

# CALIFORNIA PRESERVATION

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## "STATE REGISTER " BILL VETOED

It is not pleasant to see people work so long and so hard with no result. But that is what happened when the Governor sent this veto message to the Senate on September 30, the final day of the 1989 session:

*I am returning Senate Bill No. 1188 without my signature.*

*Last year, the State Historical Resources Commission, in conjunction with interested parties, prepared a report entitled "California Register of Historical Resources: Guidelines and Procedures." The report contained recommendations for establishing a statewide program for preserving and protecting historical resources deemed significant.*

*This bill would go beyond the recommendations as identified in the report. Under current law, any project concerning an historical site that is determined by the appropriate local governmental agency to be ministerial is exempt from CEQA. The California Department of Forestry and Fire Protection, as an example, routinely uses exemptions to complete emergency projects. Typically exempt projects include repairs to fire protection facilities, rehabilitation of fire areas, and the removal of timber resources destroyed by natural disasters.*

*I am concerned that this bill could potentially cause costly delays in construction, repair, and cleanup activities throughout the state due to the imposition of additional environmental impact reporting requirements that serve no necessary purpose.*

And this is signed "Cordially, George Deukmejian."

The State Historical Resources Commission, CPF and hundreds of citizens helped develop a program that was a consensus, a program requested by the Legislature and called for in a bill (SB 1252) signed by this same Governor.

SB 1188 met with continued opposition as it moved successfully through the Legislature this spring and summer. The refrain, echoed above, was that agencies and departments

might be required to do more thinking about the impacts of their actions whenever they were planning projects or issuing permits. This seemed to be a particular problem for the Department of Forestry but, despite our assurances that SB 1188 made no change in "Emergency" provisions under CEQA -- we were willing to make that specific in an amendment -- Forestry got its way. We can only wonder why, unlike others, they were unwilling to talk and work out a compromise.

**We disagree strongly with the reasoning behind this veto** -- there is no point in having a State Register without the benefit of state-level environmental protection. If the program causes delays in projects because historic and archeological resources may be adversely affected, we feel delay is quite appropriate and make no apology. CPF intends to continue pursuing this important issue, despite this administration's unwillingness to support the full application of CEQA provisions to historic and cultural resources, a deficiency which has existed far too long.

It is possible that the State Register will return as a new piece of legislation in the next session. The State Historical Resources Commission put its heart and soul into developing this program. And Henry Agonia, Director of the State Department of Parks and Recreation, stated that he could find the money to support the program.

SB 1188 generated an enormous amount of support among preservation groups. We thank you for helping us convince the Legislature that this program is worthy. And we wish to thank Senator Milton Marks and his staff for all they did to move the program through both houses. Marks was steadfast and continues to show his real commitment to historic preservation in California.



Cartoon used with the permission of Dennis Renault,  
editorial cartoonist for the *Sacramento Bee*

## OTHER SACRAMENTO LEGISLATIVE RESULTS

**SB 1088 (Mello)** - This bill would have allowed local governments to issue bonds for seismic work on historic buildings. The passage of SB 547 several years ago forced cities to identify "dangerous buildings" (typically vintage brick buildings) and to require "mitigation" of the potential danger from earthquakes. Owners without a means to repair and/or upgrade seismic stability may be forced to demolish the thousands of buildings covered by this action. Bonds for loans would have provided a local financing mechanism to help building owners. For some reason unknown to us, Governor Deukmejian felt he had to veto SB 1088.

**SB 1453 (Marks)** - Underwater Archaeology - gives the State Lands Commission jurisdiction over shipwrecks and other underwater cultural resources, with OHP granted review and comment over issuance of salvage permits. Passed, signed and now *Chapter 732, Statutes of 1989*.

**SB 1615 (Garamendi)** - funds a preservation study of the historic Chinese Town of Locke in the Delta. Passed and signed by the Governor (*Chapter 1459, Statutes of 1989*).

**AB 145 (Costa)** - the Park Bond Act, discussed in several previous newsletters, will be reconsidered at the beginning of the next legislative session, as will **SB 1600 (Roberti)**, the CEQA bill introduced for CPF by Senator Roberti.

## PRESERVATION ACTION'S D.C. UPDATE

A minor catastrophe was averted last month when a Pennsylvania congressman was able to tack on an amendment to the bill reauthorizing NASA -- an amendment deleting any future Section 106 responsibility for the agency's National Historic Landmarks. With five Californians on the committee considering the bill,

Preservation Action called for help and we responded.

We learned later that the Advisory Council on Historic Preservation, the National Conference of State Historic Preservation Officers and NASA signed a programmatic agreement on September 20 securing the 106 process. While the programmatic memorandum covering 20 properties of national significance is a compromise which grants NASA a great deal of latitude, the alternative was far worse and terrible precedent. The barrage of calls and faxes from the grassroots network captured the attention of Congress and, when the agreement was completed, the House Committee on Science, Space and Technology agreed to delete Section 23 from the NASA Reauthorization Bill. The bill was passed by the full House, without the damaging amendment.

