

JANUARY 17 QUAKE A SHOCKER

6.8 at the epicenter, death, destruction and twenty-two billion dollars in losses, the Northridge quake will long be remembered. As reports slowly came in we learned that far too many historic buildings were damaged, especially in Hollywood, Santa Monica and Fillmore. But evidence of this earthquake's power and wide impact could be found nearly everywhere — hundreds of structures in South Central L.A. still uninhabitable, the Coliseum red-tagged, Santa Monica's beautiful First Christian Church demolished, the Leonis Adobe in Calabasas sagging from corner failure and much of Fillmore's main street in shambles.



Fillmore's Masonic Temple — red-tagged but repairable — was demolished on February 8 despite a restraining order filed by local citizens attempting to buy some time for a thorough structural study.

We are sure most of you have followed the developments on television and in the newspapers, so we thought we would take an inside look at the earthquake aftermath with a personal view of some of the rapid response activities of the preservation community ... as experienced and recorded by CPF President Wayne Donaldson. His daily journal report on the frantic first days of the disaster begins on page 3.

STATE CONFERENCE TAKES SHAPE



SACRAMENTO
CALIFORNIA
PRESERVATION
FOUNDATION
CONFERENCE
1 8 8 4

Sacramento is the political center of the state. Sacramento is also a city in its own right, and the center of a region tied to gold, water and agriculture, the historical basis for California's economic wealth. The 1994 State Preservation Conference — "A Capital Idea" — capitalizes on all of these facets of Sacramento.

One theme carried through the program is "Campaign 94" and the fact that this is an election year. We kick off our campaign on Wednesday, May 18 with a workshop on how to connect with your elected representatives. Visits to your Senator and Assembly person will be possible, and more productive after this workshop. Wednesday evening opens with an informal talk by insiders called "Capitol gossip" where some humorous and eye-opening secrets will be shared on how the legislative process really works. Dinner at Frank Fat's, a legendary hangout for politicians, precedes a self-guided bar crawl of lobbyist watering holes to see how many "deals" being made we can find in progress.

Vice President Al Gore, as well as all three gubernatorial candidates are invited speakers for the conference. Legislators will be joined by administration leaders, key staff and political wanabes on the four day program. We think you will hear it from the horses' mouths at this conference.

Fun and politics is balanced by fun (see page 2)

The 19th Annual State Preservation Conference
— Wednesday, May 18 through Sunday, May 22,
1994 — starts early this year. Don't miss it!

and learning. Wednesday also features a State Historical Resources Commission roundtable, a "computer users' forum," a workshop on the National Register applications, led by OHP staff, or you may join in a day-long trip to Chaw Se, a Miwok village, for an in-depth look at the life, land and legacy of the first Californians.

Thursday (May 19) begins with our "legislators' breakfast," where we hope you and your legislator will start the day together over a simple breakfast in the Capitol cafeteria. Other reasons to come early to Sacramento continue all day Thursday with an open State Historical Resources Commission meeting, a tour to the Gladding, McBean terra cotta plant in Lincoln, lobbying visits and the Sacramento Overview tour. Mayor Joe Serna will welcome you to his city at the Opening Reception at La Raza Gallery, late Thursday afternoon.

Workshop sessions on Friday (May 20) and Saturday (May 21) stress:

- the cultural richness and diversity of California's people and places;
- focal planning issues for your town, using Sacramento as a laboratory;
- "campaign strategy" you can develop so that your voice will be heard in your home town, and in Sacramento; and,
- how state and federal programs work to promote preservation.

Other sessions address affordable housing and historic buildings, the base closures' effect on historic military resources, the "property rights" challenge, preserving churches, public archaeology, preservation basics, the architecture and cultural resources of the 1950s and beyond ... and much more.



A golden bridge is Sacramento's western gateway

The program is rich in material and loaded with experts. State politics will be happening all around us. The events in historic buildings situated near the State Capitol will be fine affairs. The selection of tours throughout the region will be unmatched. As it has been for the past eighteen years, the Annual State Preservation Conference is the one conference you should not miss !

Three-Minute-Success Stories Update

CPF Trustee Arlene Andrew, organizer of this legendary conference performance opportunity, reminds you that it's time again for *Three-Minute-Success Story* © entries!

Your request to be included in the May 20, 1994, Friday evening program is due by April 22. Share the story of your preservation success with three minutes — no more! — of slides, narrative, music and action.

This program is always one of the conference highlights. Last year we were presented with two three-minute plays, with costumes, props and sound effects, in addition to the usual slide presentations. Even without Barney Burke and his "flamingo awards," it was a hilarious hour enjoyed by the happy throng in Long Beach.

