



## Liquidating History: Picturesque Community Weighs Cash Value of National Register-Listed Estate



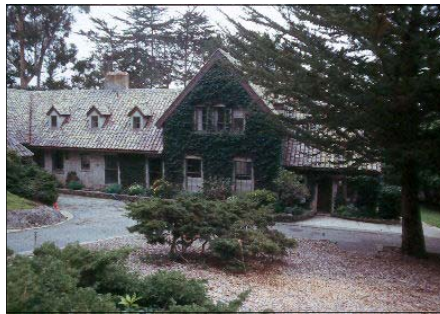
Budgetary constraints and public access issues are polarizing community residents over the fate of the **Flanders Mansion**, one of only two National Register properties in scenic **Carmel-by-the-Sea, CA**. In 1924 noted San Francisco architect Henry Higby Gutterson was hired to design a home and gardens for Paul and Grace Flanders. "Outland," as the 5,559 square foot house was originally known, is a Tudor Revival, English style cottage, one of Carmel's first structures in this pictorial style. Gutterson was a graduate of U.C. Berkeley and L'École des Beaux Arts in Paris and during his career was associated with architects such as Bernard Maybeck, Willis Polk, and Ernest Bourn. The Flanders were important local residential property developers and instrumental in developing the prototype for this style which would become the very essence of Carmel.

Throughout its history the "village in the forest by the sea," as Carmel is known, has had a strong tradition of preserving and enhancing the natural environment and open space. In 1972 the City purchased the Flanders Mansion and joined it with adjacent property purchased in 1971 to form the Mission Trails Nature Preserve/Park. Looking out toward Point Lobos, the Carmel Mission, and the Pacific Ocean, the 33-acre Mission Trails Preserve encompasses five miles of trails once used by the Padres as they walked from the Carmel Mission to the Presidio of Monterey. The Flanders Mansion is also located adjacent to the historically significant Lester Rowntree Native Plant Garden.

Ongoing budget deficits have prompted Carmel to consider selling city parkland, including the Flanders Mansion and 1 1/2 acres, for short term revenue gain. In December 1999, the City Council voted to pursue sale or long-term lease of the Flanders Mansion and surround-

ing acreage in order to raise funds. The City Council continues to make sale of the Tudor Revival residence, along with another park, a top priority. Carmel currently estimates that sale of the property might generate revenue of as much as \$5.2 million.

In 1998 a group of local residents formed the Flanders Foundation -- a tax-exempt, nonprofit organization with the goals of preserving and restoring the Flanders Mansion and gardens and retaining it in the public domain for public use and benefit. Preservation of the Flanders Mansion for public use is essential to the integrity of the surrounding Mission Trails Preserve. In 1999 the Western Office awarded a small Preservation Services Fund grant to the Flanders Foundation to develop a comprehensive business plan for the Foundation to present to the City Council. The Foundation has proposed that the building might be converted to a community arts and natural history center/museum, providing an ideal opportunity for creation of a Carmel-by-the-Sea museum of art to exhibit Carmel's currently undisplayed art collection.



At a community forum co-sponsored by the Flanders Foundation and the National Trust in late February 2004, Western Office Director Holly Harrison Fiala and Regional Attorney Mike Buhler publicized the Mansion's uncertain future and presented possible solutions to the concerns of neighborhood residents. Western office staff addressed a group of more than eighty, including Carmel's Mayor and members of the City of Monterey's Planning Department, providing case studies of similar historic properties in affluent neighborhoods that have been successfully converted to public use. Overcoming ongoing neighborhood opposition has been an issue in exploring adaptive uses for Flanders. In the late 1990's plans to use the mansion as a

culinary arts center were quashed by neighbors, despite the support of Carmel planning officials. At the forum Western Office staff announced a second grant to the Flanders Foundation: to develop a community outreach program to generate support for continued public ownership and use of the Flanders Mansion. Preservationists attending the forum from the neighboring communities of Carmel, Monterey, and Pacific Grove also announced the establishment of a new group, the Alliance of Monterey Area Preservationists (AMAP).

The Flanders Foundation continues with its "Save Flanders" campaign, including numerous ads in the local press, successful postcard campaigns, and, most recently, a letter to Carmel's registered voters publicizing the threat to the property. Melanie Billig, President of the Foundation and former mayor of San Luis Obispo, personally leads tours introducing Flanders and the Mission Trails Preserve to local residents and visitors. "We won't give up," says Billig, "and we're working with great intensity. It sets a very dangerous precedent to carve out a piece of property from a nature preserve and market it for private use. Carmel would be short-sighted to sacrifice public benefit and access, reuse potential, and community history to satisfy short-term revenue goals. We will fight to the end to keep Flanders in public ownership."

The City of Carmel continues to pursue its plans to sell the Flanders Mansion, despite lively dissent in the local press and well-attended, bi-monthly walking tours of the nature preserve offered by the Flanders Foundation. Sale of the Flanders Mansion could be an agenda item at a Carmel City Council meeting as early as August 3rd.

