



PRESERVATION MATTERS

THE NEWSLETTER OF THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION

Volume 2 Issue 2

Spring 2009

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A Culture of Reuse

Milford Wayne Donaldson, FAIA

My parents believed in a Culture of Reuse.

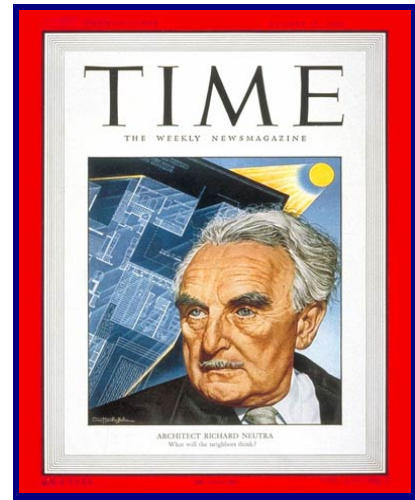
Young teenagers during the Depression, my father enlisted in the war early as a field corpsman attached to the Marines, my mother a Navy nurse. Although jobs were plentiful in Southern California following the war, housing was not. My brother and I shared a bunk bed so one of our small bedrooms could be rented out to a young Marine couple for \$10 a month. Six people shared one bath and one small ice box. Leisure activities were backyard barbecuing, camping and beach parties, along with an occasional trip from Oceanside to the San Diego Zoo.

My dad's diesel Mercedes was driven over 500,000 miles, his Craftsman tools not touched until one was first instructed in their use, even a hammer. We ate leftovers every Monday and Tuesday, watered the lawn on even or odd days, according to our street address. Pennies were considered real money. Growing up in the post-war years, we were living the Ozzie and Harriet California Dream.

The last time the CPF Conference was held in Palm Springs, in 1999, I played Bob Dylan in a 3-Minute Success Story. The song, *If Not for You*, was a tribute to my association with architect Albert Frey and his assistance as we reconstructed the Smoke Tree Ranch House following a devastating fire on Christmas Day, 1991.

When David Marshall and I sat down to our first meeting with the Smoke Tree Ranch colonists, we soon discovered that we were working with the Culture of Reuse. They wanted a faithful reconstruction as this was their place, built in phases over many years, changed and remodeled, a collection of memories.

During several evenings at Frey's house, I asked him about his work under Le Corbusier and his contributions to Villa Savoye, best known as Le Corbusier's "Machine for Living." Frey wanted to mechanize the process to ease standard jobs to save clients' time. Later, his designs in Palm



**Architect Richard Neutra
Cover of Time Magazine
August 15, 1949**

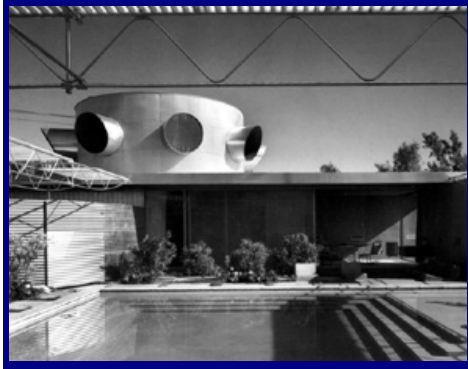
Springs were built of durable materials, utilized minimal space (four people in 600 sq. ft), redundancy, and the need to be resilient, adaptable to change. "Use metal, concrete, stone, masonry, and glass," he said. No wood, it is not resilient in the desert. I was treated to several lectures on his definition of sustainability and how wasteful he found Americans to be. He was, clearly, a member of the Culture of Reuse.

Having met Richard and Dione Neutra at VDL I in Silver Lake in 1964, I was impressed by Neutra's lectures on "Survival Through Design." The Neutras were a couple from the Culture of Reuse struggling to find their way in Southern California. Oh, and how resilient they were after fire devastated their dream house and how great their son Dion was in helping to rebuild. Neutra's Desert House for the Kaufmanns was graciously opened for the State Historical Resources Commission by owner Beth Harris. Having visited the house several times, it wasn't

(Continued on page 2)

A Culture of Reuse (Continued)

(Continued from p



Architect Albert Frey's Aluminum House, Palm Springs

age 1)

until I walked back to the orchard that it dawned on me why the Kaufmanns had chosen Palm Springs in 1946. Clearly, Palm Springs is the perfect location, enjoying shadow a third of the day from Mt. San Jacinto, cool air from the Pacific Ocean in the afternoon, and being the largest aquifer in California, providing all the water one desired over 60 years ago. The place is a resilient atmosphere of change.

While I was teaching at Cal Poly, San Luis Obispo in 1970, my students were fortunate to meet Buckminster Fuller, another extraordinary member of the Culture of Reuse. Fuller, the maverick captain of the planet he called Spaceship Earth, coined phrases such as "How much does your building weigh?" and "How many energy slaves do you really need?" He thought globally and was convinced that we could use alternate energy sources, use less material, less time, and triple our efficiency. His credo was affordable housing for the masses, that war would become obsolete, and peace and prosperity, the oldest dreams of mankind, will come into being. He designed a streamlined Dymaxion car for 1933—with three wheels, 11 passengers, 30 miles to the gallon which could turn around in its own length. He could take a shower in a pint of water.

Fuller believed that, collectively, we could solve all of humanity's problems if we would just stop our wasteful squandering of finite resources; listen to him and get down to business.