Contact the CPF office for your entry form today.



CPF's Live & Silent Auction Returns May 19-21

Wayne's Quake Journal

As Nancy and I lay in our bed early Monday morning January 17, our one story wood frame bungalow in Mission Hills swayed back and forth for over 20 seconds. I remarked to Nancy that the earthquake must be close and probably of a moderate force, say 4.5. We always have a standing bet on how closely we can estimate the force of a quake since our experience in Eureka during the 1992 CPF Conference. I turned the radio to 1070 AM and after 30 minutes heard that the earthquake was centered in Northridge, probably a 6.6, over 140 miles away!



By the time I made it to my office at 7:30 a.m., I had three emergency calls. It was happening all over again — panic, confusion, hopelessness, death, and to be expected, the potential loss of historical buildings due to inappropriate analysis, red tags and the rush toward demolition. Would recent protective legislation, recommendations found in John Merritt's book *History at Risk* and the recent experience and agency cooperation learned in the Loma Prieta and the Eureka quakes make a difference?

Day One / Monday, Jan. 17

A public announcement from the State Historical Building and Safety Board (SHBSB) was released in the morning to approximately 30 agencies, preservation organizations and the major cities affected by the quake. CPF's Eureka Quake information packet was resurrected, updated and distributed by overnight mail to the Office of Emergency Service (OES), Federal Emergency Management Agency (FEMA), Office of Historic Preservation (OHP), Department of General Services (DGS), Office of the State Architect (OSA), City of Los Angeles (continued on page 6)

Donate and/or Buy, Buy, Buy! — There are three great ways to participate in the Annual CPF Auction: (1) you can donate your services, art work, unique artifacts or personal tours of your town to people you know will really treasure them — a great way to promote your firm, your favorite artist, historic site or community; (2) you can quietly bid at the three-day silent auction on all the wonderful items on display; or (3), bid loudly and enthusiastically at the Live Auction Gala. Of course, you can do all three! Where? In Sacramento, at the 19th Annual State Historic Preservation Conference.

Each year conferees are tempted by a unique array of offerings at the Auction, culminating in a buying frenzy at the Live Auction during the Saturday Night Gala held, this year, in the beautifully restored Grand Ballroom of the historic D.O. Mills Building. There, revelers will be entertained by celebrity auctioneers while bidding on such items as designer blankets and robes, trips, gourmet meals, private tours and portrait sittings by nationally-known artists.

One of the highlights of this year's Live Auction will undoubtedly be The 1995 New Years Day Rose Parade prize. This featured item, donated by CPF Trustee Ron Lewis, includes two tickets for the best seats on the route at the corner of Colorado and Orange Grove. The television cameras have no better view.

Because one night of shopping is never enough, the Silent Auction located at the magnificent Leland Stanford House, the Conference Headquarters, will be open for your buying pleasure for a full three days. One of the most alluring offerings is the Palo Alto Weekend Package for two. Donated by CPF Trustee and former Mayor of Palo Alto, Gail Woolley, this package includes overnight accommodations at the charmingly restored Cowper Inn, appropriately near Leland Stanford's famous campus, and two evenings of great dining at MacArthur Park and the Pearl Oyster, both well preserved National Register buildings with great ambiance. During the day you will be entertained and informed by walking tours of two special National Register Historic Districts.

To "shop till you drop" simply join us in Sacramento at the Conference. If you have an auction item and want to participate as a donor, contact Auction Co-Chairs Ruthann Lehrer at 310/570-6864 or Marion Mitchell-Wilson at 909/715-3512.

The Empire of Gold



Sacramento's Tower Theatre

Sacramento is the focus of the conference this year, but what surrounds Sacramento is as interesting as the capital city. Conference tours will explore some of this wonderful heritage and offer conference attendees the chance to see that part of

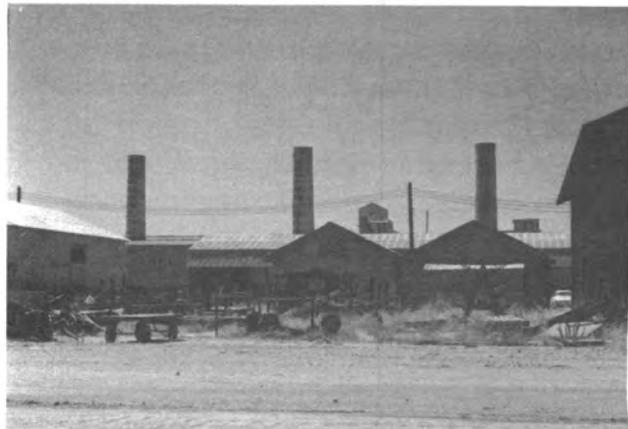
California which changed the world.