To learn more go to:

<http://www.flandersfoundation.org/index.htm>

### MARK YOUR CALENDAR!

The **National Main Street Center** is currently seeking session proposals for the **2005 National Main Street Conference**, to be held **May 8-11, 2005** in Baltimore, MD. This year's theme is "**Cool Cities: Old Building, New Attitudes**". To download submission forms go to <http://conference.mainstreet.org/>. **Deadline: August 2, 2004.**

## California Cultural and Historical Endowment (CCHE)

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citizens of California to strengthen and deepen their understanding of the state's history, its present society, and themselves.

The Endowment endeavors to achieve these lofty goals in part through the funding of historic and cultural preservation projects. The endowment seeks to fund the preservation of historic resources commonly associated with California while seeking out projects that tell the parts of California's story that are currently absent or underrepresented in existing heritage facilities. It will strive to achieve careful balance, geographically, among communities and organizations of large and small size, and among diverse ethnic groups. While the mission of the endowment is far-reaching, it should be understood that California law restricts the use of bond funds to construction or acquisition of capital assets: "tangible physical property with an expected use of 15 years or more." Consequently, the endowment will pursue other funding sources that can support cultural resource projects that do not involve capital costs.

The Endowment is currently undertaking an intensive planning process for the implementation of a competitive grants program. Endowment staff have produced both a draft "concept paper" to provide overall guidance to a grant program, as well as draft grant applications guidelines for the proposed three-year cycle of Prop 40 grants.

The Endowment has convened a series of public workshops across the state to listen to public comment regarding the CCHE Concept Paper and Grant Application Process. In addition, the draft documents are available on-line at [www.library.ca.gov/CCHE](http://www.library.ca.gov/CCHE).

The National Trust Western Office strongly encourages all California preservationists to review and comment on these important documents. Comments can be made directly to the endowment, or through our office. We will continue to work to assure that Prop 40 funds are expended to the maximum extent on projects that preserve California's diverse cultural heritage resources. The National Trust is a founding member and founder of the newly-reconstituted Californians for Preservation Action, a coalition of

preservation organizations from throughout the state advocating for smart cultural heritage resource policy.

### Who is the Endowment?

The Endowment operates under the direction of a 10-member board. This Board is made up by:

the State Librarian, who serves as Chair;

the Secretary of the Resources Agency, Mike Chrisman (Represented by Walter Gray);

the Director of the Department of Finance, Donna Arduin (Represented by Bob Campbell)

Three members appointed by the Governor:

Mr. James Swinden, of Laguna Beach;  
Ms. Suzanne Deal Booth, of Los Angeles;  
Mr. Robert V. "Bobby" McDonald, of Anaheim Hills;

Two members appointed by the Senate:

Ms. Betsy Reeves, of Fresno;  
Ms. Marie Acosta, of San Francisco;

Two members appointed by the Assembly:

Ms. Georgette Imura, of Sacramento;  
Ms. Cynthia Campoy-Brophy, of Los Angeles

In addition, two members of the Senate and two members of the Assembly will meet with the Endowment and participate in its activities. Senator John Burton and Senator Richard Alarcon currently represent the Senate, while Assemblymembers Marco Firebaugh and Jerome Horton represent the Assembly.

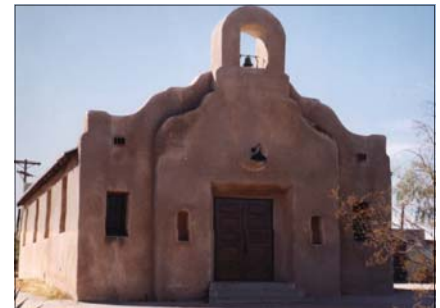
Earlier this month, Governor Arnold Schwarzenegger appointed Susan Hildreth the State Librarian of California. Hildreth has had a distinguished career in public librarianship, most recently serving as City Librarian at San Francisco Public Library. Governor Schwarzenegger says of Hildreth's appointment, "She shares my commitment to education and to preserving our state's rich cultural heritage..."

The Executive Officer of the Endowment is Diane Matsuda, former director of the California Civil Liberties Public Education Program. Matsuda is a recent graduate of the National Trust's Preservation Leadership Training Program.