For the third time in two months, Preservation Action reports, the grassroots network responded quickly and effectively to calls for action. Within an hour of the lobbying calls from Preservation Action's Washington office, the Hill was besieged. Staffers jammed PA phone lines for more information on the amendment. Bruce Vento (D-MN), Chairman of the Subcommittee on National Parks and Public Lands, called PA in person to thank the grassroots for averting a preservation disaster.

This issue -- designation of National Historic Landmarks in the science and technology field -- is not going to disappear. Some important members of Congress are suggesting a one-year moratorium on National Park Service thematic nominations to study their possible effects. Designations of properties such as an astronomy "thematic" nomination could be stalled; the scientific community may not be thrilled by any Section 106 restraints when they want to modernize important scientific facilities, some considered crucial for military security reasons. The Advisory Council on Historic Preservation is being asked to study these new implications, but this may provide an opportunity for better dialogue with an influential interest group.

## FY 1989/90 FEDERAL FUNDING LEVEL DECIDED

Preservation Action also informs us that the appropriations level for the FY 89/90 Historic Preservation Fund was approved by the House and Senate Conference Committee during the last week in September. The amounts agreed upon this year -- a total of 32.75 million -- are up slightly from last year's 30.5 million, with 27 million for the states, 4.75 for the National Trust and one million for lighthouses.

**NEXT NEWSLETTER DEADLINE -  
DECEMBER 31, 1989**



## CALIFORNIA PRESERVATION FOUNDATION

### PRESIDENT'S REPORT

CPF occupied much of the summer months moving its legislative agenda and with organizational development. A priority bill, SB 1188, passed both houses and, as of this writing, is awaiting the Governor's signature. CPF initiated SB 1600, held in committee and now a "two-year bill", will command a lot of attention next year. Foundation planning and organizational efforts proved to be more productive.



## NEWS

New to our staff this summer is Elizabeth Morton, our Program Associate. Elizabeth brings us expertise in planning and implementing conferences and other seminars, and she "hit the ground running," becoming immediately involved in our CEQA workshops in September. The first of a series of educational seminars planned for fall and spring, the CEQA workshops were well-attended in San Francisco, South Pasadena, and in San Diego. In each workshop, CEQA's applications to local preservation was a big part of the program. My thanks to CPF Trustee Bill Delvac for his coordination of this outstanding program, to all of our speakers and local organizations who co-sponsored each session -- San Diego's Save Our Heritage Organization, San Francisco "Heritage," the Los Angeles Conservancy, Pasadena Heritage and South Pasadena Preservation Foundation. The CEQA workshops delivered a wealth of good information from the leading experts (see p. 4).

These workshops will be followed by a series for landmarks commissions, a program on the latest in building and seismic codes, and a possible session on affordable housing. If there is a program idea in which your community is interested, please let Elizabeth Morton or your local Trustee know.

One of the most positive experiences this fall was our participation in a coalition to block construction of a freeway through historically significant neighborhoods in Pasadena, South Pasadena and El Sereno. The coalition included the National Trust, CPF, Los Angeles Conservancy, Pasadena Heritage, South Pasadena Preservation Foundation, the Neighborhood Action Committee of El Sereno, and others working together to preserve three communities which would be devastated by this proposal. It was truly an example of all levels of the preservation network coalescing behind a common objective, and we were proud to be a part of it.

I am also looking to the upcoming FORUM meetings in

Berkeley and Altadena with great anticipation. These two sessions will discuss future directions for the movement and, we hope, will help us determine mutual goals and an agenda we all agree upon and can work on in the next few years; it's an exciting prospect.

It has been a privilege for me to meet members face-to-face as we have travelled throughout the state this summer and fall. There are so many dedicated individuals who tirelessly promote the cause of preservation. Thank you for sharing your issues (successful or not) with us. I think we can help, and intend to make that my personal goal as CPF President.

--- Christy McAvoy

### ELIZABETH MORTON JOINS CPF STAFF

The California Preservation Foundation is pleased to announce the hiring of a new Program Associate, Elizabeth Morton, who is in charge of program development and management. Elizabeth comes to us from Chapel Hill, North Carolina, where she recently received her Masters degree from UNC's highly regarded City and Regional Planning Department. A Cleveland, Ohio, native, she earned her undergraduate degree at Williams College in Massachusetts. After graduation from Williams, she worked in a New York City art gallery and on a downtown revitalization project in Cleveland's Historic Warehouse District.



While working on her Masters, Elizabeth was Editor of *Carolina Planning*, the department's professional journal, coordinated the media and public relations for the 1989 "Public Art Dialogue: Southeast" conference and also assisted the Historic Preservation Foundation of North Carolina in planning their 1988 "Preservation by Design" conference. As a consultant to the North Carolina Arts Council, she conducted a study of the economic impact of non-profit arts groups on the state of North Carolina. Upon graduation, she was chosen to be the first recipient of the prestigious Robert Stipe Award for the excellence of her work in historic preservation while at North Carolina.