A pre-conference tour will look into some of the wealth of pre-history sites which exist in the region. Near the town of Folsom which is known for Sutter Street and antique shopping is a site now called the Indian Stone Corral. This Maidu site is virtually unknown outside of the archeological community. As is the case in many growing areas, urbanization will make this once remote and unknown place an urban site within a generation. Another pre-conference tour to the Miwok site, Chaw-Se', at Indian Grinding Rock State Historic Park will travel south of Sacramento into the Sierra foothills near the town of Jackson.

Many communities in the foothills and mountains around Sacramento, such as Placerville and Auburn, were Gold Rush creations. The end of the Gold Rush left most of these communities to survive with little change for the next half century to be discovered as quaint little towns by urbanites looking to get away from the big city. Now they are little sophisticated towns with fantastic restaurants and shops, waiting to

steal your heart and your pocket book, while you haul stuffed tummies and trunks full of antiques back home. Though we haven't planned tours to Nevada City, Grass Valley, Sutter Creek, Amador City, and others too numerous to name, it would be wise to plan enough time to take in some of the features while you are in the area.

We have planned a tour to Coloma, the spot where gold was first found in California. This trip doesn't plan to look into the gold rush, however, it will look at what may be tomorrow's gold — very close up, WATER. This will be a rafting trip on the south fork of the American River. Class 3 and 4 rapids will make for an exciting trip along a few miles of river stopping in Coloma for lunch and a chance to look around the state park before leaving. This trip won't be just a chance to get your feet wet, it will look into some of the water issues that are being debated currently on the American River as flood protection for Sacramento and water development are being pressed over preservation of the canyons.



Gladding, McBean terra cotta plant in Lincoln, the destination of a fascinating Thursday tour

After the Gold Rush, communities were created around agriculture and transportation. Woodland has been the center of an important agricultural area since the 1870s and will be the focus of a home tour presented by the local historic homeowners association. Woodland is not well known for its

homes outside of the area, but those who take advantage of the tour will see why it is one of the BEST secrets a preservationist could find.

The Sacramento River as it travels south of Sacramento is home to an agricultural bonanza, land with islands surrounded by sloughs of the river. This area has remained little touched and has wonderful forgotten mansions and historical towns. The "nouveau riche" potato/asparagus barons chose Gothic, Shingle, Queen Anne, Italianate and Eastlake styles, often elaborately landscaped, and the river heritage tour will investigate some of these resources.

The Chinese town of Locke on the Sacramento River was practically built overnight with narrow wooden streets and vernacular unpainted wood buildings. It is the most preserved of the Chinese river villages and exists largely due to being watched every night for fire. At one time a prosperous town of 400, with many store owners living



over their shops, five hotels and a theater, it was mostly populated by Chinese men. Few Chinese women were allowed in the country, and the land itself was owned by rancher George Locke. During Prohibition thousands of field workers, mainly from Mexico and the Philippines, sought gambling rooms, speakeasies, brothels and opium dens. The largest gambling hall in



The Star Theatre in Locke

the delta has been restored as a museum by the Sacramento River Delta Historical Society. A Chinese market, country store, garden restaurant, art gallery, and one of the most popular and infamous Sacramento area restaurants, Al's Place, are also well worth visiting.

The return trip from the delta will stop by the Stone Lakes Preserve. This area is a bird habitat and wetland that has been the center of controversy over development encroachment south of Sacramento. Only recently have rural landscapes and farmland been looked at in terms of their importance. This area has been farmed for over half a century in harmony with animal habitat. Preservationists and environmentalists may well find common ground between open space, habitat, prehistoric sites and cultural landscape preservation issues.

As you can see from the conference stories in this issue, a wide variety of tours will be offered, beginning with the Chaw Se trip on Wednesday, May 18, and the Gladding, McBean tour on Thursday; local walking tours will be run throughout the conference, and Sunday (May 22) will be a veritable feast of choices. This is the time to visit Sacramento and savor the region.

Wayne's Journal (continued)

Building and Safety, and Culver City. In the next ten days another 25 copies of this information were handed out (and it became known as "The Preservation Packet") during "damage assessments" requested by Los Angeles, Hollywood and Culver City and other hard-hit cities.

Day Two / Tuesday, Jan. 18

My office received over 50 telephone calls, including three from newspapers and two TV stations regarding the status of historic properties and the roles of OES and FEMA. I watched the office TV and prepared for my trip to L.A., organized meetings with officials and coordinated with OHP and other members of the SHBSB. Calls continued to come in from Santa Monica, Fillmore, Ventura, Simi Valley, Culver City, Hollywood and the entire L.A. basin.

