of its library and film archive, was honored at the California Preservation Conference. Academy Executive Administrator Bruce Davis gave an update on the Academy's restoration efforts and was presented with a plaque by Robert Chattel, Co-Chairman of the Conference, on behalf of the Friends of the Waterworks. The plaque, which carries a brass faucet, reads "Academy of Motion Picture Arts and Sciences, Our Sincerest Thanks, Friends of the Waterworks."



L.A.'s Pan Pacific Auditorium - now severely damaged by fire

* The conference took to the streets with walking tours of downtown hosted by the Los Angeles Conservancy; a tremendously informative look at certified rehabilitation projects in the Central Business District led by Steade Craigo, Restoration Architect in the State Office, Jeffrey Blydenburgh and Robert Chattel; and the views of elegant theater spaces provided by the Los Angeles Historic Theater Foundation during its tour of the "dream palaces" of the Broadway theater district.

* The ever-popular "Preservationist's Guide to CEQA - Part I" gave participants an update on the latest interpretations of one of California's most important environmental tools, which then gave nearly 200 enthusiasts the background to deal with "real life" in a workshop devoted to crisis management. Role playing to their hearts' content were Tony Ciani as an irate citizen, Ben Stansbury, Nellie Longworth (very believable as a City Council member too cozy with a developer), and Bill Delvac as City Manager.

* Real estate developers Linda Griego, Wayne Ratkovich, and Karen Staley gave their perspectives on preservation for profit to a packed house in the Crystal Room. Their insights into the foibles of preservation development were remarkable.

* The challenge of integrating historic preservation into heritage tourism and promotion was explored by panelists at the historic sites roundtable. Among the participants were CPF Trustees Pam Seager and Steve Spiller with Barry Herlihy, Ray Phillips, Karen Wade and Dottie O'Carroll.

* The Fred Harvey Restaurant at Union Station was opened for the first time in decades to host the Three Minute Success stories and Preservation Awards. Local preser-

vation success stories were warmly received by the enthusiastic crowd.

* The Los Angeles Athletic Club, a prominent downtown landmark, hosted an informative breakfast meeting with Preservation Action President Nellie Longworth. Trustees gave new meaning to the term "pass the hat" as we raised over \$1000 for Preservation Action.

* Restoration resource specialists demonstrated their expertise in the Heinsbergen Room, sharing space with the bookstores and silent auction. Many artisans and craftspeople demonstrated architectural decorating techniques of the past to engrossed onlookers.

* After three days of intellectual stimulation, conference attendees took a break to see the sights and the sites. Neighborhoods from Venice to Riverside opened their doors for "L.A.'s Great Open Houses", a series of tours designed to showcase the special residential architecture found in Southern California.

The Foundation was assisted in this year's conference by forty-one "host groups", statewide and regional and local preservation and neighborhood associations whose members handled registration, planned programs, conducted tours, and acted as resource people throughout the conference. These groups, and the more than fifty underwriters who contributed to the success of the conference both financially and materially, proved that the preservation network is alive, well, and growing in California. The Trustees of the Foundation would like to thank all of the participants, host groups, and sponsors for their participation, with special thanks to the local steering committee for its efforts in coordinating our largest conference ever.

See you next year - April 26 - 29, 1990, in San Francisco.

OCEANSIDE PIER RETAINS INTEGRITY

The historic and picturesque Oceanside Municipal Pier was saved by the City Council last month from the insensitive addition of a 175' handicap ramp. The City's Coastal Plan and State of California Title 24 Building Standards mandate that a handicap ramp be installed near the pier from Pacific Street to The Strand. Following a series of studies over eight months, five major advisory groups presented their final reports. The Beach Task Force, the Engineering Department, the Parks and Recreation Commission and the Redevelopment Agency recommended retrofit of the Pier with a 175' handicap ramp at the end of Third Street for \$162,000. Only the Oceanside Historic Preservation Advisory Commission recommended the construction of a new ramp at First Street for an estimated \$421,000.



The first pier in Oceanside was built in 1880 but was destroyed by surf in 1890. The present 1927 concrete and wood pile pier was rebuilt in 1947 and was originally 1600' long. Several storms shortened it, but in 1987, the city spent \$3.5 million to reconstruct the pier and extend its length to 1,952 feet.

At the May 23, 1989 meeting, the City Council rejected all previous recommendations for a pier handicap ramp and gave little consideration to altering the pier in any way. Noting that Oceanside has long received its identity from the pier, Oceanside Historical Society President John Daley called altering any of the pier "sacrilegious."