Since joining the Foundation, Elizabeth's immediate task has been assisting in the planning of CPF's regional CEQA workshops. She will be formally

introduced to the preservation community and welcomed to her new home state at two special receptions following the Forums in Berkeley and Altadena.

Director John Merritt's observations, after working with Elizabeth only a few weeks, were that she will be an extremely able and valuable addition to the Foundation staff: "...smart, a very quick learner, energetic and committed. Elizabeth will definitely enable CPF to expand our program offerings to local communities and preservation organizations."

Join us at either the Berkeley or Altadena receptions to meet and welcome Elizabeth to California and California preservation. Call (415)763-0972 for more details on the FORUM receptions.

## CPF TO HOLD COMMUNITY FORUMS

CPF has invited over 80 groups throughout the state to bring their ideas to two community FORUMS. Northern California groups will meet October 28 in Berkeley, in the McCreary-Greer House, home of cosponsor Berkeley Architectural Heritage Association. The Southern California forum, cosponsored by Altadena Heritage, will take place in the Altadena Senior Center, November 4.

CPF views the FORUMS as opportunities to develop a course of action for the 1990s. With the input of local preservation groups, the Foundation hopes to identify compelling needs and build the preservation partnerships necessary to achieve our mutual goals in the coming decade.

## NEARLY 200 PARTICIPANTS DRAWN TO CEQA WORKSHOPS

During the last two weeks of September, nearly 200 Californians attended CPF's three workshops on the California Environmental Quality Act, held in San Francisco, South Pasadena and San Diego.

The timeliness of the issue was evident by the wide spectrum of professionals and advocates in attendance. While about half of all participants were CPF members, the events also attracted a number of constituencies unlikely to attend a workshop specifically devoted to historic preservation *per se*, such as Save Mount Diablo, The Tree People, and the Paumee Valley Indian Council. Although each group had its own specific agenda, the common concern was their insistence on the effective and active enforcement of CEQA to ensure the protection of the state's environmental and cultural resources.

Featured on the programs were attorneys well-versed in CEQA, including Susan Brandt-Hawley, William Delvac, Kathryn Dickson, Sue Hestor, Elizabeth Merritt, Tony Cosby-Rossmann, and Jack Rubens. Morning sessions focused on CEQA fundamentals, as faculty covered topics such as negative declarations, exemptions, mitigation and monitoring, and reviewing the adequacy of an EIR.

The recurring theme throughout the three workshops was that CEQA does not enforce itself. In the words of Bill Delvac, CPF Vice President and moderator of the three workshops, "CEQA is violated every day." While the attorneys on the faculty interlaced their presentations with the strategies they had used in successful CEQA litigation, they encouraged citizens not to be intimidated by the law and to read and use the CEQA statutes and guidelines. Randy Pestor, formerly with the Office of Planning and Research, provided critical information on how to obtain CEQA documents and notices from state government offices. The faculty concurred that there is no expert as knowledgeable as a concerned member of a community.

Exemplifying this sentiment were the afternoon panels of local preservation advocates. CPF was pleased to have Claire Bogaard (Executive Director, Pasadena Heritage), Jay Rounds (Executive Director, Los Angeles Conservancy) and Tony Ciani (La Jolla architect) relate their grassroots efforts to save resources significant to their communities. The structures, neighborhoods, and shorelines which survived preservation battles in each location testified to the success of these individuals and their organizations.

CPF President Christy McAvoy and Executive Director John Merritt asserted that CEQA can not be used in isolation and explored the local programs and political contexts which make CEQA most effective. The role of federal laws such as Section 106 and 4(f) were stressed in a special South Pasadena session devoted to the 710 Freeway (see related story), led by National Trust attorney Elizabeth Merritt and Tony Cosby-Rossmann.

The workshops concluded with case studies offered by members of the audience and group problem-solving sessions. The sophistication apparent in the comments from the audience was a clear indication of the growing use of CEQA as a vehicle for empowering communities.

A videotape of the morning sessions at the South Pasadena CEQA workshop is available for \$30; for more information on how you can acquire this tape contact: Donald Appleby of American Cablevision, (818)441-4559.

## FREEWAY FIGHT HEATING UP

Release of the Final EIS for the 710 Long Beach Freeway is expected soon. Anticipating the need to intensify efforts to defeat this unnecessary freeway link, a coalition of preservation groups produced a weekend of education and opposition September 29 through October 1.

South Pasadena Preservation Foundation, Pasadena Heritage, The Los Angeles Conservancy, the National Trust, and California Preservation Foundation joined to sponsor a comprehensive look at the project -- a six mile freeway link between Alhambra and Pasadena. The project would devastate historic resources in the City of South Pasadena, Pasadena and El Sereno, displace over 3000 people, and demolish hundreds of historic homes and thousands of trees. Five National Register districts would be impacted. Members of the coalition each contributed \$1000 to make this special weekend possible, with CPF's share being the first use of our new Heritage Emergency Loan Program (HELP).