Day Three / Wednesday, Jan. 19

I made an early stop at Culver City and met with Marion Mack, Redevelopment Director, Susan Berg, Assistant Director, and Borzou Rahimi, Structural Rehabilitation Specialist. "The Packet" was reviewed and assessments were made on five historic buildings. Recommendations were made to salvage all fallen materials. All of the buildings were repairable with the possible exception of Culver City's oldest building, the National Dye House. The Ivy Substation, recently seismically strengthened, suffered minor plaster damage and was green tagged the next day after scaffolding was erected to protect persons entering the building. I left Culver City with a positive feeling that the Agency's intentions were to offer assistance to owners in an effort to repair and protect historic buildings.

I moved on to Hollywood to meet

with former CPF Presidents, Bill Delvac and Christy McAvoy, and with Linda Dishman, Jay Oren, Steade Craigo, Tim Brandt, and Bob Mackensen. Senator Milton Marks and his aide, Joy Skalbeck, had just finished touring the area. We made our plan for the L.A. basin in order to maximize getting "the message out." More copies of "The Packet" were made.

The widespread damage was incomprehensible. Almost every building was damaged to some degree. Of some 100 severely damaged buildings, we looked closely at fifteen red-tagged buildings and all were found to be repairable. We posted the buildings with the SHBSB Public Announcement. A special visit was made to the Brown Derby. The building suffered minor damage, the loss of the parapet being the most dramatic, but we heard that the owner had been trying for years to demolish the building.

Some patterns developed in the "observed damage" in Hollywood:

- Unbraced parapets over two feet high fell, as at the Brown Derby.
- Brick veneer fell, leaving anchor bolts dangling mid air, as with the Ferry Building.
- Corners of buildings failed at the base — many corners had rain downspouts and plumbing lines that substantially reduced the thickness of the corner, as with those at St. Andrew's Place.
- Hollow clay tile walls in reinforced concrete frame structures "exploded", as at the Egyptian Theater.
- Upper story window frames were shaken loose.

Later in the afternoon Steade Craigo, Bob Mackensen and I traveled to Santa Monica. With

the assistance of Pam O'Connor, Planning Commissioner, and architect Eric Parlee, we met with Mary Strobel, City Attorney. Following our informational meeting and presentation of "The Packet" we toured eight historic buildings believed by the City to be ones that may need to be demolished (over 139 structures were "condemned"). I called in CPF Trustee Mike Krakower, Nels Roselund and Rimah Nazzal from Mel Green's office, all structural engineers with considerable preservation experience, to help with the assessments. We were fortunate to meet the owners, along with their engineers and contractors. Following our analysis, the owners' desire to repair their buildings was high — all of the 8 buildings were salvageable.

The First Christian Church, one of the most architecturally significant buildings, was another structure slated for demolition. The Pastor said his congregation had less than 100 members, that maintenance costs were high and that the church's basement is used as a homeless shelter. Steade Craigo recommended a joint partnership with the City to help receive FEMA repair funds since the church provided a social service. The church had been partially seismically strengthened, but those areas not strengthened suffered extensive damage. There was a considerable loss of veneer. In a return visit on February 3, I saw that the church was in the process of being demolished without even salvaging the stained glass windows, doors and exterior ornamentation.

The famed Sea Castle Apartments (Joan Baez lived there) suffered little damage other than a partially caved-in roof. We couldn't get inside since it was dark. Returning to Hollywood very late, we again met with Bill Delvac and Christy McAvoy and Virginia Tanzmann,

President of the Los Angeles AIA Chapter. She pledged to help coordinate activities to protect historic buildings, and was given "The Packet".

Day Five / Friday, Jan. 21

With the help of Mitch Stone, one of OHP's Ventura County representative for assessing historic buildings (under SB3x), Steade Craig and I met with City of Fillmore representatives including Steve Stuart, Santa Paula Building Inspector assigned to Fillmore, Fire Chief Pat Asken and City Manager Roy Payne. We spoke at the 9:00 a.m. town meeting for owners and merchants.

City officials were very much in control, having fenced off the entire downtown and tagged every building in the city. Crews were underway cleaning up debris and officials were expediting permits to rebuild. Only four historic buildings were proposed for demolition and the decision to demolish the buildings was being left to the owners. Included on the list was the magnificent Masonic Temple, the architectural "anchor" to downtown, and the Fillmore Theater, a classic live-stage turned cinema in the 1920s.