Congratulations to the members of the Oceanside City Council for their efforts in providing an alternative handicap access ramp while continuing to preserve the historical integrity of the pier. We are sure the City of Huntington Beach could learn something from Oceanside's experience.

SAN FRANCISCO'S SEISMIC SURVEY

The City of San Francisco is undertaking an OHP-funded year-long survey of 2,100 Unreinforced Masonry Buildings (UMBs). Approximately 770 UMBs are residential, containing 20,000 living units. Most of the City's UMBs are located South of Market, in the Tenderloin, Chinatown, and along the Bush Street and Van Ness Avenue Corridors.

Coordinated by The Landmarks Preservation Advisory Board, the project will result in a City-wide coordinated effort to address the seismic retrofitting issues. Any seismic ordinance must contain provisions to discourage demolition of UMBs (unless replacement housing is provided).

Should seismic retrofit of UMBs be required, the City hopes to design a program of financial assistance to owners, protect the low-income housing stock, provide safeguards and relocation assistance to tenants, and develop policies governing demolition and replacement buildings. The survey and evaluation of 2,100 UMBs could lead to local historic districts in Chinatown and the South End. A large National Register District is also under consideration for parts of Lower NobHill/Tenderloin. Owners will be made aware of historic tax credits and will be assisted in applying for these credits among other programs.

This newsletter was produced by John Merrit with the assistance of Dick Price; contributors were Susanna Branch, Wayne Donaldson, Sharon Marovich, Vincent Marsh, Christy McAvoy, Ken Rolandelli and Kent Seavey. Your contributions are always welcome; send your article (typed) and please include a b/w glossy photo which illustrates the story.

SUCCESSFUL STRATEGY IN REDWOOD CITY



*The Eikerenkotter House at 406
Stambaugh Street in Redwood City*



*The Baptist Church at 402 Heller
Stambaugh - Heller Historic District*

*The Ensor House (below) at
420 Heller Street, another typical
house in Redwood City's new district*



On June 5, the City Council of Redwood City, under its Certified Ordinance, designated the six-block Stambaugh-Heller Historic District (eighteen residences and one church constructed between the 1860s and 1915), bringing Redwood City's total designations to nineteen Landmarks and one Historic Residential District.

Anyone attending the June 5 City Council public hearing would have come away with the impression that this was a simple, routine matter. The public hearing consisted of a ten-minute presentation with slides by the chairperson of the Historic Resources Advisory Committee (HRAC). There was no testimony from property owners or any correspondence on the matter, other than the staff report. There were no questions for the HRAC chairperson by the City Council. The public hearing closed and the City Council unanimously designated the Historic District. Then there was spontaneous applause by the City Council and the audience.

How could something like this go so smoothly? According to the HRAC Chairperson, Ken Rolandelli, it was (1) aggressive communicating by the HRAC and Planning Department Senior Planner, Charles Jany, with affected property owners, the Planning Commission, and City Council, and (2) the high level of credibility the HRAC had already earned on several other issues. Also, a few weeks prior to the designation HRAC, in conjunction with the City Housing and Redevelopment Agency, had set up a Preservation Loan and a Free Paint Program with CDBG Funds specifically for the District's contributing structures, prior to and in anticipation of the designation hearings.

Research and compilation of materials for the District proposal were in the works for several years. However, plans to get community acceptance of the proposal began in September, when CPF Director John Merritt came to Redwood City to meet with Jany and Rolandelli. John suggested HRAC conduct an information workshop for the Planning Commission and City Council, then hold a property owners' meeting in the neighborhood to sell a potentially 'scary idea' slowly and softly.

On November 1, 1988, a successful joint study session - with Merritt attending - was held with the HRAC, Planning Commission, City Council, City Manager, and various City department heads; topics were the District proposal, review of the Preservation Ordinance and its implications, the "Secretary Standards", and the benefits of designation. On January 12, 1989, HRAC held an equally successful neighborhood meeting on the same subject matter with property owners of the proposed District; this time OHP's MaryIn Lortie was in attendance as a resource person. This meeting also included supportive testimony from a citizen who had worked with the HRAC on a rehabilitation project. On May 16, 1989 there was a public hearing on the District proposal at the Planning Commission level with public testimony, but no opposition; from January 12 to the evening of the City Council public hearing on June 5, there was continual contact with property owners to make sure all concerns were addressed and all questions were answered prior to the final hearing.