The opening salvo, Los Angeles Conservancy's Issues Forum on September 26 at the Ebell Theatre, featured State Senator Art Torres, Alva Lee Arnold (former mayor of South Pasadena) and *L.A. Freeway* author David Brodsky and presented a variety of viewpoints on the issue. The forum was followed by a CPF workshop on the California Environmental Quality Act on Friday, September 29. While the focus of the workshop was CEQA, some featured speakers -- Attorneys Antonio Cosby-Rossmann (representing the City of South Pasadena in its legal battles with CalTrans) and Elizabeth Merritt (the National Trust veteran of many Section 106 and 4(f) campaigns across the country) -- presented the facts of the freeway fight.

Sunday events began with tours of historic homes (Greene and Greenes, Shindlers and major masterworks of other southern California architects) and a walk through the five threatened historic districts. Citizens also marched the southern portion of the route of 710 -- from El Sereno to Pasadena -- and everyone concluded the day with a protest rally held in front of the historic Meridian Iron Works, with celebrity speakers, refreshments and live entertainment.

The weekend was an impressive new offensive at a critical stage of a continuing 20-year effort to save the community resources of Pasadena, El Sereno and South Pasadena from a fate similar to that of so many other California cities whose historic cores were gutted, often without any improvement in traffic. The coalition is seeking new solutions, not more freeways.

## THE CPF BOOKSHELF

The Foundation can offer Californians a number of publications which are the latest in technical preservation information; material self-published by CPF is timely and should help you improve your local preservation program:

*Outline: A Preservationist's Guide to the California Environmental Quality Act* (Rubens & Delvac), \$14.00.

*Preservation for Profit* (Coughlin & Delvac), \$17.00; preservation tax incentives available for historic properties in California.

*Historic Preservation Easements* (Coughlin), \$25.00; all you need to know about an important tax benefit.

*Preservation Degrees in California*, \$3.00; a survey of preservation-related programs in California colleges.

Other books covering subjects from local politics to architectural history are available in limited quantities:

*L.A. Follies: A Critical Look at Growth Politics and Architecture*, by Sam Hall Kaplan (Cityscape Press), \$10.00.

*Victorian Cottage Residences* and *The Architecture of Country Houses*, both by Andrew Jackson Downing (Dover), both \$6.00, and *The Autobiography of an Idea*, Louis Sullivan (Dover), \$6.00.

*Victoria's Legacy: Tours of San Francisco Bay Area Architecture*, by Judith Lynch and Sally Woodbridge (101 Productions), \$6.00.

The 1989 CPF "T" Shirt is available (in all sizes) for \$7.50. This year's edition -- a striking blue, green and gold Art Deco design on white -- made its debut at the Los Angeles Biltmore Conference and was an instant hit.

To receive any of these publications (or the "T" Shirt), send a check made out to CPF to our Cathedral Building offices, 1615 Broadway, Suite 705, Oakland, CA 94612; prices shown above include postage and handling.

This newsletter was produced by John Merritt, Dick Price and Elizabeth Morton, and printed by the West Coast Print Center in Berkeley; contributors to this issue were Rita Baker, Alex Cole, Sharon Marovich, Christy McAvoy, GeeGee Platt, David Shelton and Woody Zuill. Your contributions are encouraged; send typewritten material and please try to include photos (b/w glossy) to illustrate your story.

## CALIFORNIA NEWS

### AMBROSE LUMBER OFFICE SAVED IN SANTA BARBARA

A former lumber company office, representative of the industrial buildings serviced by the train along Santa Barbara's railroad corridor, was going to be razed so the owners could redevelop two-thirds of the block for a new office-industrial complex. Built in 1922 and altered in 1931, this Spanish Colonial Revival building's distinctive character comes through its special use of details and materials. Glazed Mexican tiles highlight the front step, the side door, and the cupola-like chimney. Special attention was given to the woodwork, such as squiggled balusters, pinned post-to-beam connections, and the bell tower. The use of Hispanic images on this industrial-commercial building are remarkable and playful.

It was this strong stylistic character that prompted the City Landmarks Committee, upon hearing of the developer's plans for demolition, to consider designating the building a "Landmark," which would ensure its preservation under Santa Barbara ordinance. A report from a qualified historian, prepared in accordance with local environmental assessment procedures, concluded that the Ambrose Building qualified both as a City Landmark and for the National Register. A "Resolution of Intention" to designate the building was passed by the Landmarks Committee, but was immediately appealed to the City Council by the developer before the designation hearing took place.

Swayed by the strong objection of the building's owner, the Council voted 4-3 to uphold the appeal. Somewhat daunted, preservationists moved to the next stage, the Environmental Review Committee hearing, where the project's compliance with CEQA regulations was

scrutinized. An Environmental Impact Report to address the project's impact on this National Register eligible building was deemed necessary. The developers volunteered to move the Ambrose Building to another site. Unclear on the legal ramifications of asking for an EIR when relocation seemed an acceptable solution, the Environmental Review Committee called for a continuance in order to gather more information on whether the building was significant on its site.