In Fillmore, ten days after the quake, it looked like it had just happened

Following the meeting where owners were assured they could reopen their businesses soon, we toured the damage area. Due to past political and economic pressures, officials had not insisted on owners' compliance with Fillmore's seismic retrofit ordi-

nance. Loss of parapets, storefront damage and wall separations were widespread throughout the downtown. Some residences were badly damaged. We felt that all of them, including the Masonic Temple, could be repaired.

Day Six / Saturday, Jan. 22

CPF held its Board meeting in Palo Alto. I was able to update the Trustees, and get reports from Merritt and others about assistance being generated in Oakland. The statewide network was working hard and well, communication was open and often, and the improvements in our abilities to respond in an emergency since the Loma Prieta Quake in 1989 were really quite astonishing.

Day Seven / Sunday, Jan. 23

It was a day of rest but we all went back to our workplaces and hit the phones.

Day Eight / Monday, Jan. 24

Follow-up telephone calls were made to Hollywood, Santa Monica, Los Angeles and Fillmore. The Brown Derby was reported to be threatened along with additional buildings in Fillmore. The AIA/LA published a Disaster Assistance Bulletin and listed the Good Samaritan Law and the AIA Professional Ethics Policy regarding damage assessments. Historic preservation issues were discussed as well.

Day Nine / Tuesday, Jan. 25

The City of Fillmore sent a letter to FEMA noting that nine historic structures were to be demolished, including the landmark Masonic Temple. We quickly set up a meeting with the Masonic Temple representatives and city officials for January 27. Additional calls came in requesting us to assess damaged historic adobe structures

in Simi Valley, Ventura County and Santa Monica. In addition, the SHBSB issued letters requesting that no demolition go forward until the owners are contacted and informed of their rights for a second opinion.

Day Ten / Wednesday, Jan. 26

Preparation was made to visit Fillmore and discussions were held with OES and FEMA personnel to prevent unwarranted demolition. Glyn Echols and Tom O'Homan of OES provided assistance. Merritt was also making plans to help out in other cities and would join me in Fillmore.

Day Eleven / Thursday, Jan 27.

I visited Rancho Simi adobe early in the morning at the request of Don Hunt, Assistant Manager of Park Planning. The adobe and two-story attached wood-frame house was barely damaged. A chimney was lost that damaged the roof and ceiling along with several plaster cracks. Merritt found the Leonis adobe to be another matter, needing help quick.

In the late morning a team composed of OHP-designated county representatives John Nelson, Structural Engineer and Philip Hardison, Architect was joined by Merritt, Tim Gohr and Jeff Seidner of Eagle Builders and myself met with Fillmore's officials once again — our team briefly met with some concerned local citizens and promised to keep them in the information loop. The list of historic buildings to be demolished had risen to 14, and we looked at them all, including the interior of the Masonic Temple. We met with the Masons' representative, Louis Gabrielsen, and he noted that an engineer said it would cost \$2 million to repair.

Our cost estimate (go to page 8)

Wayne's Journal (continued)

was less than half of that amount (and CPF wrote back to the City with some short and long-term financing strategies to save the building). With the exception of one collapsed commercial building and three residences, all of the historic buildings were easy fixes. During the discussion of our findings with the City Manager, Roy Payne, Steade Craigo called to express concern about Fillmore's intent to demolish 14 buildings. He confirmed what the City had heard from FEMA earlier, that Fillmore was not to demolish any buildings for the next seven days until OHP and FEMA reviewed the buildings. Hans Kreutzberg of OHP was scheduled to visit Fillmore the next day. Our written findings were faxed to OHP and reviewed in detail.

Merritt headed out for Santa Monica (reporting afterwards that the difference between the beach city and Fillmore were like night and day). Later that day we were informed that the Brown Derby had been demolished. Driving home to San Diego so I could fly to San Francisco the next morning, I stopped to look at another adobe and wondered what else could happen.

As I write this journal story, the Fillmore Masonic Temple is in dire straits and the Hollywood Brown Derby and Santa Monica's First Christian Church have been demolished. All of these buildings may have been doomed as a result of the owners' desires to do so, following a long history of attempting to either raze, vacate or abandon the buildings due to development opportunities, loss of revenues or economic considerations for rebuilding. Unfortunately, a city's reluctance to prevent the owners from demolishing these marvelous and unique historical resources really isn't acceptable.

Next time we'll have to try harder, and do better.

Editor's note: Wayne wants it known that he is not a "hero" but just one of many trying to help out during an emergency. We publish this merely to give all of you an idea of how hectic "helping out" can be, and how many people get involved in these efforts. The next story reports on the post-earthquake situation from the local level.

