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8-18-72

Reagan Chooses Mansion Architect

SACRAMENTO (UPI) — Gov. Reagan's architect has been awarded a state contract to plan a new governor's mansion in Sacramento, it was reported yesterday.

The Reagan Administration chose William Stephenson, 60, a Los Angeles architect, to submit what it terms "a program" for the estimated \$1 million mansion. Stephenson designed Reagan's seaview home in Pacific Palisades.

State Architect Fred Hummel said there was no public bidding on the \$5,000 contract signed this week, but that was normal for awarding contracts for "professional services" such as architectural.

Hummel, who hired Stephenson after his recommendation by the governor's office, said the architect has two months to submit a "program of factors" such as style of the home, type of landscaping, and number of rooms to be considered in construction of the mansion. He said the contract for designing the residence will be awarded later.

Hummel said he assumed Reagan and his wife were favorable to him (Stephenson) because he did a good job for them.

The 1972 legislature appropriated \$150,000 for preliminary plans and site preparation for the mansion to be built on an 11-acre wooded site overlooking the American River east of Sacramento.

Shortly after taking office in

1967, Reagan moved his family out of the official century-old governor's mansion in downtown Sacramento. Mrs. Reagan called the place a noisy fire-trap.

Since then the state has been paying the Reagans \$15,000 per year rent for a \$150,000 home owned by a group of the governor's close political associates and friends.

Stephenson designed Reagan's Pacific Palisades home in 1956 when Reagan was a television star. The architect also has designed homes for singer Tony Martin, orchestra leader Paul Weston, and actress Laraine Day.

Hummel said he selected Stephenson from a list of seven architects "who have done big residences." He said "there are not many of these architects."

Stephenson previously drew preliminary architectural plans for a proposed mansion when a group of Reagan supporters conducted an unsuccessful fund-raising campaign to collect \$550,000 for a new governor's home in 1968-69. Only \$130,000 was collected.

If Stephenson's general architectural proposal wins the approval of the Reagan Administration and key legislators, Hummel said, a contract for detailed design will be awarded.

Hummel said Stephenson "may or may not" be selected to do the design work.

S.F. Chron

8-16-74
Governor's Mansion

State Contract for Reagan's Architect

Sacramento

The architect of Governor Ronald Reagan's private residence in Pacific Palisades has been awarded a \$5000 state contract to start designing a new governor's mansion.

Reagan's office said that architect William Stephenson of Los Angeles had been selected to start work on the long-delayed new mansion.

Stephenson, 60, has specialized in designing Southern California homes for prominent entertainers and businessmen.

He designed the Reagans' Pacific Palisades home, which was completed in 1956 when the former motion picture star was a television entertainer. Stephenson has also designed homes for former baseball manager Leo Durocher, singer Tony Martin and orchestra leader

Paul Weston.

Ed Gray, Reagan's press secretary, said Stephenson's 60-day contract is limited to a maximum of \$5000 in fees and expenses for preliminary "program" work and does not include the actual drawing of any detailed or preliminary plans.

The 1972-73 state budget provides \$150,000 for design and site preparation for a new mansion on an 11-acre site near Sacramento. Actual construction is expected to total about \$1 million and would not be completed until the end of Reagan's present term in 1974. *Associated Press*

Governor's Home

Rec 8-10-72

LA Architect Will Draw Preliminary Plans

Architect William Stephenson of Los Angeles, who specializes in designing homes for Hollywood celebrities, has been awarded a \$5,000 contract for preliminary work on the governor's mansion.

This was disclosed today by Edwin Gray, press secretary to Gov. Ronald Reagan.

Gray said the contract for a detailed design will be awarded after Stephenson

completes "writing a program" for the project.

Stephenson, 60, designed the governor's Pacific Palisades home at a time when Reagan was a motion picture and television actor. He also has designed homes for former baseball manager Leo Durocher, singer Tony Martin and orchestra leader Paul Weston.

The 1972-73 state budget has an appropriation of

\$150,000 for design and site preparation on an 11-acre site overlooking the American River near Carmichael.

In describing the nature of Stephenson's contract, Gray said:

"He is going to be putting in writing those kinds of things a governor's mansion should include, such as security, fencing, driveway, how many rooms and entertainment facilities."

The contract was awarded to Stephenson without competitive bidding. However, the main contract is expected to attract competition from major architectural firms throughout the state.