My last hero from the Culture of Reuse, someone my father's age, is Frei Otto. I had a chance to study under Otto for three months

in 1971 at his Institute for Lightweight Structures at the University of Stuttgart.

After serving in the Luftwaffe as a fighter pilot, Otto turned his energies and talents to the urgent need for housing following WWII. His perspective as an aviation engineer, coupled with the postwar scarcity of materials, moved his thinking into utilizing "tents" as shelters. Working on the Munich Olympic Structures with people from all over the world, Otto would lecture every Wednesday on holistic thinking. He stressed the importance of scientific rigor and the faithful reliance on nature's underlying principles of conservation and ecology. Otto's platform was environmental reform, "Mankind for Earth."

The common thread linking these disparate representatives of the Culture of Reuse is their belief in everlasting structures, minimal use of materials and the energy to produce them. They all shared an incredible passion for sustaining nature and the conservation of life.

In early November last year, a week after the election of President Barack Obama, a group of approximately 25 people met to discuss the future of preservation and sustainable design for the next four decades. It was ironic that this meeting to discuss sustainability, sponsored by the National Trust and the Rockefeller Foundation, was held at the John D. Rockefeller Estate at Pocantico Hills in New York. After deliberating for three days and nights, we arrived at the Pocantico Proclamation on Sustainability and Preservation, which consisted of six principles.

Principle #1* was To Promote a Culture of Reuse. Although the focus was on the built environment, several of us pushed for the personal commitment found in the culture of 75 years ago. As Dick Moe said, "We can't build our way out of the climate-change crisis. We need to conserve our way out." We need to start at home. If the US accounts for 5% of the world's population but is responsible for 22% of the world's greenhouse emissions, that is wasteful, if not downright shameful.

Let's retool our Culture of Leisure into a Culture of Reuse. The California Dream, created in constantly changing guises by a restless, imaginative, and ever-innovative population, is very much alive.



Buckminster Fuller 2004 Commemorative Stamp, artwork from 1964 Time Magazine cover

*Editor's Note

All 6 points of the Pocantico Proclamation on Sustainability and Preservation may be found at: <http://www/preservationnation.org/issues/sustainability/sustainability-preservation-1.html>



Interior, 1972 Olympics Games Tent, Munich, Germany: Frei Otto

Project Review: Traditional Cultural Properties

Dwight Dutschke

The preamble for the National Historic Preservation Act declares "...the historic and cultural foundation of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people." This important goal is woven into the historic preservation movement as it is implemented in today's society. The Act provided for the creation of the National Register of Historic Places which includes districts, sites, buildings, structures and objects significant in America history, architecture, archeology, engineering and culture that constitute our heritage. Traditional cultural properties (TCP) or places as they are sometimes called, represent one such property type.

The dictionary defines "traditional" to mean the beliefs, customs, and practices of a living community of people that have been passed down through generations, usually orally or through practice. Thus, a traditional cultural property derives its significance from "...the role the property plays in a community's historically rooted beliefs, customs, and practices (emphasis added)."

Traditional cultural properties have been most commonly associated with Native American properties of traditional religious and cultural importance. The 1990 amendment to the National Historic Preservation Act codified their eligibility to the National Register. Since the 1970s, however, California has determined such properties could meet the National Register criteria. Places such as Coso Hot Springs, the sedge beds at Warm Springs dam, Helkau District, Medicine Lake Highlands and the De-No-To District have all been found eligible for the National Register, many before the 1990 amendments to the Act. However, a property does not have to be associated with Native Americans to be considered a traditional cultural property.

When considering whether traditional activities represent a traditional cultural property, the first question you must ask is whether a specific property is associated with these activities. Can you define the property's boundaries?

Secondly, is the property 50 years old or does it meet the criteria for being exceptional? How are you going to demonstrate this point? Are there references in the literature or will you have to rely on oral testimony to show the property is historic?

Thirdly, does it meet one or more of the National Register criteria? More often than not, traditional cultural properties will meet Criterion "A" or events important in America's history, but they may meet other criteria. Is it a property type excluded from the National Register, such as cemeteries or properties owned by religious institutions? Does it maintain integrity of relationship, location, and condition?

Finally, can you define a community associated with the property and how the traditions were passed down from one generation to the next? Does the historic use continue today?

These are important questions to answer, since traditional cultural properties may or may not have left physical alterations to the environment that provide evidence of their existence (e.g., buildings, archeological sites, etc.).

If you can answer each of these questions, you may have a traditional cultural property eligible for the National Register of Historic Places. But remember, traditional cultural properties derive their significance from "...the role the property plays in a community's historically rooted beliefs, customs, and practices."

For more information regarding traditional cultural properties, visit National Register Bulletin 38, *Guidelines for Evaluating and Documenting Traditional Cultural Properties* by Patricia L. Parker and Thomas F. King by going to: www.nps.gov/nr/publications/bulletins/nrb38/.



Coso Hot Springs, California

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Local Government: Historic Preservation Element—Having a Seat at the Table

Lucinda Woodward

In the United States historic preservation began as a patriotic response to honor and recognize the political leaders and wealthy individuals who helped establish the new nation. Early efforts usually focused on individual buildings, rather than districts or neighborhoods, and they were often used as house museums and showcases for tourism¹. Then, following World War II, the federal government undertook the development of an interstate highway system and an urban renewal program. The result of both initiatives was the massive destruction of many historic neighborhoods in the name of progress. People saw the impacts to their communities and a concern for both quality of life and community identity developed². The National Historic Preservation Act of 1966 came out of this reaction to the federal programs. A basic tenet of the modern historic preservation movement is that historic preservation is part of land use planning, decision and policy making.

