

**STATE HISTORICAL RESOURCES COMMISSION  
DEPARTMENT OF PARKS AND RECREATION**

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**LAUREN W. BRICKER, Ph.D.**

*.....Chairperson*

**LUIS HOYOS, AIA**

*.....Vice Chairperson*

**CLAIRE BOGAARD**

**KATHLEEN GREEN**

**MARY L. MANIERY**

**CAROL L. NOVEY**

**MILFORD WAYNE DONALDSON**

*.....Executive Secretary*

**DRAFT**

Quarterly Meeting  
of the  
**STATE HISTORICAL RESOURCES COMMISSION**

Resources Building  
Resources Auditorium  
1416 9th Street, First Floor  
Sacramento, California 95814

August 5, 2005

**MINUTES****COMMISSIONERS PRESENT**

Lauren W. Bricker, Ph.D., Chairperson

Luis Hoyos, AIA, Vice Chairperson

Claire Bogaard

Kathleen Green

Mary L. Maniery

Carol L. Novey

**STAFF PRESENT**

Milford Wayne Donaldson, FAIA, Executive Secretary

Stephen Mikesell, Deputy State Historic Preservation Officer

Camille Valencia, Recording Secretary

Maryln Lortie, Staff Historian

Cynthia Howse, Staff Historian

Diane Thompson, Staff Assistant

Tara Todd, Staff Counsel, Department of Parks and Recreation

**I. CALL TO ORDER**

Legal notice having been duly given, the State Historical Resources Commission meeting was called to order at 9:00 a.m. by Chairperson Bricker. Those assembled recited the Pledge of Allegiance.

## **II. INTRODUCTION OF COMMISSIONERS AND STAFF**

Commission members introduced themselves and Wayne Donaldson, State Historic Preservation Officer, (SHPO), introduced Office of Historic Preservation (OHP) staff.

## **III. WELCOME**

Paul Romero, Chief Deputy Director, California State Parks welcomed the Commission to Sacramento on behalf of Mike Chrisman, Secretary of the Resources Agency, telling them that Parks, a key department in the Resources Agency, is the only state department specifically tasked with preserving and interpreting historic resources and is one of the major owners of historic resources in the United States. The fact remains, however, that the vast majority of historic resources are owned in California by private individuals, along with cities and counties. This is why the State Historic Resources Commission and the Office of Historic Preservation are so important. It is through this office that the State can act in partnership with private individuals, cities, counties, and even federal agencies to preserve and continue to use properties for the common good.

Roberta Deering, Preservation Director, City of Sacramento, also extended a warm welcome to the Commission, adding that the City of Sacramento could not be more pleased to have been chosen for the California Indian Heritage Museum site and is looking forward to working with State Parks. Commissioner Kathleen Green is putting together a celebration of the 30<sup>th</sup> anniversary of the historic preservation program for the City of Sacramento to take place on October 29<sup>th</sup> at the Memorial Auditorium. On November 18<sup>th</sup>, Jim Henley will host an open house at the Sacramento Archives and Museum Collections Center, an incredibly valuable resource for the whole region. Finally, she invited everyone to attend April 20-23, 2006 the 31<sup>st</sup> Annual California Preservation Conference, which will be held in Sacramento. Co-sponsors will be the Office of Historic Preservation of California State Parks, the City of Sacramento and the Sacramento Preservation Roundtable. Conference hotel will be the Sheraton Grand and activities will take place at the National Register listed Memorial Auditorium.

## **IV. RESOLUTIONS**

Resolutions were presented to retiring State Historic Resources Commission commissioners Philip Choy and Anthea Hartig thanking them for their valuable service to the Commission and the State. Ms. Hartig has accepted a position as Executive Director of the Western Office of the National Trust for Historic Preservation.

A Resolution recognizing the Leland Stanford State Historic Park was presented to Charles Anspach on behalf of the Leland Stanford Memorial Foundation and Chief Deputy Director Paul Romero on behalf of California State Parks as Leland Stanford SHP prepares for a grand reopening as both house museum and site dedicated to use by the Governor and leadership of the State Legislature on State occasions.

A Resolution commending the Sacramento County Historical Society for its long service to the citizens of Sacramento, both living and dead, was presented to Jim Henley, past President of the Society, in lieu of current president Mary Helmich, who was unable to attend.

Finally, a Resolution recognizing Locke and the two agencies, Sacramento Housing and Redevelopment Agency, and State Parks, which have, in the concert, begun the process of restoring this community, founded by Chinese immigrants and designed by Chinese architects, so as to tell its fascinating chapter in California's history.