## Pima County

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Pima County Bond projects include:



San Pedro Chapel Rehabilitation (above)  
Canoa Ranch Buildings Rehabilitation and Adaptive Use  
Empirita Ranch Buildings Rehabilitation and Adaptive Use  
Steam Pump Ranch Rehabilitation and Adaptive Use  
Robles Ranch Rehabilitation and Adaptive Use  
Agua Caliente Ranch Rehabilitation and Adaptive Use  
Binghampton Buildings Rehabilitation and Adaptive Use  
Pantano Townsite Acquisition and Interpretation  
Helvetia Townsite Acquisition  
Fort Lowell Officers Quarters Acquisition  
Performing Arts Center Rehabilitation  
Colossal Cave CCC Visitor Center Rehabilitation  
Dunbar School Rehabilitation and Adaptive Use (pictured below)



Ajo Curley School Rehabilitation and Adaptive Use  
Anza National Historic Trail and Campsites Establishment  
Tumamoc Hill Acquisition and Management Plan  
Marana Mound Site Acquisition  
Dakota Wash Site Acquisition  
Honey Bee Village Site Acquisition  
Coyote Mountains Sites Acquisition  
Los Morteros Site Acquisition and Interpretation  
Valencia Site Acquisition and Interpretation

## June Preservation Services Fund Grants



**Friends of Shelton Gymnasium, Shelton, WA** received a **\$2,500** grant to hire an architect to prepare a Historic Structures Report, including a Structural Analysis of the Shelton Gymnasium (1941).



The **City of Pomeroy, WA** was awarded an **\$875** grant to sponsor a workshop, which will educate City and County officials on how to effectively administer the provisions of the City of Pomeroy's Historic Preservation Ordinance; as well it will give an opportunity to the community to hear about the benefits of historic preservation.



**Lewis-Clark Early Childhood Program, Inc., Lewiston, ID** received a **\$4,000** grant to hire an architect who will develop a comprehensive plan for adaptive reuse and future site development of historic structures of the Children Home Finding and Aid Society of North Idaho (1906).

### Two ways to keep up with the Western Office!

Join our mailing list by sending an email to [wro@nthp.org](mailto:wro@nthp.org) or visit the National Trust's website at: [http://www.nationaltrust.org/about\\_the\\_trust/western.html](http://www.nationaltrust.org/about_the_trust/western.html)

## APPROACHING DEADLINES

### "Restore America: Communities at a Crossroads"

National Preservation Conference in **Louisville, Kentucky, September 28 - October 3, 2004**. The preliminary program and on-line registration will be available from **June 1, 2004**. To learn more about the conference and to register go to <http://www.nthpconference.org/>. Deadline for early-bird registration rates is **July 31, 2004**. Early registration fees make it economical for you to attend. By registering before July 31, you can save up to \$175.

Applications for the National Trust's **Preservation Services Fund Grants** are being accepted until **October 1, 2004**. Applicants are strongly encouraged to contact the **Western Office** prior to submitting an application.

For additional information regarding these grants contact Melita Jureša-McDonald, Program Assistant, [melita.juresa-mcdonald@nthp.org](mailto:melita.juresa-mcdonald@nthp.org).

The **2005 Preserve America Annual Presidential Award** applications are now available. Four Preserve America Presidential Awards are given each year — two for projects or programs that advance heritage tourism and two for outstanding privately funded historic preservation projects or programs. Additional information, as well as a downloadable nomination form, can be found at <http://www.preserveamerica.gov/presidentialaward.html>. **Preserve America**, a White House initiative developed in cooperation with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, and the U.S. Department of Commerce highlights the efforts of the President and Mrs. Bush to preserve our national heritage.

**Deadline: November 1, 2004.**



Former Idaho Advisor John Bertram, joins current Idaho Advisor Terri Schorzman and Regional Attorney Mike Buhler in presenting Advisor Emeritus Sheri Freemuth with the Distinguished Preservationist Award at the Idaho Historic Preservation Council's Orchids and Onions Awards on May 22, 2004.

## IN MEMORIAM

The Western Office is deeply saddened to report the sudden death of National Trust trustee **Ellen Ramsey Sanger**, who died suddenly in San Francisco on July 8th, 2004. She was 56.

A long-time advocate for historic preservation and the arts in San Francisco, Ellen chaired the Trust's public advocacy committee and sat on the Trust's 10-member Executive Committee.

"I am so deeply saddened -- this is such a terrible shock," said Trust president Richard Moe. "She was wonderful and gracious and had such exceptional leadership skills. She stood out."

"Ellen was a committed preservationist and devoted to the West," said Holly H. Fiala. "We will miss her greatly."

After receiving a master's degree in American history in 1973 from the University of Michigan, Ellen joined the staff of the President's Advisory Council on Historic Preservation in Washington, D.C. She was an historical consultant for the firm of noted architect Robert Venturi and she served as executive director of San Francisco Architectural Heritage from July 1980 until March 1981. Ellen also served as a trustee or member of such groups as the San Francisco Art Institute and the San Francisco Public Library Commission, as well as the Presidio Council.

Ms. Sanger, is survived by her daughter; Catherine Shea Sanger; her mother, Ruth Ramsey of Wilkes-Barre; and many cousins in Pennsylvania.



Western Advisors were well represented at the opening of the Farnsworth House outside of Chicago, Illinois. Joining NTHP President Richard Moe are (L. to R.): Jerry Myers, ID; Tim Whalen, CA; Sue Fann Chung, NV; Mary Thompson, WA; Barbara Sidway, OR & Susan Brandt-Hawley, CA.