The View From Santa Monica

From classic craftsman houses to elegant Art Deco apartment buildings to vernacular commercial buildings along the historic Route 66 transportation corridor, historic resources in Santa Monica were severely damaged in the January 17 earthquake and its aftershocks. Almost 100 buildings from the City's Historic Inventory were "red" or "yellow-tagged" with the damage was estimated to be over 28 million dollars.

Beyond these statistics is the impact on the community's neighborhoods. Homes and those markers of place that make the neighborhoods special were in jeopardy. Damage to the historic Charmont, El Cortez, Sovereign and Embassy apartment buildings displaced hundreds of residents.



Affordable housing (in historic buildings) could be the big loser in Santa Monica

Neighborhood landmarks such as St. Monica's Church and the Miles Playhouse in Lincoln Park were severely damaged as were the First Christian Church and the

Mayfair Theater. The earthquake's impact on the Seacastle Apartments, built on the beach as the Breakers Hotel, displaced even more community residents. And historic districts of fine single-family homes, such as Adelaide Drive, were scarred.

Although Santa Monica did not have a historic resources disaster plan formulated, resources such as CPF's publications *History at Risk* and *"Lessons from Loma Prieta"* were invaluable in guiding the initial community response. The day after the earthquake the City Council met to consider emergency legislation on demolition and repair to buildings. Preservation activists attended the meeting (six out of the eight speakers) to urge the City to take a cautious path in evaluating when a building is an "imminent threat" in order to avoid a demolition derby fired by fear. The preservationists also stressed the need to have historic buildings evaluated by structural engineers with expertise in historic building materials, structure and building systems.

The response and support from regional and state preservation agencies and organizations was immediate. Just two days after the earthquake Steade Craigo, Acting State Historic Preservation Officer, was in Santa Monica with Linda Dishman, Director of the Los Angeles Conservancy to tour the most impacted buildings and meet with Mayor Judy Abdo, the City Manager and the Planning Director. Mayor Pro Tem Tony Vasquez and Councilmember Ken Genser, Planning Commissioner Ken Breisch and Landmark Commissioners, Chair Dave Faley and Laurel Schmidt, as well as Lisa Hartouni, Director of the city's Neighborhood Support Center also toured and met with property owners and building residents.

Craigo returned on Thursday with

Santa Monica (continued)

a technical assistance team to further evaluate National Register level resources that had been "tagged". Wayne Donaldson, Chair of the State Historic Building Safety Board, and the Board's Director, Bob Mackensen, teamed up with structural engineers, Mike Krakower (all three on CPF's board) and members of Mel Green's firm to assess the damage. In addition to meeting the Mayor and City Manager, the team also met with the City Attorney to discuss the regulations covering historic resources.

These city officials also met with Undersecretary for Resources Michael Mantell and National Trust Advisors Christy McAvoy and preservation attorney Bill Delvac. John Merritt of CPF reviewed the proposed demolition/repair ordinance and offered advice (define "imminent threat") and visited with Councilmember Kelly Olsen and Landmarks Commissioners Dave Paley and Laurel Schmidt.

The effect of this response and support was to raise the awareness of city staff and elected officials on how to deal with historic resources during a disaster. The demolition/repair ordinance that was adopted a week after the quake specified that if a building could be reasonably shored up it could not be considered an "imminent threat". The city also hired a structural engineer with historic preservation expertise, James Hill, to evaluate at-risk buildings.

Sadly a few buildings were slated for demolition including the First Christian Church, but the sadness is blunted knowing that these decisions were considered and included expert consultation from qualified preservation specialists.

Although the community has survived the initial crises of the disaster, this was just the tip of the iceberg. Not all historic properties have been shored up or protected from the imminent rains. The preservation community and city must now encourage property owners to repair and rehabilitate their buildings, rather than demolish, and inform them of available resources. Identifying the property owners and getting the information to them in a timely fashion is the challenge. We need to get the new information on the recently-announced National Trust for Historic Preservation Loan Program with First Interstate Bank, on pro-bono technical assistance teams coordinated by the Los Angeles Conservancy and the local AIA, as well as information on existing programs (i.e., tax credits, Mills Act) into the hands of the owners of historic properties.

story by Pamela O'Connor

April Workshops — Seismic Retrofit, Building Codes & Historic Buildings — Whittier & Oakland

These workshops were scheduled last July at the beginning of CPF's planning cycle, but the timeliness of the subject matter is stronger now. In our earthquake response it was clear to all of us that the word is not getting out there very well ... so, let's try again.

CPF will host one-day courses on how to interpret and use the State Historical Building Code. Professional architects and engineers will cover fire and life safety exiting issues, installation of mechanical and electrical systems as well as assess how retrofitted buildings fared during the Northridge quake.