In California the basic land use document each local government is required to adopt is the General Plan, a document that addresses “the physical development of the county or city, and any land outside its boundaries which bears relations to its planning” (California Government Code §65300). The California Supreme Court has characterized the General Plan as the “constitution for future development.” As its name implies, this document provides both general direction and limits; all subsequent planning, including ordinances, zoning, specific plans, subdivision regulations, redevelopment and building codes, must be consistent with the General Plan.

California requires seven elements that must be included in the General Plan: land use, circulation, housing, conservation, open-space, noise and safety. State law offers local governments the flexibility to prepare additional elements that address topics of concern to them; historic preservation is identified as one of these optional elements. Historical resources, unlike most other resources, can never be recovered once altered or demolished. Therefore, in order for historic preservation to be recognized as a legitimate land use concern, it is essential to include historic preservation in the community’s General Plan.

The Governor’s Office of Planning and Research provides [guidelines](#) for the preparation of the General Plan. All elements of the General Plan have equal legal status, so the historic preservation element is as important as each of the other elements. Also, all elements of the General Plan must be consistent with one another. For example, if the historic preservation element calls for the preservation of a certain area, it would be inappropriate for the circulation element to call for an expressway through the area.

Most historic preservation elements begin by summarizing the community’s program. The City of San Diego outlines the legal basis for historic preservation, including federal and state laws and local codes; the certified local government program and city’s Register of Historical Resources; and San Diego history. The City of Orange includes a historic and architectural background; historic survey methodology and results; and issues and concerns. South Pasadena states the purpose of its historic preservation element and its relationship to other elements in the General Plan, followed by existing conditions and issues present in the community. These topics are fairly typical approaches to establishing the framework of the historic preservation element.

There is great flexibility in content and organization, but the meat of the document is the statement of goals, policies, and actions. Here is an excerpt from Elk Grove’s Historical Resources Element.

Guiding Goal 4-1. Preservation and enhancement of Elk Grove’s historic structures and districts.

Historic Resource Policy I. Encourage the preservation and enhancement of existing historical and archaeological resources in the City.

Historic Resource Action I. Develop and update a comprehensive Historic Resource inventory using the National Register, the California Register, California Historical Landmarks, California Points of Historic Interest, and any other structures or properties the City Council determines to have historic value.

The City of Sacramento has expanded its element to include both historic and cultural

(Continued on page 5)

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1. Charles E. Fisher, “Promoting the Preservation of Historic Buildings: Historic Preservation Policy in the United States.” APT Bulletin 29, no. 3/4 (1998)8.
2. Thomas F. King, *Cultural Resource Law and Practice*, 2nd ed. (New York, Altamira Press, 2004), 19.

Local Government: Historic Preservation Element—Having a Seat at the Table

(Continued from page 4)

resources, “which create a distinct sense of place for residents and visitors, as well as tell the story that uniquely differentiates Sacramento from all other cities.” To that end, Sacramento has included the following goal and policy.

Sacramento’s Historic and Cultural Resources

Goal 3.1. Public Awareness and Appreciation. Foster public awareness and appreciation of Sacramento’s historic and cultural resources.

HCR Policy 3.1.1. Heritage Tourism. The City shall work with agencies, organizations, property owners, and business interests to develop and promote Heritage Tourism opportunities, in part as an economic development tool.

Davis has included a chapter on historic and archeological resources as part of its Community Resources Conservation element. The City has identified the maintenance of historic properties as an important issue in land use planning and has provided the following framework.

Goal HIS 1. Designate, preserve and protect the archaeological and historic resources within the Davis community.

Policy HIS 1.3. Assist and encourage property owners and tenants to maintain the integrity and character of historic resources, and to restore and reuse historic resources in a manner compatible with their historic character.

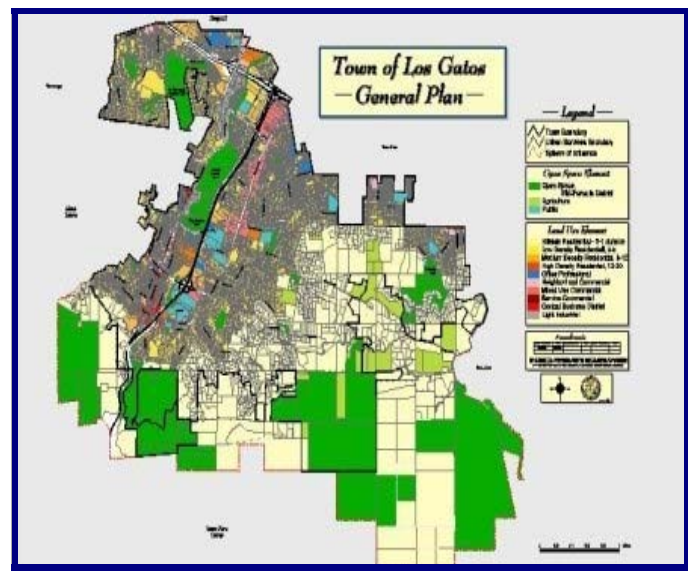
Action c. Prepare a “how to” guide for restoring historic and architecturally significant structures and make it available to the public.