**V. APPROVAL OF MINUTES OF MAY 5, 2005**

Commissioner Green moved and Commissioner Manieri seconded that the minutes be approved as written. **Action:** Motion unanimously carried.

Chairperson Bricker made two suggestions with regard to the preparation of the minutes. She hoped that in future the narrative that accompanied the slide show of properties to be considered would be included. In addition, she asked that in future committee reports be made available as appendices of the minutes on the OHP web site.

**VI. COMMISSION AND STAFF REPORTS**

**A. CHAIRPERSON'S REPORT**

Chairperson Bricker welcomed those present to the Sacramento meeting of the State Historic Resources Commission and went on to thank State Parks for the peek commissioners had gotten at the still-beautiful Heilbron House and the about-to-reopen Leland Stanford State Historic Park, which all agreed was spectacular. She commended commissioners for their steadfastness in digesting the large amount of written material they receive prior to each meeting to facilitate the decisions they make every time the Commission is convened.

**B. EXECUTIVE SECRETARY'S REPORT**

SHPO Milford Wayne Donaldson, FAIA, announced the 2005-2006 Certified Local Government Grants awarded by the Office of Historic Preservation. Six grants were awarded this year, one of them to San Juan Bautista, a brand new Certified Local Government, which was awarded \$24,000 to develop a historic context and reconnaissance survey. He acknowledged Cindy Woodward for her work in awarding the grants and encouraging San Juan Bautista to apply for a grant. City of Ontario was awarded a \$16,000 grant to complete Phase Three of their Cultural Resources Database; to the City of San Clemente, \$16,000 to develop a historic context for the city; to the City and County of San Francisco, to develop the historic context for the Mission District and a reconnaissance survey of the Inner Mission; to the City of San Jose, to define the Japantown historic context and, finally; to the City of Vallejo, to do a

Historic Structures Report. He encouraged certified local governments to apply for the money available from the National Park Service.

### C. DEPUTY STATE HISTORIC PRESERVATION OFFICER

Deputy SHPO Steve Mikesell brought commissioners up to date on the progress of the 2005 Comprehensive Statewide Historic Preservation Plan. He promised that the finished product would be ready in time for the November commission meeting in Fresno. **Action:** Commissioner Hoyos moved that the Commission accept the plan as complete in concept and context, with the understanding that there will be some revisions following additional public comment. Commissioner Bogaard seconded that motion, adding that she thought it a good plan which shows great thought and care. Motion unanimously carried.

## VII. SLIDE PRESENTATION

Maryln Lortie and Cynthia Howse presented slides of all properties being nominated.

Commissioner Manieri applauded the fine quality of the nominations presented.

Chair Bricker commended those responsible for shepherding the nominations through the process for their patience and tenacity.

## VIII. CONSENT CALENDAR

### A. NATIONAL REGISTER OF HISTORIC PLACES

#### **Ainsley House**

Campbell, Santa Clara County  
Local Level of Significance

#### **Calexico Carnegie Library**

Calexico, Imperial County  
Local Level of Significance

#### **Cottrell House**

Eureka, Humboldt County  
Local Level of Significance

#### **Gould, Thomas, Jr., Residence**

Ventura, Ventura County  
State Level of Significance

#### **Sears, Roebuck & Company Mail Order Building**

Los Angeles, Los Angeles County  
State Level of Significance

A group of supporters spoke of their affection for the **Calexico Carnegie Library**, beginning with Senator Ducheny, Calexico's Mayor, Alex Perrone, followed by Margarita De Necochea, 84, who said her beloved library had educated her and her seven children, her son Gordon, and Michael Charles, who read the newspaper account from the 1919 opening of the library.

Susan Blake and Joanna Herz, members of the Campbell Historic Preservation Board, spoke in support of the **Ainsley House** nomination. Gloria Chun Hoo,

Director of the Campbell Historical Museum and **Ainsley House**, added her support for the nomination and thanked Staff Historian Lortie for her counsel and support in moving the application forward.

Cynthia Thompson of Historic Resources Group spoke on behalf of the Gould family in support of the nomination of the **Thomas Gould, Jr. Residence**, followed by Robert Gould, grandson of Thomas and Mabel Gould.

#### B. CALIFORNIA REGISTER

##### **Stephens & Bobbitt Mortuary**

San Bernardino, San Bernardino County

Deanna Adams, who owns the property, spoke in support of the nomination of the **Stephens & Bobbitt Mortuary** and thanked Janet Hansen for her help.

#### C. CALIFORNIA HISTORICAL LANDMARKS

##### **Giant Dipper Roller Coaster**

San Diego, San Diego County

Commissioner Novey praised the quality of the nominations and said she particularly enjoyed the **Giant Dipper** nomination.