At the next Environmental Review Committee hearing, the developer argued that moving the building was adequate mitigation. CPF President Christy McAvoy, called in by local preservationists, pointed out to the Committee that moving the Ambrose Building constituted an impact that triggered an EIR, standard procedure in Los Angeles, and that moving the building might jeopardize its National Register eligibility and possibly future tax credits. CPF Vice President Bill Delvac convinced the Committee of the binding legal obligations that they had regarding the protection of our cultural resources; the National Register is an authoritative guide to be used by federal, state and local governments, private groups and citizens, to identify cultural resources and, he said,

indicates what properties shall be protected. Citing chapter and verse of CEQA as well as case law, CPF Trustees McAvoy, Delvac and David Shelton were able to convince the committee that an EIR was required.

Asking for a continuance before the final vote, the developer returned the following week with a redesigned project preserving the Ambrose Building on site, both maintaining a valuable resource and enhancing his overall project design.

So what was learned? Certainly the value of perseverance, given the numerous phone calls, letters, conversations and appearances necessary to make matters clear. And certainly, the value of thoroughness: sending copies of letters to the proper people; following the right channels; doing the homework and research. That CEQA is a tool to be understood, used and respected. And that we are not alone. People all over the state are in similar situations, needing assistance, as well as being willing to jump in and help. If there was ever a justification of a statewide network such as CPF, it would certainly be in this situation. We applaud the City of Santa Barbara (both staff and committee members) for helping preserve this important community resource.



## **ANOTHER SANTA BARBARA ISSUE - A Greene and Greene**

A Santa Barbara City Council decision affirming the contextual significance of the garden setting of a Greene and Greene is being challenged in Superior Court by the owner. When the Council (by a 6-1 vote) conferred landmark status on the only known Greene and Greene residence in the coastal community, it included the oriental-style garden that is the public's view corridor to the Craftsman home on Prospect Avenue.

The Nathan Bentz home was built in 1911 for the well-known Santa Barbara Asian art merchant. An expert in Orientalia, Bentz made numerous trips to the Far East to stock his shop in downtown Santa Barbara and to add to his own extensive collection. Bentz's brother, John, lived in Pasadena and was a good friend of the Greenes. Through this friendship, Nathan Bentz chose the brothers to design his new home.

A staff report prepared for the Council by the City Planning Department indicates "...the Nathan Bentz house proved to be the last of the large shingle-covered Greene and Greene bungalows done in the Craftsman style. The use of a steel 'I' beam for support of the structure in the living room ceiling was an innovation by the firm. The sloping hillside and the large city view lot afforded an ideal setting for this Greene and Greene architectural design." Author Randall L. Makinson wrote the following about the Nathan Bentz home in his Greene and Greene book: "The masonry, arched foundations, pergola and stairway formed a bold transition to the rocky hillside site which Bentz developed into an elaborate oriental garden."

Last year, neighbors concerned about the owner's plans to build a duplex amidst the garden initiated landmark designation proceedings with the Santa Barbara Landmarks

Committee. On June 8, 1988, after hearings from the neighbors and the property owner who was represented by her attorney, the Landmarks Committee recommended (8-0) that the City Council designate the Nathan Bentz home and garden a city landmark.

The Council made the recommendation official in January, after a heated session at which the property owner opposed landmark status because she had spent \$15,000 on plans, engineering and other pre-construction activities. She noted that another City agency, the Architectural Board of Review, had given preliminary approval for the duplex. The ABR's approval was withdrawn, however, after Mary Louise Days, an Assistant City Planner, notified the board of the significance of the home and gardens. After the Council's action, the owner vowed to sue the City and made good on this threat when, a week later, her attorney filed a motion for a writ of mandate in Santa Barbara Superior Court seeking to set aside the Council's action.

In her opening brief, Kathleen M. Weinheimer, an Assistant City Attorney, defended the City by noting that Santa Barbara has a diverse architectural heritage but that "historic preservation in Santa Barbara is not confined to the designation of structures." The brief continues: "...we count among our landmarks the Moreton Bay Fig Tree and the 'Tree of Light' on the corner of Chapala and Carrillo Streets. Particularly in a community such as ours, where the natural beauty is so pervasive, we pay special attention to landscaping designed to enhance the manmade beauty of our city."

Buttressing her argument by citing a section of the City's historic preservation ordinance that extends protection to "natural features" with "cultural or aesthetic significance," Ms. Weinheimer goes on to cite 21 cases and quote from an article from

the CPF *Newsletter* passed on to her by Days, a CPF member. The passage, discussing Greene and Greene's philosophy that buildings and landscape work together to create a harmonious appearance, was drawn from an article in the July, 1989, issue reporting on the Historic Landscape Design session at the Conference in L. A.