Does the adoption of a historic preservation element guarantee a successful historic preservation program? That question was examined in 2002, when Petree A. Knighton prepared a professional report for the Office of Historic Preservation as part of her requirements for a master’s degree in City and Regional Planning at the University of California, Berkeley. The title was [A Path to Parity: Adopting a Historic Preservation Element to the General Plan](#). Ms. Knighton concluded:

Having a separate element helps bring historic preservation into parity with other land use concerns *in the debate*. And while not all resources will be preserved, at least through a dedicated process and armed with emphasis by the community, preservation will have a seat at the table of discussion insuring that all avenues have been

exhausted before the community loses a piece of their past.

Visit our website for additional information about [historic preservation elements](#).



Town of Los Gatos General Plan

It's News to Me: What's Happening at OHP

If you have frequent dealings with the Office of Historic Preservation, you may already be aware that we have been pleased to fill some gaps in our staff recently with the addition of four new employees, three in the Project Review Unit and one in the Registration Unit. To give the rest of the staff and our readers a chance to get better acquainted with them, here is an introductory paragraph and a photo of each of the New Guys.

William Burg joined the Registration Unit in February of this year.

I was born in Skokie, Illinois, and grew up in Carmichael and Citrus Heights before moving to Midtown in 1993, where I live today. I am married with no kids, and my wife Vivian works for CalPERS. I got my BA in Social Science from Humboldt State University and am currently working on my MA in Public History at Sacramento State. I was inspired to pursue history as a career by my high school history teacher, Eli Kaser. When I got my BA, I could not find a job in my field, so I took a temporary job in mental health and stayed for 15 years. Prior to OHP, I worked as a case manager for residents of Sacramento SRO (Single Room Occupancy) hotels and as an advisor in a transitional housing program for homeless mentally ill adults. Both jobs were in beautiful historic buildings and helped inspire me to get back into history. I have written three books on Sacramento history for Arcadia Publishing and am a regular contributor to Midtown Monthly Magazine. My other interests include railroads and streetcars. I volunteer at the California State Railroad Museum and have a model railroad under construction in my basement.



William Burg

Mark Beason joined the Project Review Unit in December of last year.

I grew up in Anderson, Indiana, but have also lived in Tempe, Arizona, Springfield, Illinois, and Denver, Colorado. In March, my wife Kate and I welcomed our first child, son Everett. Our two Chihuahuas, Ira and Mary,



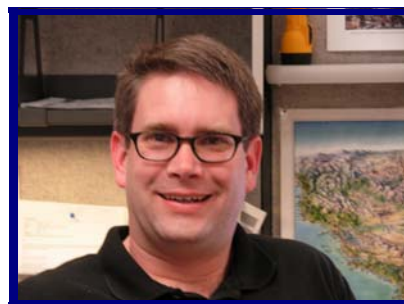
Mark Beason

are adjusting well. I got my BA in History at Anderson University, an MA at Arizona State University. Grad school was so much fun, I got a Graduate Certificate in Historic Preservation from the University of Colorado at Denver. OHP is a good fit because I share the idea that historic buildings, structures, and sites connect us to history—both our own and others'. I worked at JRP Historical Consulting before joining OHP. I love baseball, music, travel, movies, and reading and am working my way through the list of Major League baseball parks trying to see a game in each one. My colleagues might be surprised to learn that I once helped Alice Cooper load an antique cabinet onto his pickup. No snakes were harmed in the process.

Ed Carroll joined the Project Review Unit in February.

I grew up in Shingle Springs and have an older sister. I'm looking forward to marrying my fiancée Anna in October. I got a BA in English Literature and an MA in Public History at Sacramento State University; history, especially that of Sacramento and California, has always been among my interests. I was a cook and worked for Beers Books for years, though not necessarily the same years. My passions include bicycling, baseball, brewing history, collecting breweriana (like beer signs), and music. I'd like to take a barge through Europe's waterways, sit in the dugout during a major league baseball game, and understand algebra before I die.

Ed Carroll



It's News to Me: What's Happening at OHP (Cont.)



Tristan Tozer

Tristan Tozer joined the Project Review Unit in December of last year.

I grew up in Santa Maria, Rancho Cordova, and downtown Sacramento. I got my BA in History from UC Davis and have completed the course work for an MA in Public History at CSU Sacramento. My interest in history stems from time spent as a kid with my Great Grandmother Betty, who took my sister and me to Daughters of the American Revolution events. Though I eventually wearied of taking headstone rubbings and attending tea parties, Betty's fascination with the past stuck with me. I interned at the local public television station, conducting research for regional World War II documentaries. Among my in-

terests are reading history and fiction, listening to oldies, traveling, and enjoying the great outdoors. Before I die, I'd like to record a Spanish language LP, hike the Pacific Crest Trail, and win a chili cook-off.



Announcement

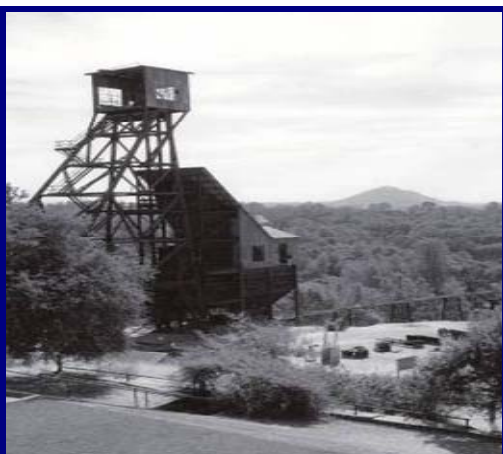
OHP's Architectural Review Unit invites you to participate in the **OHP Investment Tax Credit Client Survey**. Historic property owners, consultants, and architects who have submitted applications and participated in the Federal 20% Preservation Tax Credit Program are being asked to respond to this survey.