The conclusion we draw from this experience is that early and full communication with the public officials, whose votes you want, and with the affected neighborhood is critical and the strategy for success. (Ken Rolandelli)

SCHOOL CHILDREN CELEBRATE THE CENTENNIAL IN PACIFIC GROVE

In April the Pacific Grove Heritage Society engaged Kent Seavey, former CPF board member and preservation consultant, to present a series of talks on the architectural history of the community for the kids in both of the city's elementary schools. The talks ranged from 30 to 45 minutes for 1st through 3rd and 4th and 5th grade students.



1894 Photo of Methodist Retreat in Pacific Grove (courtesy of Pacific Grove Heritage Society)

For the younger ones, the first half of the talk concentrated on the founding of their town which, in Pacific Grove, followed the arrival of the S.P. railroad in Monterey County and the desire of the Methodist Church to establish a summer retreat for their California ministry.

The concept of Pacific Grove as the product of carpenters and buildings was introduced through one of those builders, Herman Prinz, who built cars for the railroad before becoming the town's first contractor in 1875. The daily life of the campground was then discussed with emphasis on children's activities.

The second half of the program dealt with the development of Pacific Grove as a community after the introduction of the Del Monte Hotel to the peninsula in 1880. Next came permanent residents with their hous-

ing, such as the popular Queen Anne form. Examples and methods of construction were shown. Slides of the first school house and school activities brought landmarks and their function into focus.

The children were then shown how carpenters signed their buildings much like artists. In Pacific Grove the butterfly was the most conspicuous device used. Pattern books for house design were explained with several examples shown.

Slides of Pacific Grove's public beach from the early 1890s and 1914 showed how changes there occurred over time, introducing the idea of changes in architectural fashion. The presentation closed with images of special landmarks known to all in Pacific Grove, including a slide of the signage on the city's concrete sidewalks by their maker, W.H. Ten Eyck, who laid 1000 miles of walkways on the Monterey Peninsula between 1910 and 1925.

For the older classes a further 15 minutes was devoted to the American wood building tradition from timber framing to balloon frame construction. A review of the growth of building technology, including local examples, both historic and modern, rounded out the program. Conducted over two weeks, the slide presentation reached nearly 950 primary students, in effect, the entire elementary school population of Pacific Grove. Immediate returns to the Heritage Society were several offers from students and teachers of access to old family photos of early Pacific Grove and an original architect's rendering of the first city high school. The greatest return, however, was the interest and enthusiasm on the part of all students in seeing the architectural qualities inherent to the homes and business houses that give the place its unique character and personality as "one of California's last hometowns."

PRESERVATION AWARD MADE AT HISTORY DAY

The Foundation participated in History Day again this last May in Sacramento, awarding its "Historic Preservation Award" to Amy Bentley of Lower Lake, an eighth grade student at Oak Hill Middle School in Clearlake.

Amy's project explored the work of Architect Julia Morgan and showed a great deal of initiative, including a visit to Morgan expert Sara Holmes Boutelle in Santa Cruz for an interview. Amy spent a great deal of time in other communities photographing Julia Morgan buildings and constructed a scale model from San Simeon to go with the display below.



Amy Bentley of Clear Lake Middle School stands proudly in front of her winning exhibit on Julia Morgan.

The annual History Day is a Constitutional Rights Foundation program which CPF has joined with our own preservation award (which includes a modest cash prize). Director John Merritt was assisted in the judging this year by Paula Boghosian of the State Historical Resources Commission. Thousands of junior and senior high school students take part in the program with winners going to a national competition in Washington, D.C. Amy won in several category and we are wishing her luck in D.C.

HOW GREENE & GREENE IS MY LANDSCAPE PLAN?

The sensitive relationship between landscape and historic buildings nestled therein was explored at the Historic Landscape Design session, the finale of the L.A. Conference's Design and Development Track.

The session explored three different examples of challenging situations faced by landscape designers: restoration of a 19th century historic site, the special landscape designs of Greene and Greene and the landscape settings for historic urban areas.

Two speakers noted that the relationship of buildings to landscape is rarely addressed in preservation projects. Russell Beatty, the Landscape Architect commissioned to do a garden restoration and maintenance plan for Rancho Los Alamitos in Long Beach, explained why landscape is so crucial to the overall finished preservation project, pointing out that landscape is a manmade ecosystem modified over the years by the various occupants of a property according to personal taste and trends of the time. This dynamic relationship is often more significant than the building involved.

Beatty, who lectures at the Cal. Berkeley, went on to state that buildings "are essentially frozen in time," but landscape is not, adding, "It reflects people, their interests and regional character." In a report he prepared for the 19th century Rancho Los Alamitos, the Bixby family home with 4 acres of gardens with such quaint elements as an Oleander Walk, Friendly Garden and Desert Garden, Beatty identified the late 1920s and 1930s as the garden's period of greatest significance.