It is reported Stephenson favors a Spanish-style mansion and views the result as "a comfortable home in the country, large enough for entertainment. It should not be an office building."

STATE LETS \$5,000 CONTRACT

S. Joe

Stephenson

Reagan's Man Gets Mansion Job

8-11-72

SACRAMENTO (UPI) — Gov. Ronald Reagan's private architect has been awarded a state contract to plan a new governor's mansion in Sacramento, it was reported Thursday.

The Reagan administration chose William Stephenson, 60, a Los Angeles architect, to submit what it termed "a program" for the estimated \$1 million mansion. Stephenson designed Reagan's sea-view home in Pacific Palisades in 1956.

State Architect Fred Hummel said there was no public bidding on the \$5,000 contract signed this week, but that was normal for awarding contracts for "professional services" such as architectural.

Hummel, who hired Stephenson after his recommendation by the governor's office, said the architect has two months to submit a "program of factors," such as style of the house, type of landscaping, and number of

rooms to be considered in construction of the mansion. He said the contract for designing the residence will be awarded later.

Hummel said he assumed Reagan and his wife "were favorable to him (Stephenson) because he did a good job for them."

The 1972 Legislature appropriated \$150,000 for preliminary plans and site preparation for the mansion to be built on an 11-acre wooded site

overlooking the American River east of Sacramento.

Shortly after taking office in 1967, Reagan moved his family out of the official, century-old governor's mansion in downtown Sacramento. Mrs. Reagan called the place a noisy firetrap.

Since the state has been paying the Reagans \$15,000 per year for rent on a \$150,000 home owned by a group of the governor's close political associates and friends.

Rec

\$5,000 TO PLAN NEW GOVERNOR'S MANSION

Times

8-11-72

Reagan Home Designer Gets State Contract

BY WILLIAM ENDICOTT

Times Staff Writer

SACRAMENTO — The Los Angeles architect who designed Gov. Reagan's Pacific Palisades home has been awarded a \$5,000 contract by the state to begin preliminary work on a new governor's mansion.

State officials confirmed Thursday that William Stephenson was selected from a list of seven architects on the basis of a recommendation by Reagan.

State law does not require competitive bidding for professional services, and American Institute of Architects' regulations prohibit architects from bidding on such projects.

State architect Fred Hummel said Stephenson's job will be to write a plan "describing what a governor's resident should be—how big, how many rooms, preliminary cost estimates, landscaping, security."

Hummel said the 60-year-old Stephenson was chosen "because of his experience with big residential work." He has specialized in designing Southern California homes for prominent entertainers and busi-

nessmen.

"We have not hired an architect for the governor's mansion," said Hummel. "Stephenson will do no designing, no drawing. This is a very minor contract."

Once Stephenson's preliminary work is completed, probably within two months, the state "will go through a procedure again to determine who will design it. This man should be considered," Hummel said.

Hummel said that although the governor's office recommended Stephenson, there was no pressure from the governor to hire him. "I haven't even talked to the governor about it," he said.

The 1972-73 state budget contains \$150,000 for design and site preparation for a \$1 million mansion on an 11-acre wooded site overlooking the American River east of Sacramento.

There is no firm timetable for actual construction, but Reagan has said on several occasions that the mansion will not be completed before his second term expires in 1974.

Since he also has said he will not seek reelection to a third term, that

means he and his wife, Nancy, will never occupy it.

The Reagans moved out of the official century-old governor's mansion in downtown Sacramento not long after Reagan first took office in 1967.

Mrs. Reagan took one look at its frame structure and its neighbors—motels and service stations—and called it a noisy firetrap.

A group of the governor's close political associates and friends subsequently bought a \$150,000 house in east Sacramento for the Reagan family. The house is rented to the state for \$15,000 a year.

The old mansion now is open to the public as a historical museum.

Stephenson designed Reagan's Pacific Palisades home in 1956 when the governor was a television star. He also drew preliminary architectural plans for a proposed mansion in 1968 when a group of Reagan supporters conducted an unsuccessful fund-raising drive for a new governor's home.

The goal was \$550,000, but the drive collected only \$130,000, and the project was abandoned.

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Governor's mansion NL take 2

SACRAMENTO Governor's
mansion NL take 2; Weston.

The Reagan home in Pacific Palisades has been described by West magazine as "a small, airy, typically Southern California house, built to simple and personal specifications." Newsweek called it "early Howard Johnson."