Provided with other citations by CPF and by Stephen Dennis of the National Center for Preservation Law, Ms. Weinheimer was even able to use a case from British courts reversing the South Herefordshire District Council's approval for construction of a building adjacent to a landmark. The Queen's government triumphed in the decision written by Mr. Justice McCowan who said: "The setting of a building of special architectural or historic interest is often an essential feature of its character, especially if a garden or grounds have been laid out as an integral part of the design and layout of a listed house."

Ms. Weinheimer concluded her 15-page brief by stating: "If the Bentz house and gardens are not preserved, the citizens of Santa Barbara will never again have the opportunity to share the beauty and creativity of the Greene and Greene brothers."

An October 6 hearing will determine the fate of the Bentz garden.



## MORE CALIFORNIA NEWS

### ESCONDIDO SETS UP AN INCENTIVES PROGRAM

With the hope that the City of Escondido will have historic resources in its future, the City's Historic Preservation Policy Committee (HPPC) has developed a double-barreled approach to encouraging the preservation of its historic past. The first barrel is an historic landmark incentives program; the second is a strong disincentive to discourage demolition of historic structures.

The creation of the incentives program became a priority of the HPPC at the direction of the City Council. Initially, a list of potential incentives was compiled using ideas gleaned from the ordinances of other cities or ideas devised by the HPPC to meet the particular needs of Escondido.

Six of the original list of more than ten incentives were chosen for immediate implementation based on two criteria: first, the value in enticing property owners to seek landmark status; and second, the ease with which the city could enact the incentive.

The incentives now available to landmark property owners in Escondido are:

(1) assistance in completing the required paperwork in applying for landmark status, including the title search; (2) a bronze plaque identifying the landmarked property; (3) a waiver of building permit fees for rehabilitation, repairs, and restoration; (4) a matching fund of \$1500 for architectural design services; (5) a matching fund of \$1000 for repair, maintenance, rehabilitation or restoration construction expenses; and (6) availability of a Mills Act contract with the city allowing a reduction in property taxes.

A landmark's owner must maintain and preserve the property and any incentive funds awarded must be repaid if that property does not meet the maintenance standards required.

The second barrel mentioned earlier provides a disincentive to the destruction or deterioration of not only landmarked properties, but all historic structures. This innovative program requires the payment of a fee before any structure on the city's survey of historic structures can be issued a demolition permit, including structures condemned by the city.

The fee is determined with the use of a sliding scale, with a landmark carrying the highest fee, and a "D"-rated structure the lowest. For example, a landmarked structure of 1200 square feet would require the payment of a \$27,000 fee to obtain a demolition permit, while an equally-sized "D"-rated structure would require a fee of \$15,960. The fees collected through this program will be used to help fund the incentives program.

The recent loss of several historically valuable and economically useful buildings in Escondido can never be reversed, but the combination of the incentives program and the demolition fee program should provide a powerful package for encouraging the preservation of historic properties.

The Bandy House is one of Escondido's designated landmarks, with far more expected soon as a result of the incentives package (photo credit: *Escondido Times-Advocate*)



With these programs now in place, the HPPC is aggressively seeking applicants for landmark status. There are currently six in Escondido, including three privately owned structures. It is hoped that an average of five new sites will be added each year.

The HPPC has been in operation for two years and is looking forward to the challenges that the future holds for preservation of historic sites in the City of Escondido.

--- Woody Zuill

*(Editor's note: We don't normally encourage "setting a price" for demolition but, in Escondido's case the land economics may make this disincentive work; we will monitor this.)*



*The Guerneville Bridge - listed in the National Register on August 4, 1989*

## PRESERVE AN IRVING GILL BUILDING IN OCEANSIDE

The Americanization School, designed by Irving Gill, was built in 1931 for the Oceanside School District to serve non-English speaking students. Children attended this school for the first few grades to gain language skills and to ease "mainstreaming" them into the regular school system.

The school operated into the 1950s, when the building was deemed too small; it was used for storage and then put up for sale in 1971. The appraisal report stated that "the subject property...is improved with an old frame and stucco structure, which provides no functional utility, and is presently boarded up. The improvements contribute no value to the property; and, demolition expense is estimated to be \$2,000." This is the fate many of Gill's buildings have experienced because there is still too little appreciation of his pioneering work and his unusual commitment to "social cause" architecture; Gill is easily California's least known and understood giant in architectural innovation.

The property, privately owned since 1971, was recently marketed as an apartment site, cleared of the school. A number of reuse proposals did come to the City; one proposal for a day-care center would have preserved the exterior and the prominent Islamic dome, but would have doubled the size of the total structure and would have demolished most of the still extant interior features and fabric. This proposal now appears to be dead, so the City of

Oceanside is again looking for developers to reuse a precious architectural resource, and has worked with a realtor to refocus attention on the historical significance and promise of the building. For information on the Americanization School and development potential, contact the City of Oceanside, (619)439-7272.