"The recommended approach is to restore and preserve the gardens to reflect the character and intent of the design during the 1920s and

early 1930s, while at the same time respecting the current maturity of the garden," Beatty wrote. "Authenticity will be based upon approximate accuracy and will not be bound by completely faithful restoration." In selecting the appropriate era to interpret, Beatty was fortunate to have access to Bixby family home movies.

The integration of home and garden was a characteristic of the southern California architects, Greene and Greene during their heyday between 1893 and 1914, according to Janet Brown, Design Associate with Robert M. Fletcher.

The brothers Greene viewed buildings and landscape as working together to create a harmonious appearance. However, Ms Brown noted, as did Beatty, that "a garden goes through ever-changing cycles from being new to decline — it is always changing." In describing the Craftsman style of the many Greene and Greene residences, Ms Brown noted that they tended to incorporate local materials and have terraces and other outdoor areas, thus establishing "a close relationship with the ground."

The final speaker, Douglas Campbell, an urban planner and Landscape Architect, works with historic buildings in urban settings. He, too, talked about context and added that appropriate landscaping does much "to buffer the old from the new." Just as Beatty and Ms Brown discussed factors influencing the evolution of gardens, Campbell noted that in working with clients he gets "inspiration from clients as they seek to express their relationship with the land."

Each year's Annual State Preservation Conference demonstrates that landscape design is receiving increasing attention as sensitivity to setting and context grows in the preservation movement.

(article by Sharon Marovich)

CALENDAR

July 28 — Escondido The City of Escondido Historic Preservation Policy Committee presents a 1-day workshop on issues facing historic preservation including financial incentives, design in historic districts and recent Legislative happenings. The workshop concludes with a reception and tours. Cosponsored by the California Preservation Foundation, Escondido Historical Society and the City of Escondido contact Dawn Suits, City Planning Department for details (619/432-4549).

July 22 - August 27 — Oakland Oakland Heritage Alliance offers summer walking tours through 12 of Oakland's most rewarding venues, ranging from Uptown Art Deco to Mountain View Cemetery. Contact OHA (415)763-9218 for information.

July 8 - Sept. 23 — San Francisco The Foundation for San Francisco's Architectural Heritage presents 3 Saturday morning walks in infrequently-targeted but vital neighborhoods. Contact Heritage (415)441-3000 for information.

October 11 - 15 — Philadelphia The National Trust for Historic Preservation offers its Annual Meeting and Conference. Call the Trust's Western Regional Office (415)956-0610.

October 27 - 29 — Willits The California Committee For The Promotion of History presents its 1989 Annual Conference in Mendocino County. The conference includes fun-promising things like a ride on the "Skunk", a ranch barbecue and a Pomo Indian dance. For information, call (707)459-2736.

The City of Orange has a promising position---Senior/Associate Planner-Historic Preservationist---open until September 1. For job details and qualifications contact: City of Orange, 300 Chapman Avenue, Orange, CA 92666 (714/532-0345).

A NEW STUDY FOR LOCKE ?

A key to the preservation of Locke, America's last rural Chinese town, may be **SB 1615** (John Garamendi-Walnut Grove); the bill has passed the Senate (33-0) and is set for Assembly Water, Parks and Wildlife Committee on July 18.

SB 1615 provides for an update of a 1979 study by the Department of Parks and Recreation undertaken in anticipation of Locke's becoming a state park. Legislation authorizing the study was approved but funding limitations precluded any progress on state acquisition, protection, development, preservation or interpretation of Locke, a National Register community in the Sacramento-San Joaquin Delta, 30 miles South of Sacramento. The town is uniquely set in amidst intensive agricultural activity and 700 miles of waterways.

In the ensuing 10 years, Locke's Chinese population has dwindled to about 25, but concern for the preservation of this fragile community has increased due to the ever-present threat of fire since the whole town is composed of wooden buildings, a crumbling infrastructure and the fact that the land, but not the buildings, has been owned by a Hong Kong-based corporation since 1977. The latter circumstance dates from passage of California's Alien Land Law which once made it illegal for foreign-born Asians to buy land... but not to own buildings.

'Locke was established in 1915 on land owned by George Locke by Chinese whose homes and businesses in Walnut Grove were destroyed by fire. The end of the Delta's asparagus boom and repeal of Prohibition in 1933 took their toll on Locke and began the decline of the nine-acre town.