Ed Gray, Reagan's press secretary, said it is not customary to seek public bids on the type of work Stephenson was hired to do.

Gray said Stephenson's 60-day contract is limited to \$5,000 in fees and expenses calls for his "writing the program" for a new mansion.

"That is, he's going to be putting in writing those kinds of things a governor's mansion should include, such as security, fencing, driveways, how many rooms, entertainment facilities," Gray said.

Stephenson was quoted as saying he hoped the mansion would be designed in a Spanish style and that he viewed it as "a comfortable home in the country, large enough for entertaining. It should not be an office building."

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MANSION 8-10 SX
NIGHT LD

SACRAMENTO (UPI) --GOV. RONALD REAGAN'S PRIVATE ARCHITECT HAS BEEN AWARDED A STATE CONTRACT TO PLAN A NEW GOVERNOR'S MANSION IN SACRAMENTO, IT WAS REPORTED THURSDAY.

THE REAGAN ADMINISTRATION CHOSE WILLIAM STEPHENSON, 60, A LOS ANGELES ARCHITECT, TO SUBMIT WHAT IT TERMED "A PROGRAM" FOR THE ESTIMATED \$1 MILLION MANSION. STEPHENSON DESIGNED REAGAN'S SEAVIEW HOME IN PACIFIC PALISADES.

STATE ARCHITECT FRED HUMMEL SAID THERE WAS NO PUBLIC BIDDING ON THE \$5,000 CONTRACT SIGNED THIS WEEK, BUT THAT WAS NORMAL FOR AWARDED CONTRACTS FOR "PROFESSIONAL SERVICES" SUCH AS ARCHITECTURAL.

HUMMEL, WHO HIRED STEPHENSON AFTER HIS RECOMMENDATION BY THE GOVERNOR'S OFFICE, SAID THE ARCHITECT HAS TWO MONTHS TO SUBMIT A "PROGRAM OF FACTORS" SUCH AS STYLE OF THE HOME, TYPE OF LANDSCAPING, AND NUMBER OF ROOMS TO BE CONSIDERED IN CONSTRUCTION OF THE MANSION. HE SAID THE CONTRACT FOR DESIGNING THE RESIDENCE WILL BE AWARDED LATER.

HUMMEL SAID HE ASSUMED REAGAN AND HIS WIFE "WERE FAVORABLE TO HIM (STEPHENSON) BECAUSE HE DID A GOOD JOB FOR THEM."

THE 1972 LEGISLATURE APPROPRIATED \$150,000 FOR PRELIMINARY PLANS AND SITE PREPARATION FOR THE MANSION TO BE BUILT ON AN 11A ACRE WOODED SITE OVERLOOKING THE AMERICAN RIVER EAST OF SACRAMENTO.

SHORTLY AFTER TAKING OFFICE IN 1967, REAGAN MOVED HIS FAMILY OUT OF THE OFFICIAL CENTURY-OLD GOVERNOR'S MANSION IN DOWNTOWN SACRAMENTO. MRS. REAGAN CALLED THE PLACE A NOISY FIRETRAP.

SINCE THEN THE STATE HAS BEEN PAYING THE REAGANS' \$15,000 PER YEAR RENT FOR A \$150,000 HOME OWNED BY A GROUP OF THE GOVERNOR'S CLOSE POLITICAL ASSOCIATES AND FRIENDS.

STEPHENSON DESIGNED REAGAN'S PACIFIC PALISADES HOME IN 1956 WHEN REAGAN WAS A TELEVISION STAR. THE ARCHITECT ALSO HAS DESIGNED HOMES FOR SINGER TONY MARTIN, ORCHESTRA LEADER PAUL WESTON AND ACTRESS LARRAINE DAY.

HUMMEL SAID HE SELECTED STEPHENSON FROM A LIST OF SEVEN ARCHITECTS "WHO HAVE DONE BIG RESIDENCES." HE SAID, "THERE ARE NOT MANY OF THESE ARCHITECTS."

ALTHOUGH ACKNOWLEDGING STEPHENSON WAS NOT ONE OF HIS RECOMMENDATIONS OF ARCHITECTS TO BE CONSIDERED, HUMMEL SAID THAT "WITH HIS EXPERIENCE STEPHENSON WAS THE MOST CAPABLE MAN AVAILABLE TO US."