#### D. POINTS OF HISTORICAL INTEREST

##### **Topanga Christian Fellowship Church**

Topanga, Los Angeles County

##### **Camarillo House & Rancho**

Camarillo, Ventura County

Art Dulay, Camarillo Ranch Manager and representing the Camarillo Ranch Foundation, spoke in support of the nomination of **Camarillo Ranch & Rancho**.

Chairperson Bricker commented that she and Janet Hansen had done the initial documentation of the Ranch.

**Action:** Commissioner Novey moved, and Commissioner Green seconded, that the Consent Calendar be approved. Motion unanimously carried.

### IX. DISCUSSION

#### A. NATIONAL REGISTER OF HISTORIC PLACES

##### **Salk Institute for Biological Studies**

La Jolla, San Diego County  
National Level of Significance

##### **G. T. Marsh and Sons**

Monterey, Monterey County  
Local Level of Significance

## **Salk Institute for Biological Studies**

Chairperson Bricker asked if any commissioners wished to recuse themselves. None did. She then told the interested parties that each side would have 20 minutes to present its case. After both sides had been heard, a five minute rebuttal was possible. Ms. Valencia would be the timer.

Vice-chair Hoyos advised the audience that this nomination had been heard at the Bakersfield meeting. Since then, commissioners had visited the site and seen firsthand the varying boundaries put forth by proponents and opponents of the nomination.

Staff Historian Howse made the staff report, recommending the full legal parcel and noting that because of owner opposition, the property could only be found eligible for listing.

### **Proponents**

Attorney Courtney Coyle led off with the assertion that the appropriate boundary should be the boundary for the entire legal parcel. She was followed by Jeffrey Shorn of the Salk Coastal Canyon Coalition of San Diego, an architect and co-preparer with Vonn Marie May of the nomination. He reiterated Coyle's belief that the entire 26  $\frac{3}{4}$  acres be placed on the National Register under Criterion C. He was followed by Ms. May. Ms. Coyle did the wrap-up for the group, followed by Charles Kaminsky, also a San Diego architect, who urged the Commission to forward the nomination to the Keeper of the "most unique space on the West Coast."

### **Opponents**

Beth Alton, Chris VerPlanck, and David Watson provided the Commission with their opposing view of the nomination. Mr. VerPlanck, of Page & Turnbull, said he had done a detailed analysis of the suggested boundaries, and the larger recommended boundary suggested by the proponents included too many non-contributing resources. Further, he said the North Mesa should be excluded as it is designated for future development. Mr. Watson, an attorney for the Salk Institute, discussed the legal aspect of the earlier hearing and, given the vulnerability of the Commission's earlier actions, asked that the matter be postponed for hearing at the November commission meeting.

### **Proponent Rebuttal**

Attorney Coyle said she had appreciated the Page & Turnbull analysis of the boundaries, but disagreed with the conclusions it reached.

### **Close of Public Comment**

### **Commissioner Comments**

Chairperson Bricker said she appreciated the comments of both sides, including the legal analysis and the professional opinions expressed.

Vice-chair Hoyos said he had changed his mind, that the overwhelming evidence suggests that the three components of the plan – meeting house, residence and

laboratory – were part of a cohesive whole; he was convinced by the evidence presented that the entire legal parcel defined the preferable boundary.

Commissioner Bogaard agreed that the information provided commissioners had provided a good education and that she too supported the full legal boundaries.

Commissioner Maniery said she still had a problem with the issue of integrity on the East side of the campus; she felt the new buildings had broken the flow.

Commissioner Green asked staff whether, if the Commission adopted the legal boundaries, would that mean that the property is a district and thus be handled differently?

Staff Historian Howse answered that the technical category wouldn't affect the way the property was handled by the National Park Service.

Commissioner Hoyos said he preferred the interpretation of the full site as contributing to the integrity of the laboratory building. Commissioner Novey agreed that the full legal parcel is the appropriate boundary.

Chairperson Bricker commented that she had considered the Page & Turnbull notion of conceiving the site as a district the district idea initially, but ultimately felt the buildings didn't hang together as they would on a college campus where all the buildings were designed at the same time or in sympathy with each other and believed the site best interpreted as dominated by the labs.

Commissioner Green asked Staff what happens if owners of the property object to its listing. Staff Historian Howse responded that if the Commission approved the whole legal parcel, the nomination would be forwarded to the Keeper as eligible for the National Register.