## ARMY ENDANGERS A MISSION

Mission San Antonio de Padua, situated near Jolon and in the middle of Fort Hunter Liggett, is the most remarkable of the original missions because of its context. By turning your back to the military installations it is still possible to see a mission in its original setting and get some sense of what mission life in early California was like. The highways and development surrounding every other mission preclude any similar emotional experience. In addition, the current military base now occupies the center of a ranch owned by William Randolph Hearst and is crowned by the Julia Morgan designed Hacienda (now the Officers Club and restaurant).

The Army's expansion plans have elicited concern for the past fifteen years because of potential impacts on the mission grounds and setting -- gentle hills with random oak tree clusters. As recently as two years ago, protests about 185 housing units on a ridge behind Mission San Antonio sent the Army back to revising the EIR, a reversal greatly aided by Congressman Leon Panetta. And everyone waited to see how new plans would reflect very real concerns that the proposed housing

would have major negative physical and visual impacts. We hoped for wisdom -- relocation to alternative sites well outside the viewshed.

Suddenly, this spring, construction began on 24 units placed across the road from the Mission and adjacent to the Julia Morgan -- units originally planned to be built at Fort Ord. Was this new project subject to Section 106? You bet! Did the Army go through the 106 consultation? Oops! The San Antonio Mission Preservation Coalition is seeking an injunction to halt any further construction; the Coalition would like to see the 24 units erased and is determined to keep the proposed 185 future units from having any adverse impact on the Mission setting. Leon Panetta is shocked and actively forcing a resolution.

Fort Ord Engineering and Housing Director, Colonel Leo Laska points out that mitigation -- "mission style" construction -- better blends the housing into the historic context. Father Leo Spietsma, OFM, of Mission San Antonio points out, in return, that the "...architecture of the housing is hardly 'Mission Style' merely by the addition of stucco walls and tile roofs. But the style itself is irrelevant, since it is the housing site itself which causes the adverse impact on the Mission and the Hacienda."

We will definitely report on the outcome of this battle; it is a rare experience to visit Mission San Antonio and get strong feelings of timelessness and calm. That sense, as briefly felt and held as it may be, is worth fighting to save.



Gill's "Americanization School" for sale

**Riverside** - Work has begun again at Mission Inn after a hiatus of eight months and is being carried out by Henzin Holding Company, a subsidiary of the new owners, Chemical Bank of New York. Knox Mellon, Director of the Mission Inn Foundation, notes that his Foundation staff has already moved in to space at the Mission Inn and was certain that the 3000 square foot museum in the Galleria section of the hotel -- the museum interpreting the life of Frank Miller and his influence on Riverside -- would open concurrently with the hotel this summer.

**San Diego** - In early August, Church officials at the San Diego Mission finally agreed to relocate a Parish Hall they had planned to build. Archaeology required by an earlier approval of the project revealed that the site -- as many had suggested -- was a major historic cemetery. But it took over a month of swirling controversy -- outraged Indians, nervous city planners, adamant preservationists, a split City Council -- and escalating threats of lawsuits and countersuits before a reasonable solution could be reached.

**Carmel** - Carmel Heritage, in cooperation with the City of Carmel-by-the-Sea, is conducting a city-wide Cultural Resources Survey. Seventy-five volunteers are recording each of more than 3,000 parcels with the assistance of a grant from the National Trust for Historic Preservation and various foundations. Enid Sales is serving as Survey Coordinator under the direction of historic preservation consultant GeeGee Platt.

**Los Angeles** - The L.A. Conservancy has filed suit to prevent the L.A. Unified School District from demolishing the historic Ambassador Hotel on Wilshire. An EIR was certified without any serious study of reuse potential -- a new school and offices are proposed -- and was based on a feasibility report no one, we are told, had seen. We will watch this and report details next issue.

#### **PLEASE NOTE:**

#### **CONFERENCE ON SCIENCE AND TECHNOLOGY FOR HISTORIC PRESERVATION**

The University of California, Riverside (UCR) will host, and CPF will co-sponsor, a one-day conference on Friday, November 10 on "Science and Technology for Historic Preservation: a California Perspective." The purpose of the conference is to enhance links between centers of education, research and technological innovation and professionals concerned with the conservation and protection of the prehistoric and historic cultural heritage of California.

Presentations and discussions will highlight developments in preservation technology since the 1985-86

Congressional Office of Technology Assessment (OTA) series of workshops and report on "Technologies for Prehistoric and Historic Preservation."

CPF past-president and Board of Trustees member, Wayne Donaldson, will participate in the conference along with OTA , National Park Service professionals, Getty Conservation Institute scientific staff and UCR faculty. Congressman George E. Brown, Jr. (D-Riverside, San Bernardino, Ontario), a member of the Executive Board of OTA, will be the luncheon keynote speaker.

Registration cost is \$20. Those interested in obtaining additional information are encouraged to contact Mr. R.E. Taylor, Radiocarbon Laboratory, University of California Riverside, CA 92521, phone (714)787-5521.