The survey will be available online until Friday, May 29th at 5:00 PM. It consists of five parts: Profile, Internet Interface, Application Preparation, Review Process, and Additional Comments. There are both multiple choice and essay questions, designed to provide as much detailed information as respondents care to give, for a total of 39 questions. Please note that only one survey may be completed on a particular computer.

The survey results will be posted on the Architectural Review Unit page of the OHP's website shortly after the closing date.

New Listings on the National Register of Historic Places

**Kennedy Mine Historic District,
Jackson (vicinity), Amador County,
Listed January 22, 2009**



The **Kennedy Mine Historic District** is comprised of seven distinct areas consisting of approximately 152 acres. The district is comprised of 17 buildings, 10 sites, and 6 structures that are counted as contributing resources. Four structures, the Kennedy Tailing Wheels, were previously listed in the National Register of Historic Places (National Register) in 1981. The Kennedy Mine Historic District was listed at the state level of significance under Criteria A and C. The district is significant as an excellent example of quartz mining operations during California's signature mining era, operating almost continuously from the Gold Rush until World War II. The property bears testament to the quartz mining on the Mother Lode, and the importance of gold mining to the surrounding communities and history of California. The Kennedy Mine played a significant role in labor relations in California's mining industry and was at the center of the landmark decision that still defines mineral rights.

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New National Register Listings

(Continued from page 7)

Dewella Apartments, Fullerton, Orange County, Listed February 2, 2009



The **Dewella Apartments** was listed at the local level of significance under Criterion C in the area of architecture. The apartment court, constructed in 1929 in the Spanish Colonial Revival style, is unique for its style and graceful combination of building and landscape, which features sweeping staircases, symmetrically disposed apartment wings, and formal layout of the garden area in front. Curved staircases sweep up from the central court, the focal point of the complex, to second story Monterey-styled balconies with turned wooden balusters. The use of smooth stucco walls with Mission-style forms for the second story at the front and the Monterey-style balconies is also an effective combination and unique to Fullerton. The Dewella's courtyard design was a larger extension of the bungalow court, which was Fullerton's preferred design for multi-family housing.

San Juan Bautista Third Street Historic District, San Juan Bautista, San Benito County, Listed January 9, 2009



The **San Juan Bautista Third Street Historic District** was listed at the local level of significance under Criteria A and C with 1849-1938 as the period of significance. Composed of buildings in a range of architectural styles and periods of construction, the Third Street Historic District conveys a visual sense of a small town commercial district established and developed over time. The district represents the American-driven commercial development in San Juan Bautista arising from the Gold Rush economy and continuing through the early decades of the twentieth century as the center of a largely agricultural-based community. The San Juan Bautista Third Street Historic District retains a sense of its unique beginnings as a mission town established near the former Mission San Juan Bautista after desecularization. Two adobes, Casa Juan de Anza Adobe and Tuccoletta Hall, predate the commercial development and were converted to commercial use during the period of significance.

Uptown Tenderloin Historic District, San Francisco, San Francisco County, Listed February 5, 2009



The **Uptown Tenderloin Historic District** is a largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks in the zone where the city has required fire-resistant construction since 1906. The district is formed around its predominant building type: a 3-to-7-story, multi-unit apartment, hotel, or apartment-hotel constructed of brick reinforced concrete. The Uptown Tenderloin Historic District was listed under Criterion A at the local level of significance for associations with the development and apartment life in San Francisco during a critical period of change, and under Criterion C at the local level of significance in the area of Architecture for its distinctive mix of building types that served a new urban population of office and retail workers.

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New National Register Listings

(Continued from page 8)

Seven properties were listed March 17, 2009 under the **Historic Resources Associated with African Americans in Los Angeles Multiple Property Submission**. The MPS provides a broad view of the development of the black community in Los Angeles through five associated contexts: Settlement Patterns, 1890s-1958; Labor and Employment, 1900-1958; Community Development, 1872-1958; Civic Engagement, 1870-1958; and Entertainment and Culture, 1915-1958, and identifies seven associated property types: churches, residences and residential neighborhoods; schools; fire stations; theaters; club buildings; and commercial buildings.

Angelus Funeral Home, Los Angeles, Los Angeles County, Listed March 17, 2009



The **Angelus Funeral Home** is a two-story wood-framed building with an irregular plan composed of a series of rectangular masses finished with stucco. Primarily Spanish Colonial Revival in style, Art Deco and Georgian Revival style features are also employed. The Angelus Funeral Home is an important example of a successful commercial enterprise founded by African Americans and was listed under the context of community development with 1934-1958 as the period of significance.

Fire Station #14, Los Angeles Los Angeles County, Listed March 17, 2009



Significant as one of two segregated fire stations in Los Angeles, **Fire Station #14** was listed under the context of civic engagement. The 1949-1956 period of significance reflects the date of construction until the integration of the Los Angeles Fire Department.