Scheduled speakers include structural engineers John Kariotis, Loring Wyllie and Michael Krakower, architects Ray Girvigian and Wayne Donaldson, California Association of Local Building Officials (CALBO) officials Dan Chudy and Walter Lopes, and others. Using the State Historical Building Safety Board's 250 appeals cases, leading experts will interpret the SHBC and provide guidance on application to future code issues. The workbook will include an updated computerized cross-reference of all appeal cases.

Southern California — April 15 in Whittier at the First United Methodist Church

Northern California — April 18 in Oakland at the Lakeside Garden Center.

The registration brochures will be coming out soon, but for registration information now contact CPF.

Newsflash —Cherilyn Widell Is New SHPO

The Governor's Office announced, on Tuesday, February 8, that Cherilyn Widell of Palo Alto had been appointed to fill the long vacant SHPO position. Cherilyn is, first and foremost, a preservationist and her long experience in the field at the local, state and national level should serve her well in Sacramento. A past CPF board member, Cherilyn was Director of the National Alliance of Preservation Commissions before coming West, and recently spent a year researching preservation in Japan on a Fulbright.

Cherilyn is at work already, and immediately jumped into OHP's earthquake response efforts. She told us "... my goal is to strengthen the ties of the SHPO with those working at the local level to preserve the special heritage of California that makes it such an important part of the history of our nation. I welcome your ideas and suggestions." She deserves our support in her new job — Congratulations, Cherilyn !

California Joins in National Project to Save Outdoor Sculpture

Public Art Works, a non-profit arts organization in San Rafael, and the UCLA Wight Art Gallery have recently begun to coordinate the California Save Outdoor Sculpture! Survey. Save Outdoor Sculpture! (SOS!) is a three-year nationwide effort to locate and describe the condition of the country's outdoor sculpture, and to raise public awareness of the need to care for these works. The Smithsonian Institution's National Museum of American Art, and the National Institute for the Conservation of Cultural Property are national sponsors of SOS!

Projects are already underway in San Diego and Sacramento, and have been completed recently in San Francisco. California SOS! is responsible for the remainder of the state, including major urban areas such as L. A., Oakland and San Jose, and cities such as Fresno, Monterey and Eureka. Hundreds of California SOS! volunteers will be recruited and trained to locate, inventory and assess the condition of publicly accessible outdoor sculpture in their communities.



Haig Patigian, Abraham Lincoln (1926): In front of San Francisco's City Hall, this monument to Lincoln has suffered from graffiti and other mistreatment over its many years of exposure.

California SOS! will be the first state-wide inventory of outdoor sculpture. Included in the survey will be works ranging from contemporary pieces to historic monuments, earthworks, liturgical sculpture, and folk art. To protect these works from the dangers of weather, pollution, vandalism, and simple neglect, SOS! will encourage civic and community leaders and the general public to become aware of works in their community and to address the need for urgent repairs and ongoing maintenance. Completed SOS! Inventory reports will be added to the National Museum of American Art's Inventory of American Sculpture, a new database now available to scholars, conservators and all those interested in sculpture. How can you help?

- Help SOS! find sculpture in your town
- Complete an on-site survey form listing: Artist, title, date, material, size, location, history, condition of each sculpture
- Research information on the sculpture or the artist
- Photograph sculpture for archival record.

For further information contact the SOS! coordinator near you:

SOS! California * Northern California —
Donna Graves and Beth Sudekum, Public Art Works, (415) 457-9744

SOS! California * Southern California —
Julie Silliman, UCLA Wight Art Gallery,
(310) 206-1974

SOS! California * San Diego —
David Richardson and Mario Lara, Urban Corps of San Diego, (619) 235-0137

SOS! California * Sacramento —
John Collentine, Institute for Design and Experimental Art, (916) 452-0949.

Legislative Update—February 7, 1994

Insiders are watching for bills of interest to surface in this year's legislative hopper, but they tell us it is too early to know much. February 25 is the last day to introduce bills. Bills cannot be amended for thirty days after they are printed, so big surprises may not appear until after the Easter break (March 24). With legislators home in the district for ten days during the break, you have a good opportunity to visit district offices and meet personally with your representative in the Senate or the Assembly.

We will send an legislative report to all of those who belong to CPFan (**just ask, and you are put on the list**) to prepare you for visits. If legislation appears which is a problem or needs our support, you will be ALERTed. Remember, too, that we will help schedule appointments in Sacramento with your legislator in conjunction with the Annual State Preservation Conference; plan on coming early, May 18 or, at the latest on the 19th, let us know you are coming, and we will handle the appointment.