STEPHENSON PREVIOUSLY DREW PRELIMINARY ARCHITECTURAL PLANS FOR A PROPOSED MANSION WHEN A GROUP OF REAGAN SUPPORTERS CONDUCTED AN UNSUCCESSFUL FUND-RAISING CAMPAIGN TO COLLECT \$550,000 FOR A NEW GOVERNOR'S HOME IN 1968-69. ONLY \$130,000 WAS COLLECTED.

IF STEPHENSON'S GENERAL ARCHITECTURAL PROPOSAL WINS THE APPROVAL OF THE REAGAN ADMINISTRATION AND KEY LEGISLATORS, HUMMEL SAID, A CONTRACT FOR DETAILED DESIGN WILL BE AWARDED.

HUMMEL SAID STEPHENSON "MAY OR MAY NOT" BE SELECTED TO DO THE DESIGN WORK.

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Governor's mansion

SACRAMENTO AP -The architect of Gov. Reagan's private residence in Pacific Palisades has been awarded a \$5,000 state contract to start designing a new governor's mansion.

Reagan's office confirmed a news story today by Capitol correspondent Martin Salditch of the Riverside Press Enterprise that architect William Stephenson of Los Angeles had been selected to start work on the long-delayed new mansion.

Stephenson, 60, has specialized in designing Southern California homes for prominent entertainers and businessmen.

He designed the Reagans' Pacific Palisades home, which was completed in 1956 when the former motion picture star was a television entertainer. Stephenson has also designed homes for baseball manager Leo Durocher, singer Tony Martin and orchestra leader Paul Weston.

The Press Enterprise reported Stephenson was selected without public bidding from a list of seven architects, a practice state officials said is normal for such a project.

Ed Gray, Reagan's press secretary, said Stephenson's 60-day contract is limited to a maximum of \$5,000 in fees and expenses for preliminary "program" work and does not include the actual drawing of any detailed or preliminary plans.

The 1972-73 state budget provides \$150,000 for design and site preparation for a new mansion on an 11-acre site near Sacramento. Actual construction is expected to total about \$1 million and would not be completed until the end of Reagan's present term in 1974.

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Governor's Mansion take 2
SACRAMENTO Governor's
Mansion take 2: 1974.

Gray said the contract for a detailed design would be awarded after Stephenson completed his job, which Gray described as "writing the program" for the mansion.

"That is, he's going to be putting in writing those kinds of things a governor's mansion should include, such as security, fencing, driveways, how many rooms, entertainment facilities," Gray said.

Salditch said Stephenson would "be in line" to win the later contract for actual design of the mansion. He noted Stephenson has won no architectural awards and was selected for the preliminary work over several award-winning architects.

He quoted the architect as saying he hoped the mansion would be designed in a Spanish style and that he viewed it as "a comfortable home in the country, large enough for entertaining. It should not be an office building."

08-10-72 11.32apd

MANSION 8-10 SX

SACRAMENTO (UPI) --GOV. RONALD REAGAN'S PRIVATE ARCHITECT HAS BEEN AWARDED A STATE CONTRACT TO PLAN A NEW GOVERNOR'S MANSION IN SACRAMENTO, IT WAS REPORTED TODAY.

WILLIAM STEPHENSON, 60, A LOS ANGELES ARCHITECT WHO DESIGNED REAGAN'S SEAVIEW PACIFIC PALISADES HOME, WAS SELECTED BY THE REAGAN ADMINISTRATION TO SUBMIT WHAT IT TERMED "A PROGRAM" FOR THE ESTIMATED \$1 MILLION MANSION.

REAGAN'S PRESS SECRETARY, EDWIN GRAY, SAID THE \$5,000 CONTRACT WAS SIGNED THIS WEEK. THERE WAS NO PUBLIC BIDDING, BUT GRAY SAID THAT WAS NORMAL FOR ARCHITECTURAL AWARDS.

THE CONTRACT AWARD WAS FIRST REPORTED BY THE RIVERSIDE PRESS-ENTERPRISE, WHICH SAID STEPHENSON HAD TWO MONTHS TO COMPLETE THE WORK.

STATE ARCHITECT FRED HUMMEL, WHO HIRED STEPHENSON AFTER HIS RECOMMENDATION BY THE GOVERNOR'S OFFICE, TOLD THE NEWSPAPER HE ASSUMED REAGAN AND HIS WIFE "WERE FAVORABLE TO HIM BECAUSE HE DID A GOOD JOB FOR THEM."