Fire Station #30, Los Angeles, Los Angeles County, Listed March 17, 2009



Fire Station #30 was listed under the context of civic engagement and is significant as one of two segregated fire stations in Los Angeles. The 1923-1956 period of significance reflects the dates Fire Station #30 operated as a segregated station.

(Continued on page 10)

New National Register Listings

(Continued from page 9)

Lincoln Theater, Los Angeles
Los Angeles County
Listed March 17, 2009



The **Lincoln Theater** is a significant example of a theater in Los Angeles that served the African American community. The period of significance is 1926-1958. The Lincoln Theater was listed under the historic context of entertainment and culture.

Prince Hall Masonic Temple, Los Angeles
Los Angeles County
Listed March 17, 2009



The **Prince Hall Masonic Temple** is significant as one of two club buildings remaining in Los Angeles that were founded by and for African Americans. The Prince Hall Masonic Temple was listed under the historic context of civic engagement with 1926-1958 as the period of significance.

Second Baptist Church, Los Angeles
Los Angeles County
Listed March 17, 2009



The **Second Baptist Church** is significant as the home of one of the oldest and most prominent African American congregations in Los Angeles. The Second Baptist Church is nominated under the historic context of community development with 1926-1958 as the period of significance. The Second Baptist Church satisfies Criterion Consideration A for religious properties as it derives its primary significance from its historical importance to the African American community.

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New National Register Listings

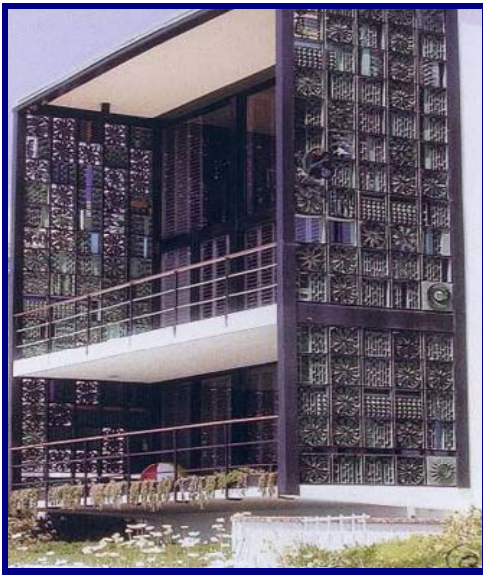
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28th Street YMCA, Los Angeles
Los Angeles County
Listed March 17, 2009



The **28th Street YMCA** was listed for its significance as one of two club buildings remaining in Los Angeles that were founded by and for African Americans. The period of significance is 1926-1958.

New Listings on the California Register of Historical Resources



Scott House, Los Angeles, Los Angeles County
Listed March 17, 2009

Constructed in 1960 and located along the Strand in Manhattan Beach, this International style duplex broke from the simple beach-bungalow residences constructed along the beach during the preceding half-century. Designed by its owners, Marian K. and John Scott, the **Scott House** was also the first in Manhattan Beach to be constructed of steel. The Scott House was listed at the local level of significance under Criterion 1 within the context of the architectural development of Manhattan Beach and Criterion 3 for architecture and high artistic value.

(Continued on page 12)

New Points of Historic Interest

(Continued from page 11)

Lindo Lake Boathouse, San Diego County



The **Lindo Lake Boathouse** was originally constructed as a feature of the Lakeside Inn, a resort operated by the El Cajon Valley Land Company to attract prospective settlers to the area. The popularity of water sports and rowing clubs was noted in contemporary literature and was an important selling point to nineteenth century Midwesterners considering a move to San Diego County. The Lindo Lake Boathouse is an excellent example of the types of resources employed in marketing the early development of San Diego County. In addition, the boathouse is the only boathouse in San Diego County built in the Richardsonian Romanesque (or Romanesque Revival) style and is one of the earliest boathouses built in San Diego County.

Oceanview Memorial Park, San Diego County



From its inception in 1895 until about 1950, when Eternal Hills Memorial Park opened in Oceanside, **Oceanview Memorial Park** was the primary and most significant non-denominational cemetery in Oceanside. Burials at Oceanview include pioneers of the region, veterans of every major military conflict involving the United States through World War II, business men and women, developers, political leaders of San Diego County and the City of Oceanside, plus the unique and interesting characters that were, and are, an integral part of the historic and present day fabric of Oceanside and San Diego County's North Coastal region.



Architectural Review: Components of a Successful Federal Historic Preservation Tax Incentives Application

Jeanette K. Schulz

Rehabilitation means the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

This is the first in a series of articles about the federal Historic Preservation Tax Incentives program and its implementation. It focuses on some commonly overlooked aspects of a good application. Subsequent articles will address the ten Secretary of the Interior's Standards for Rehabilitation (1990-36 CFR Part 67.7) and discuss work scopes that may need special attention to meet the intent of the Standards to retain character defining features of a property during rehabilitation.

I. Program Basics to Consider:

- Check with a tax professional to make sure your property is eligible to apply for the 20% tax credits. Applications may be sent in at any time before the building is placed in service, but the earlier, the better.
- The 20% tax credits are provided to help offset additional costs of adapting a building while retaining historic character. They are not intended to support programmatic or marketing needs.
- Entire projects are reviewed, not just segments. It is important to describe areas where work will not occur, related demolition on the property or adjacent lots, landscaping, and interior as well as exterior work. Newly created space within the building footprint and new construction must be included.
- Applicants are strongly encouraged to submit applications describing proposed work and receive NPS approval prior to start of construction. Owners who undertake rehabilitation projects without prior NPS approval do so at their own risk. Previously completed, but inappropriate, work may need to be removed or modified before final approval.