**Mini Grants Available from CCPH** - The California Committee for the Promotion of History is proud to announce its second year of competition for mini-grants. Grant funds will be awarded to organizations which promote history and history experiences. A total of \$1500 is available in the current grant cycle, with typical awards ranging from \$100 to \$750.

Non-profit organizations and agencies of state or local governments are eligible to apply for mini-grants. Application forms are available from the CCPH office after October 15, 1989. The deadline for application is January 12, 1990. To request application materials, write: California Committee for the Promotion of History, California History Center, 21250 Stevens Creek Blvd., Cupertino, CA 95014 or phone (408)864-8712.

**Preservation for Kids** - Judith Lynch ("Our Houses") and Lisbeth Henning (National Trust) are putting together an "Education Track" for the 1990 Preservation Conference in San Francisco. They are seeking good examples of local preservation programs in the schools, teachers who teach "built environment" appreciation, and projects or displays done by children suitable for inclusion in the program. If you have ideas and information, please contact CPF by December 1, 1989.

**Partners for Sacred Places** is looking for western board members. Recently formed in Philadelphia as a "National Center for the Stewardship and Preservation of Religious Properties," Partners for Sacred Places serves a clearinghouse function, and provides technical assistance to save local religious structures. Co-Director Diane Cohen informs us they are seeking candidates with direct ties to denominations, and individuals who share Partners' desire to preserve and protect one of the most significant pieces of the built environment, our religious structures. If you have suggestions contact Diane at Partners, One East Penn Square, Suite 2300, Philadelphia, PA 19107 (215) 568-4628.

## RECENT PUBLICATIONS

*Responding to the Takings Challenge*, by Richard Roddewig and Christopher Duerksen (American Planning Association, Planning Advisory Service Report No. 146 - 1989) is the most important publication we have reviewed this year. Three major land use decisions by the Supreme Court in 1987 -- two in California -- shook the planning and preservation community. We have reported on *Nollan v. California Coastal Commission* and the "First English" case, and the authors add *Keystone Bituminous* to the list.

New questions were raised by these cases about how far communities could go with their "police powers" in controlling growth and development. While the authors may be answering that little of substance was changed in the law (and many other cases are cited), they also warn that local designation procedures will be more complicated by these decisions. They also raise new questions about how the valuation of "takings" -- when a taking of property is actually the case -- will be determined; the approaches they develop track some very interesting new ground in real estate analysis of "damages."

Roddewig and Duerksen are well known and experienced preservation attorneys and this report should be on your **must read** list.

*Responding to the Takings Challenge* may be obtained from the National Trust's Center for Preservation Policy Studies, 1785 Massachusetts Avenue N.W., Washington, D.C. 20036, phone (202)673-4255. It is free to members of Forum and to subscribers of the *Preservation Law Reporter*. For all others, the cost is \$20, plus \$1.50 for handling.

The 1989 Orange County Centennial has produced an amazing and continual flow of outstanding community publications; the latest to cross our desk is *Tustin: Centennial Magazine*, which weaves history, preservation, business and tourism together creatively and attractively. *Tustin*, loaded with historic features and photographs, was published by Creative Network, 2232 S.E. Bristol, Suite 210, Santa Ana Heights, CA 92707.

The Chinese Historical Society of Southern California publication *Los Angeles Chinatown Walking Tour* will entice you to take a leisurely look at the lesser-known center of California's Chinese community. The tour pamphlet is loaded with history and cultural information including reference to CPF's favorite -- and endangered -- restaurant hangout, Yee Mee Loo on North Spring Street. Available from the Chinese Historical Society, 1648 Redcliff Street, Los Angeles, CA 90026.

The State Office of Historic Preservation has produced a guide entitled *Recommendations for Reporting Cultural Resource Investigations*, primarily as an aid for agencies or consultants preparing archaeological inventory reports. For a copy contact: Rob Jackson, OHP, P.O. Box 942896, Sacramento, CA 94296-0001, phone (916)445-8006.

The most recent *CRM Bulletin* (Vol. 12: No.4), produced by the National Park Service, focuses on maritime preservation. An excellent review of the state of the art and status of federal protective efforts with a strong focus on California issues, the *Bulletin* is available free from NPS, Cultural Resources, P.O. Box 37127, Washington, D.C. 20013-7127.

The City of Woodland Historical Preservation Commission has just published a handsome *Walking Tour of Historic Woodland*, an expansion and update of the 1975 version. Each structure is illustrated with a color photo and a well-researched entry accompanies the picture. An appendix includes a descriptive styles guide and a glossary of architectural terms. Woodland is rich in historic resources and the City's Walking Tour booklet is a fine piece of work. For information on acquiring a copy, contact Ron Pinegar, Woodland Planning Dept., City Hall, Woodland, CA 95695.



*San Francisco's Marines Memorial (Bliss and Faville) will serve as the 1990 Preservation Conference headquarters*  
(Drawing courtesy of San Francisco "Heritage")



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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.

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*Detail from the Ambrose Lumber Building  
in Santa Barbara (see story on page 6).*