THE 1972 LEGISLATURE APPROPRIATED \$150,000 FOR PRELIMINARY PLANS AND SITE PREPARATION FOR A MANSION TO BE BUILT ON AN 11-ACRE WOODED SITE OVERLOOKING THE AMERICAN RIVER EAST OF SACRAMENTO.

THE REAGANS MOVED OUT OF THE OFFICIAL CENTURY-OLD GOVERNOR'S MANSION IN DOWNTOWN SACRAMENTO EARLY IN 1967. MRS. REAGAN CALLED THE PLACE A NOISY FIRETRAP.

SINCE THEN THE STATE HAS BEEN PAYING THE REAGANS' \$15,000 PER YEAR RENT FOR A \$150,000 HOME OWNED BY A GROUP OF THE GOVERNOR'S CLOSE POLITICAL ASSOCIATES AND FRIENDS.

STEPHENSON DESIGNED REAGAN'S PACIFIC PALISADES HOME IN 1956 WHEN REAGAN WAS A TELEVISION STAR. THE ARCHITECT ALSO HAS DESIGNED HOMES FOR SINGER TONY MARTIN, ORCHESTRA LEADER PAUL WESTON AND ACTRESS LORRAINE DAY.

STEPHENSON WAS SELECTED BY HUMMEL FROM A LIST OF SEVEN ARCHITECTS.

"I THOUGHT IT WAS A FINE SELECTION," SAID HUMMEL, WHILE ACKNOWLEDGING STEPHENSON WAS NOT ONE OF HIS RECOMMENDATIONS.

STEPHENSON PREVIOUSLY DREW PRELIMINARY ARCHITECTURAL PLANS FOR A PROPOSED MANSION WHEN A GROUP OF REAGAN SUPPORTERS CONDUCTED AN UNSUCCESSFUL FUND-RAISING CAMPAIGN TO COLLECT \$550,000 FOR A NEW GOVERNOR'S HOME IN 1968-69. ONLY \$130,000 WAS COLLECTED.

IF STEPHENSON'S GENERAL ARCHITECTURAL PROPOSAL WINS THE APPROVAL OF THE REAGAN ADMINISTRATION AND KEY LEGISLATORS, HUMMEL SAID, HE WILL BE AWARDED A CONTRACT FOR DETAILED DESIGN.

VF/CP1114APD

Governor's Mansion NL

SACRAMENTO AP -The

architect who designed Gov. Reagan's Pacific Palisades residence and the home of baseball figure Leo Burocher has been awarded a \$5,000 contract to start design work on a new governor's mansion.

The signing of a state contract earlier this week with architect William Stephenson of Los Angeles was confirmed Thursday by Reagan's office.

A spokesman for the governor said the contract with Stephenson includes no detailed or preliminary drawings or plans, only "program" work.

The Riverside Press Enterprise reported Thursday that Stephenson had been awarded the preliminary contract without public bids and would "be in line" for the final design contract.

The 1972-73 state budget includes \$150,000 for design and preliminary site work for a new mansion on acreage in a suburb of Sacramento. Final construction costs are expected to total \$1 million or more.

Martin Salditch, Capitol correspondent for the Press Enterprise, said several award-winning architects were suggested for the job but were passed over for Stephenson, whom Salditch said had never won an architectural award.

State Architect Fred Hummel, who said he hired Stephenson on the recommendation of "higher officials," said he assumed that Gov. and Mrs. Reagan "were favorable to him because he did a good job for them."

Reagan has stated publicly that he will not run for a third term as governor in 1974, which makes it likely the new mansion will not be completed until after he leaves office.

The Reagan's moved from the 95-year-old former governor's mansion in downtown Sacramento to a private residence a few months after he took office in 1967, terming the old mansion a noisy firetrap.

Stephenson, 60, has specialized in designing Southern California homes for celebrities. In addition to Reagan's home, which was completed in 1956 when the governor was a television entertainer, Stephenson has also designed homes for singer Tony Martin and orchestra leader Paul Weston.

FREEWAY 8-10 SX

NIGHT LD

SACRAMENTO (UPI) --GOV. RONALD REAGAN'S PRESS OFFICE OVER-ANTICIPATED THE GOVERNOR THURSDAY AND PREMATURELY ANNOUNCED HE HAD SIGNED LEGISLATION VIRTUALLY ELIMINATING THE PROPOSED PACIFIC COAST FREEWAY FROM HALF MOON BAY IN THE NORTH TO SAN JUAN CAPISTRANO IN THE SOUTH.