II. Application Components

With all the money, time and effort invested in a rehabilitation project, completing the tax incentive application is not the place to limit consideration of details and completeness. Common application concerns include:



**Title Guarantee Building, Los Angeles
View Across Nearby Park**

A. Stand-alone Applications:

Each Part 1, Part 2, amendment, and Part 3 is a stand-alone document and must be complete in itself:

- All application materials must be loose, not bound, nor inserted in sleeves.
- Photos must be loose, at least 4-by-6 inches in size and printed on photo quality paper. Information must be placed on the back of each print; a label is acceptable.
- If a Part 1 and Part 2 are submitted together, each must have its own set of photos. Part 1 and Part 2 forms are often reviewed by different OHP and NPS units and therefore must be separate.
- Complete drawings and related information should accompany the Part 2.
- Amendment cover sheets must summarize items discussed for the amended scope, so the NPS reviewer knows what their signature is approving.
- Additional photos should accompany amendments. Reviewers generally do not have time to go back to the Part 2 and search for photos.
- All owner signatures on forms must be original and with a recent date, to indicate the owner is aware of the information submitted (this includes both sets).

B. Photos:

Good quality photos are critical to review. They are most often the only way a reviewer will see your property. For Part 1, all exterior elevations and representative interior photos are generally sufficient, unless significant or unusual features need to be illustrated. For Part 2, photos must be clear, detailed,

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Components of a Successful Federal Historic Preservation Tax Incentives Application

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loose individual prints and in sufficient number that a reviewer can understand the overall building and its features.

- Reviewers prefer loose prints because it allows comparing photos side-by-side or creating a photo montage to better understand the building.
- Preferred photo format is still 35mm color prints for clarity and detail. If digital photos are submitted, they must be printed on quality photo paper and at the same resolution as 35mm prints.
- Photos printed on standard copy paper, or at a low resolution, or lacking sufficient detail, or that are too small, will be returned.

C. Drawings:

Drawings are the second way reviewers orient themselves to the building, and most importantly, to potential impacts of proposed scopes of work. Drawing sets should be as complete as possible, and be large enough and clear enough for a reviewer to easily read dimensions, details, and notes.

- Complete drawing sets must be submitted. Sets lacking existing floor plans, or demolitions, or elevations, or sections, or structural, or MEP, or landscape plans, do not allow a reviewer to fully understand either the building or areas of work in relation to existing historic features.
- Drawings must include dimensions or have a scale graphic.
- It is acceptable to cloud reused drawings to indicate where changes have been made. Hand-written notes are also acceptable if they will help to clarify a detail or aspect of a particular scope of work.

D. Work Scope Descriptions:

The underlying concern expressed in the Standards is the preservation of significant historic materials and features of a building in the process of rehabilitation. Therefore text block descriptions of work scope should not only describe “what” is going to be done, but also “how.”

- Please be concise but not abbreviated. Stating items will be replaced “in kind,” is less understandable than “marked sections of damaged siding will be repaired with wood milled to match. New boards will be primed and entire wall will be painted to blend repaired areas with existing.”
- Be sure to describe effects to historic character and existing features (visual, structural, or other). If proposed scope impacts historic features, please explain alternatives that might have been considered and why they were not chosen.
- Be proactive in describing all aspects of proposed work. Adding a bulleted summary of potential impacts from

overall work scope would help both the applicant and reviewer define areas of concern.

While the program and forms may appear to be complicated, a systematic and inclusive approach to meeting requirements is the best way to submit a complete, informative application, which is the single most important way to streamline review.



**Pisgah Home Historic District
Los Angeles**

Information about the tax incentives program and forms is available at:

- **Office of Historic Preservation Architectural Review web page:** http://ohp.parks.ca.gov/?page_id=1074
- **National Park Service Tax Incentives web page:** <http://www.nps.gov/hps/tps/tax/index.htm>



**Railway Express Agency Building
Sacramento**

Registration Unit: National Register Criterion B: A Discussion

Jay Correia

The Office of Historic Preservation (OHP) regularly receives queries asking if a historic property can be nominated to the National Register for its association with an important person (National Register Criterion B). In order for a property to be eligible for listing on the National Register for its association with significant persons, three guidelines must be met: A) documentation must prove that the person is significant, B) the person must be associated with the property, and C) the property must retain integrity from the period of its significant historic associations. (See National Register Bulletin 15, pages 14-16 and Bulletin 32.) Each guideline has several requirements, but these are the most basic. This article will focus and expand on Guideline B—the significant person's association with the property.

Experience indicates that people preparing National Register applications have less difficulty understanding Guideline A (Significance) and Guideline C (Methods [of research] and Integrity). However, confusion arises over the degree to which the significant person must be associated with the historic property (Guideline B, Association). National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, states: "Eligible properties generally are those associated with the *productive life of the individual in the field in which s(he) achieved significance.*"

Recent queries have involved properties associated with important journalists, nationally famous poets, an internationally famous architect, and a timber and mining magnate. These historic figures are all significant at either the local, state, or national level. It is the *nature* of their association with the property that has been at issue. A common misconception is that a resource is eligible for the National Register for its association with a significant person simply because the property was paid for or donated by that person.