Some bills introduced in 1993 continue to warrant our attention:

Of course, the CalPAW initiative — the nearly 2 billion dollar bond act for a long list of environmental conservation and historic preservation projects — will go to the voters in June (no Proposition number yet).

SB 132 (Roberti) was a \$280 million housing bond act set for the June ballot. This amount may be more than doubled as a result of the earthquake, and we are hoping this measure will be very favorable for affordable housing planned for historic buildings. We will have much more to report on this Proposition next month.

AB 158 (Thompson) and AB 1128 (Cortese) — \$880 million for various conservancies, for forest acquisition, for Parks and Rec. and with \$10 million for OHP — this future Proposition sits in the wings awaiting CalPAW results from the June ballot.

AB 133 (Brown) — which would prohibit local government from landmarking religious property, ever! — is still alive in Senate Local Government Committee. We anticipate some attempt to move this bill and call daily to see if anything is happening.

Several bills from Assemblyman Haynes (**AB 2328, AB 2329, AB 2330**, and an omnibus bill, **AB 2332**) were "property rights" vs government takings" measures and, had they passed, they would have

had an enormous impact on land use planning. All failed in Assembly Local Government Committee in January. Another bill coming from the same direction, **AB 145 (Richter)**, is headed for the Senate (there is no hearing date or committee assignment at this time). While the bill seemingly addresses only the actions of State Agencies in response to an Executive Order from Governor Wilson which warns against "takings," environmentalists see this bill as an invitation to a snowstorm of lawsuits challenging land use regulations.

CPF's efforts this year include: (1) working with Senator Marks in developing a bill that would create a 10% tax credit (California income tax) for work done on historic properties (no bill number assigned yet); (2) working with Housing and Community Development to ensure some way housing bond monies will be available for historic properties; and (3), working at the federal level to again make Marks Historical Rehabilitation Bonds tax exempt, a critical factor if this financing tool is ever to be used again.

Some Successes In Court

Douglass Hall — On February 3, Douglass Hall was granted a reprieve. "Friends of Douglass Hall" had filed a mandamus action in the San Mateo County Superior Court to require the Town of Atherton to do a supplemental EIR prior to demolition of the National Register-eligible Douglass Hall, because the Town ignored the State Historical Building Code (SHBC) in studying demolition alternatives. The judge agreed.

Ignoring the SHBC was critical. Judge Walter Harrington declared: "Inasmuch as the EIR is incomplete and inadequate, the Town's Statement of Overriding Considerations must fail as premature; and, in any event, there is not factual support that the existing structure would not feasibly support the School's educational mission, or that the School could not raise the money for a less inflated, but still safe, reconstruction of Douglass Hall."

This is a big victory, acknowledging that an SHBC alternative approach to demolition must be an alternative studied in the EIR, if you want to do the EIR right. Although this case is not legal precedent, it will serve as a useful reference in other similar situations.

In our last issue we reported on the **Glendora Preservation Foundation's** suit against the City of Glendora for demolishing a house determined eligible for the National Register without doing an EIR. The Foundation sought "reconsideration" and the judge, reviewing additional information, including a strong response from the Resources Agency, reversed her opinion in early December. The City, stung by the defeat and faced with paying the Foundation's court costs, has now decided to appeal the decision.

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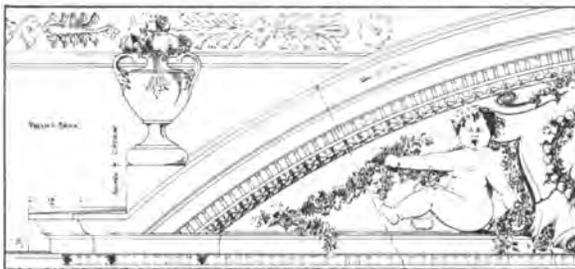
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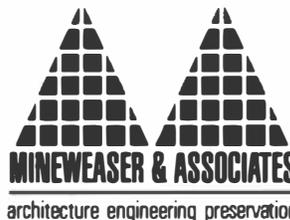
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The Board of Trustees welcomes your nominations for President's Award recipients ... who knows better than you who the local preservation heroes are? But you must act fast. Nomination forms are available from the CPF office, and must be returned no later than March 15 to be considered by the CPF Trustees at their next meeting. The winners will be announced at the State Preservation Conference in May.

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A Capital Idea — 19th Annual Preservation Conference in Sacramento, May 18 - 22, 1994. Registration material will be in the mail in early March. Make plans to be in Sacramento and help make the voice of preservation be heard.

Preservation and Affordable Housing, two workshops scheduled for late June to be held in Los Angeles area and San Francisco.

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