AFTER LEARNING HE HAD NOT ACTUALLY SIGNED THE BILL, THE GOVERNOR'S RED-FACED PRESS AIDES SAID THERE WAS "ABSOLUTELY NO DOUBT" HE WOULD SIGN IT IN THE NEXT DAY OR SO.

THE PRESS ADIES FAILED TO INFORM NEWSMEN THAT THE MEASURE HAD NOT BEEN SIGNED. THE OFFICE OF ONE OF THE AUTHORS DISCLOSED TO NEWSMEN THAT THE LEGISLATION HAD NOT BEEN SIGNED.

"THE GOVERNOR AND HIS CABINET HAD REACHED A DECISION TO APPROVE THE LEGISLATION AND WE JUST SENT OUT THE PRESS RELEASE PREMATURELY," SAID A REAGAN PRESS AIDE.

UNDER THE BILL, THE ONLY SEGMENT OF THE PROPOSED ROUTE 1 STILL IN THE STATE FREEWAY PLAN IS A ONE MILE SECTION CONNECTION ROUTE 105 SERVING THE LOS ANGELES INTERNATIONAL AIRPORT.

ACTUALLY FOUR MEASURES ARE INVOLVED. THEY ARE AUTHORED BY SEN. DENNIS E. CARPENTER, R-NEWPORT BEACH, AND REPUBLICAN ASSEMBLYMEN FRANK MURPHY OF SANTA CRUZ, JAMES A. HAYES OF LONG BEACH AND ROBERT E. BADHAM OF NEWPORT BEACH.

THE GOVERNOR, IN A PREPARED STATEMENT RELEASED PREMATURELY, SAID HE RECOGNIZED THAT DELETIONS OF ROUTE 1 FROM THE FREEWAY SYSTEM "DOES NOT OFFER A SOLUTION TO THE TRANSPORTATION PROBLEMS IN THE AREAS EFFECTED." BUT HE SAID THE LEGISLATION "CONTRIBUTES TO THE IMPROVING CLIMATE OF COOPERATION BETWEEN THE STATE AND LOCAL GOVERNMENTS THAT WILL LEAD TO A SATISFACTORY SOLUTION."

REAGAN SAID THE LEGISLATION PROTECTED "NEARLY 70 MILES OF COASTLINE AND SEVERAL SOUTHERN CALIFORNIA COMMUNITIES FROM THE PROPOSED ROUTE."

THE CARPENTER BILL REMOVES FROM THE FREEWAY SYSTEM THE PROPOSED PACIFIC COAST FREEWAY BETWEEN TORRANCE AND SAN JUAN CAPISTRANO IN ORANGE COUNTY.

THE MURPHY LEGISLATION REMOVED THE PROPOSED ROUTE BETWEEN SANTA CRUZ NORTH TO THE SANTA CRUZ-SAN MATEO COUNTY LINE NEAR THE ANO NUEVO STATE RESERVE.

THE HAYES AND BADHAM MEASURE STRUCK THE PROPOSED FREEWAY ROUTES IN LONG BEACH AND NEWPORT BEACH.

REAGAN SAID HIS SUPPORT OF THE BILLS DEMONSTRATED HIS ADMINISTRATION'S POLICY THAT LOCAL COMMUNITIES "WILL BE GIVEN A VOICE IN THE PLANNING OF TRANSPORTATION MODES."

"THE REMOVAL OF PORTIONS OF THIS STATE HIGHWAY FROM THE FREEWAY SYSTEM PROVIDES THE OPPORTUNITY FOR A COOPERATIVE REVIEW OF WHETHER A FREEWAY OR SOME OTHER TRANSPORTATION FACILITY WOULD BE MORE APPROPRIATE," HE SAID.

ROUTE 1, INTERACTING WITH HIGHWAY 101, IS STILL IN EFFECT FROM HALF MOON BAY IN SAN MATEO COUNTY TO THE CALIFORNIA-OREGON BORDER.