According to Mona Pasquil, a Garamendi field representative monitoring SB 1615, the intent of the new bill is to update cost estimates for des-

ignating Locke as a state historic park and to evaluate the potential "for forming a partnership between public and private entities for acquiring the town of Locke and managing it as a working unit of the state park system." It is the emphasis on private sector cooperation that distinguishes SB 1615 from its 1979 predecessor, also carried by Garamendi whose home in Walnut Grove is near Locke.

SB 1615 recognizes the importance of maintaining Locke's cultural fabric as well as its physical appearance so that the former does not get lost in the conversion to a unit of the state park system. Asian Cities Development Corp., the Hong Kong-based company that owns the land underlying Locke, has recently expressed support for state historic park status for Locke, Pasquil said.

TILE HERITAGE - Founded just two years ago (for research and preservation of ceramic surfaces in the United States), Tile Heritage now has well over 300 members and is the first organization of its kind in America dedicated to accumulating current and historic information about ceramic tile.

Flash Point, Vol. 2, No. 2, the most recent issue of the Foundation's quarterly, features an article on Van

Briggle Pottery, Colorado Springs. Although much has been written about the art pottery produced by the Van Briggles, until now there has never been a focus on their most unusual ceramic tiles which decorate many homes and commercial buildings in the Rocky Mountain community

This particular issue of *Flash Point* is dedicated to the late Millard Sheets, a man who for more than three decades created public art with tile murals and mosaics, most notably the intricate mosaics which decorate the exterior walls of many Home Savings and Loans.

For those interested in historic landmarks, there is a fascinating article on a tall brick chimney which leaned its way into history books in the San Diego area. And, as in every issue, there is an Historical Quiz, a listing of recent publications and an assortment of news items.

To receive a copy of this 12-page issue of *Flash Point*, write to the Tile Heritage Foundation, P.O. Box 1850, Healdsburg, CA 95448, or call 707-431-8453. Single copies are \$5 each; the subscription rate is \$20 a year. The bulletin comes free to members of the organization: individual memberships begin at \$35 a year.





CALIFORNIA PRESERVATION FOUNDATION

Board of Trustees

David Cameron (Santa Monica)	213/452-0914
Patrick Cashman (Oakland)	415/273-3692
Bill Delvac (Los Angeles)	213/836-7104
Linda Dishman (San Francisco)	415/255-2386
Wayne Donaldson (San Diego)	619/239-7888
Russell Fey (Fresno)	209/294-4240
Bruce Judd (San Francisco)	415/421-1680
Vivian Kahn (Oakland)	415/644-6570
John Kenaston (San Francisco)	415/392-3702
Sharon Marovich (Sonora)	209/532-6937
Vincent Marsh (San Francisco)	415/558-6342
Christy McAvoy (Hollywood)	213/851-8854
GeeGee Platt (San Francisco)	415/922-3579
Pamela Seager (Long Beach)	213/431-3541
David Shelton (Santa Barbara)	805/962-1715
Steve Spiller (Redlands)	714/792-2111
Bill Sugaya (San Francisco)	415/421-1680
Warren Williams (Sacramento)	916/925-5550

John Merritt (Berkeley), Executive Director	415/763-0972
Steve Taber (San Francisco), Counsel	415/777-3200

The California Preservation Foundation exists to help you improve preservation awareness and activity in your town. If you think we can help, don't hesitate to call your nearest Board member or call 415/763-0972.

DOES YOUR TOWN NEED HELP -- OUR HELP ?

The California Preservation Foundation enters its fourteenth year, and with your continued support we will build on our record of preservation success into the 1990s. The Foundation -- a private, nonprofit -- receives no grants from state or federal sources; operating revenues come from local organizations and individuals like you, and from programs created to increase your knowledge and capabilities in your town. With CPF board members active in local programs we know what local needs are. Help us help you as **WE WORK TO IMPROVE THE CLIMATE FOR PRESERVATION IN CALIFORNIA.**

IF YOU'RE NOT A MEMBER --- YOU SHOULD BE

Send the coupon below with your tax-deductible membership contribution to the California Preservation Foundation, 1615 Broadway, Suite 705, Oakland, CA 94612.

Your contribution will help support workshops, research, publications, legislative efforts, conferences and direct local assistance.	
Name(s):	_____
Address:	_____
City:	_____ Zip: _____
Home Phone: () _____	Work: () _____
MEMBERSHIP CATEGORIES:	
Individual or Organization MEMBER --	\$35.00
Student or Senior (over 60) MEMBER --	\$15.00
Individual or Organization PATRON --	\$75.00
Individual or Organization SPONSOR --	\$150.00



CALIFORNIA PRESERVATION FOUNDATION

1615 Broadway, Suite 705
Oakland, California 94612

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



in Oakland's Cathedral Building