**Action:** Commissioner Bogaard moved, and Commissioner Hoyos seconded, that the nomination be approved for the full legal parcel, the revised square footage as of July 22, and that it finds the resource eligible for listing on the National Register of Historic Places. Motion carried five votes yes, two votes no.

### **G. T. Marsh & Sons**

Maryln Lortie presented the staff report on the G. T. Marsh & Sons National Register nomination. Commission Chair Bricker then advised proponents and opponents of the nomination that each side would have twenty minutes to present their position and supporting arguments, after which each side would have an additional five minutes rebuttal time.

### **Opposition to the Nomination:**

James Sweeney, attorney for the Catholic Diocese of Monterey, noted that the building belongs to the Monterey Diocese. He argued that there is a Government Code exemption from designating this building as a landmark because the building is owned by the Catholic Church. It is structurally unsound. He added that the nearby street is closed to prevent the building from falling into the street.

In the view of the Diocese, the building has no commercial value as it is severely dilapidated. The building was a purely commercial building built by an Australian. In addition, it was his contention that the very application was procedurally defective, as described in a letter from David Swiegart.

Robert Teegarden, representing the California Catholic Conference of Bishops, stated that the Diocese objects because of the lack of historic nature of the building.

**Proponents of the Nomination:**

Enid Sales, speaking for proponents of the nomination, admitted that the building needs maintenance, but is not in danger of collapse.

Kingsley pointed out that it is ironic that the Diocese accepts historic designation for some buildings, but would deny it to the Marsh Building.

**Opponent Rebuttal**

Mr. Sweeney observed that Ms. Sales is not an engineer; the building is dangerous. The building was used by the Diocese until it was considered too dangerous. He also observed that the "Establishment clause" of the Constitution prevents the listing.

**Public comment was closed.**

**Discussion by the Commissioners**

Commissioner Novey asked the Commission's attorney if AB 133 applied to this building. Staff Attorney Tara Todd responded that AB133 applies to local governments, not to a state commission.

Commissioner Maniery asked if, under the "Area of Significance" whether the building can rightfully be called Asian. Staff Historian Lortie said that the building can be seen as promoting understanding of the cultural wealth of Asian culture.

Commissioner Maniery then asked what the integrity of the Marsh Building garden is based upon, as it is reported having gone mostly to seed. And what about the removal of decorative elements of the building? SHPO Donaldson said that most of the decorative elements are intact, but the garden had lost a lot of landscaping.

Commissioner Hoyos asked how great is the loss of integrity. He added that he was inclined to find merit in this nomination, but continued to have some reservations. Chairperson Bricker answered that the nomination was put forward under "commerce" and "ethnic heritage" and that while "commerce" is appropriate, "ethnic heritage" is not. Staff Historian Lortie added that removing "ethnic heritage" would not be a substantive change. Commissioner Maniery said she felt "commerce" was appropriate, as the building was clearly a commercial establishment.

**Action:** Commissioner Hoyos moved, and seconded by Commissioner Green, that the Commission support the staff report and find the property eligible for

listing on the National Register of Historic Places under Criteria A and C at the State level of significance. Motion carried unanimously.

## B. PROGRESS REPORT

The following nominations have been placed on the National Register of Historic Places. The National Park Service Notice of Listings identifying these nominations has been received by the Office of Historic Preservation since the last regular meeting of the Commission. *These properties also have been placed on the California Register of Historical Resources.*

<b>The Ramona</b> , West Hollywood, Los Angeles Co. Determined eligible	4/13/05
<b>Chateau Colline</b> , Los Angeles, Los Angeles Co. Additional documentation approved	6/10/05
<b>Standish Hall</b> , Standish, Lassen Co.	6/17/05
<b>Old Webster Schoolhouse</b> , Markleeville, Alpine Co.	7/11/05
<b>Wayfarers Chapel</b> , Rancho Palos Verdes, Los Angeles Co.	7/11/05

## C. CALIFORNIA REGISTER OF HISTORICAL RESOURCES

### **Lincoln Place Apartments**

Commissioner Hoyos, while stating the reasons why he had no requirement to do so, nevertheless recused himself from the discussion and voting on this property.

Commissioner Bogaard also raised the issue of possible bias as she is a member of the National Trust for Historic Preservation. While noting that there might be cause to raise the issue, there is no substance, so she concluded she would feel no conflict of interest in participating in the discussion and voting for this nomination.

Chairperson Bricker noted that she also understood she may have been considered biased due to her position as Chair of the Commission Subcommittee on the Modern Movement, also concluded that she could participate in the discussion and voting without conflict of interest.

Staff Historian Lortie read the staff report on the property and recommended the property be found eligible for listing in the California Register under criteria 1 and 3.