OHP recently received a nomination for a rustic outdoor chapel built at the start of the 20th century in the Sierra Nevada Mountains on land donated by a significant timber and mining magnate. The building might easily qualify for the National Register under Criterion C (Architecture) for embodying distinctive characteristics of a type of design (rustic architecture). It is not, however, eligible under Criterion B (Persons Significant in our Past) because the chapel *is not associated with the productive life of the person in the field in which he achieved significance.* To qualify for association with the timber and mining magnate, we would look for properties such as an office building from which the magnate ran his business empire.

Several years ago, the Thomas Hanford Williams House in the Gold Rush town of Coloma, California, was informally determined eligible for the National Register for its association with Williams, the builder of the house. Williams is significant as a lawyer who served as Attorney General of California from 1858 to 1862. Nationally significant poet Edwin Markham also lived in the house between the years 1877-79. It seems that the house would easily qualify for the National Register for its as-

sociation with Markham. Research proves, however, that Markham lived in four different residences in Coloma. Most importantly, Markham lived in the Williams House twenty years before his poem *The Man with the Hoe* catapulted him to national fame. Consequently, the house is not associated with the *productive life of the individual in the field in which s(he) achieved significance.* The Williams House example also brings to mind the Criterion B guideline that requires that there must be a comparison to other properties associated with the person. In Markham's case, it is highly likely that other properties exist that are more closely associated with his productive life.

Applicants will often attempt to nominate a building that qualifies for the National Register under Criterion C



Killingsworth Office Building, Long Beach
Photograph by Stephen Schafer

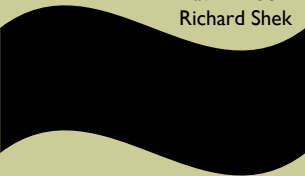
(work of a master) under Criterion B for its association with a renowned architect. A building, however, is not considered associated with the *productive life of the individual* simply because it was designed by the individual. If the building in question was where an architect produced the works for which he or she is significant, it would then qualify for the National Register under Criterion B for its association with the individual.

OHP just completed the review of a nomination for the offices and studios of Southern California architect E.A. Killingsworth, now owned by Architect Kelly Sutherland McLeod. In this instance, the building was designed by the architect, but, most important for a Criterion B argument, the building *is the place* where Killingsworth worked for 46 years. This building, then, *is associated with the productive life of the individual in the field in which s(he) achieved significance* and thus qualifies for National Register Criterion C as the work of a master architect and Criterion B for its association with Architect E.A. Killingsworth.

The Registration Unit in the Office of Historic Preservation always welcomes questions related to the registration programs we manage. Contact us at 916-653-6624.

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Preservation Matters is the quarterly newsletter of the California Office of Historic Preservation, California State Parks. If you have questions or comments about this newsletter, email preservationmatters@parks.ca.gov.

This publication is available in alternate format upon request.

The mission of the **Office of Historic Preservation (OHP)** and the **State Historical Resources Commission (SHRC)**, in partnership with the people of California and governmental agencies, is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

Upcoming Events in Historic Preservation

The Annual General Meeting of the **Society of California Archivists** will be held **May 7-9, 2009**, in Riverside. The meeting's theme will be "Cultivating Collaboration." For more information, visit www.calarchivists.org.

The **City of San Clemente** is sponsoring a workshop, funded in part by the National Park Service through a California Office of Historic Preservation CLG Grant. At 6:30 on **May 11, 2009** the workshop is What Can I or Can't I Do? Christy McAvoy, Managing Principal of Historic Resources Group, will explain how to work with your historic resource under the Secretary of the Interior's Standards on the Treatment of Historic Properties. For more information, contact Jennifer Gates at 949-361-6192 or gatesj@san-clemente.org.

The **National Preservation Institute** is offering a workshop on Section 106: An Introduction, **May 12-14, 2009**, in Sacramento. For more information, visit www.npi.org.

The **Oakland Heritage Alliance** is holding its [Partners in Preservation Awards](#) event in Oakland on **May 12-14, 2009**.

Oakland Heritage Alliance and AIA present Pierluigi Serraino discussing his book *NorCalMod: Icons of Northern California Modernist Architecture* in Oakland on **June 11, 2009**. For more information, visit [OHA Events](#).

Tuolumne County is sponsoring a historic preservation conference **June 19, 2009** at Columbia State Historic Park intended for city and county planning commissioners and staff; owners of historic properties; architects, realtors, contractors, attorneys; cultural resource specialists; local government officials. For more information, contact Tuolumne County Community Development Department at 209-533-5633.

The **Conference of California Historical Societies** is holding its annual meeting **June 25-28, 2009**, in Martinez. For more information when available, visit www.californiahistorian.org.

The next regularly scheduled meeting of the **State Historical Resources Commission** is Friday, **July 31, 2009** in Sacramento. For more information visit www.ohp.parks.ca.gov/?page_id=21372.

The **City of San Clemente** is sponsoring a workshop on Spanish Colonial Revival Architecture at 6:30 on **August 13, 2009**. For more information, contact Jennifer Gates at 949-361-6192 or gatesj@san-clemente.org.

The **California Council for History Education** will hold its fourth annual conference, **September 24-26, 2009**, in Costa Mesa. For more information, visit www.csuchio.edu/cche/.