Commission Chairperson Bricker again advised the proponents and opponents of this nomination that they would be given 20 minutes to state their positions and provide supporting arguments. Following the 20 minute expositions, each would be allowed five minutes to rebut the other's arguments.

### **Proponents:**

Amanda Seward stated she was the author of the nomination, which was not written on behalf of the Los Angeles Conservancy.

Laura Burns spoke next, saying she had done some research on primary sources. She provided information on architects Ralph Vaughn and Hilyard Robinson. She showed a film on post WWII housing.

Next was Dorothy Wong, who wrote the National Register nomination for Baldwin Hills Village and did a study of the garden city movement. She said Lincoln Place was a good example of the garden city movement and of the political, economic, and artistic standards of its time, and the need for affordable housing as men returned from serving in the World War.

Finally, Gayle Sansbury, who did her 1993 Master's thesis on Lincoln Place, spoke of her conclusion that Lincoln Place was significant.

**Opponents:**

Liz West, representing State Senator Tom Torlakson, suggested that the Commission postpone its consideration of Lincoln Place; she said the Commission needs more time to consider the consequences of its findings.

Patty Schweger, representing AIMCO Venezia, noted her employer is the largest owner of affordable housing in the country, owns 70 properties in California alone, but believes that Lincoln Place is not worthy of preservation.

Bill Delvac, attorney for AIMCO Venezia, said he was stunned that the information he and his team had provided the Commission had not been included in the Staff report.

Mary Roberts, a tenant of Lincoln Place Apartments, also spoke in opposition to this nomination.

**Applicant Rebuttal:**

Susan Brandt-Hawley, attorney for the applicant, said it is time to make a decision on this. The Court of Appeal ruled against AIMCO. The Commission's National Register determination of eligibility is valid and has reversed the decision of the trial court. She further voiced her conclusion that there is no CEQA issue.

Ms. Seward said that her July 28 letter was responsive to Mr. Delvac's contentions. She added that Paul Lusignan of the National Park Service had advised applicants that the nomination had merit.

**Opposition Rebuttal:**

Mr. Delvac stressed the Keeper's action on the application as evidence of its ineligibility.

**Commissioners' Comments**

Commissioner Novey wondered if the applicant had addressed the questions raised by the Keeper. Ms. Lortie said she believed that the applicant had addressed the issues adequately.

Commissioner Green stated that she agreed with the staff report.

Commissioner Bogaard thanked staff for providing the Commission with all the information on this issue and added that even with the demolition of some of the buildings at Lincoln Place, integrity of the property remains adequate. She was

also appreciative of the large number of supportive letters. She added that she believed the nomination was a strong one.

Commissioner Maniery asked whether, taking the demolition of some buildings into account, Lincoln Place was still among the largest garden-city apartment complexes. Ms. Stansbury responded that it was.

Chairperson Bricker noted that she was appreciative of the California Register nomination of Lincoln Place.

**Action:** Commissioner Bogaard moved, and Commissioner Green seconded, that the State Historical Resources Commission find Lincoln Place Apartments eligible for listing on the California Register under criteria 1 and 3 and adopt the findings of the staff report. The motion was unanimously carried.

#### **X. PUBLIC COMMENTS**

There were no public comments during this meeting.

#### **XI. COMMISSIONERS' COMMENTS**

Commissioner Green said she would like the Commission to write a letter to the Department of General Services asking them not to move the Heilbron House.

Staff Counsel Tara Todd advised the Commission that, as such an action was not noticed prior to the meeting, to act on this suggestion, the issue must be placed on the next meeting agenda.

SHPO Donaldson remarked that it was a complex issue. He suggested that he and Commissioner Green provide information to the Commission about this issue.

Deputy SHPO Mikesell commented that he had intended to have a presentation of the facts and issues surrounding the West End Project at the Workshop the previous day, but the only time representatives of the Department of General Services had available conflicted with the Commission meeting.

SHPO Donaldson told the Commission that he and Tim Brandt, Supervising Restoration Architect in the Office of Historic Preservation had attended meetings where they had staunchly opposed moving the Heilbron House.

Chairperson Bricker suggested that an independent body such as the Commission might lend greater if it opposed the projected move.

Wayne Donaldson then announced to the Commission that MaryIn Lortie, who heads up the Registration Unit, has decided to retire and her last day in the office would be September 9, 2005.

Commissioner Maniery said that Committee reports from the Information Center Procedural Advisory Committee were available.

**XII. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 4:05 p.m.

Respectfully submitted,

Milford Wayne Donaldson, FAIA  
Executive Secretary

DATED \_\_\_\_\_