VF243PPD

RAS - PLS Hold for Mansion file. Ed

**CITIZENS FOR A RESIDENCE
FOR CALIFORNIA GOVERNORS**



governor's mansion

634 SOUTH SPRING STREET
LOS ANGELES, CALIFORNIA 90014
PHONE: (213) 620-9300

OFFICERS * HOLMES TUTTLE - President
JAQUELIN H. HUME - Vice President
HUGH H. EVANS, SR. - Vice President
WILLIAM FRENCH SMITH - Secretary
LELAND M. KAISER - Treasurer

August 21, 1969

Mr. Caspar W. Weinberger
Director of Finance
State of California
State Capitol, Room 1145
Sacramento, California 95814

Dear Mr. Weinberger:

Enclosed herewith is an executed Grant Deed from the Citizens For A Residence For California Governors, a California corporation, conveying to the State of California the real property owned by it in the County of Sacramento as described therein. The Citizens For A Residence For California Governors also hereby transfers to the State of California all plans and drawings and cash on hand consisting of approximately \$

The conveyance of the real property and the transfer of the plans and drawings and cash is being made upon the condition (1) that the State erect on such property with State funds a residence for the Governors of the State of California, and (2) that the names of eligible contributors (to be supplied in an appropriate time capsule by this corporation) be placed in the foundation of the residence.

Very truly yours,

**CITIZENS FOR A RESIDENCE FOR
CALIFORNIA GOVERNORS**

By Holmes Tuttle, President

ACCEPTED AND AGREED TO
ON BEHALF OF THE STATE
OF CALIFORNIA

Caspar W. Weinberger
Director of Finance
State of California

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file Paul - will you put a new ending on this + put out for
 Californians can thank "the prettiest palm tree in the state" for their old Executive Mansion, *now abandoned by Gov. Ronald Reagan.*

The rambling Victorian-Gothic hodgepodge might never have become a headache for the State of California except for a 60-foot ^{Royal} palm tree ~~xxx~~ which fronted the house. The ornament easily outshone the centerpiece for stateliness, and according to ^{some} ~~at least one~~ source, ~~it~~ was the deciding factor in favor of acquiring the house to be used as California's Executive Residence.

Today, the State is faced with a new question: What to do with the crumbling old house now that it no longer serves as the Executive Mansion?

proposal
 The initial impulse, strongly felt and easily accepted, was to convert it into a historical monument. ~~The impulse was natural and the project appeared~~ ^{it} logical and justified on the face of it. But State officials, ~~burdened~~ ^{burdened} with the responsibility of implementing the notion, ran smack into some hard facts.

The 90-year-old four-story frame house has long been condemned by officials as a firetrap. *The first question was,* How do you make it safe for ~~some~~ crowds of people to tour through?

Then there is the question of ~~fundamental~~ structural soundness. For starters, it has been recommended that all the flooring in the corridors and landings be railed to make them safe for public use.

Estimated first-year costs to operate the old Executive Mansion as a historical monument, open to the public, run up ~~into~~ ^{high-cost} six figures. Even under this/estimate, upkeep and personnel would be kept to the absolute minimum and only a portion of the house would be open to the public. The house would be closed off from the third floor up in an effort to keep down costs and meet safety requirements.

All of which has caused State officials to have ~~had~~ some second thoughts about the ~~whole~~ idea. (Just how "historical" is the old house anyway? How many people would want to spend their time touring ~~it~~ through it now that it is ~~a has been~~, no longer the Governor's residence? *it became the executive mansion* How did the State get "stuck" with it in the first place?

Which brings us back to the "prettiest" palm tree.

Back in 1903, the California Legislature appropriated \$50,000 for construction of an executive residence. This was ~~not~~ not the first time the need for an official residence ^d has been officially recognized. An Act of 1870 authorized construction of a mansion, but by 1874, the resulting building was deemed ~~entirely~~ inappropriate for an executive residence, so State officials went back to the ~~old~~ drawing board and redesigned the building for use as the State Printing Office.

Following the 1903 appropriation, bids were solicited but they were all rejected because they exceeded the amount appropriated. The State then went ~~on a~~ house-hunting ~~spree~~. This, too, turned up many rejects for such reasons as inadequate stables. Finally attention focused upon "the Steffens property" at 16th and H. ~~It did not~~ *But* ~~inspire huzzas.~~ Even in 1903, the best that could be said for it was that it was "one of those good, old-fashioned, roomy homes" (Sacramento Union, July 9, 1903).

But if nothing else, it ~~was~~ roomy, rambling all over the large corner lot. It was convenient to the Capitol, ^{it did have a} ~~had~~ large stable, and--most important of all--it was available for the right price.

A sticking point was the architecture. Even at this relatively early date, only 25 years after construction of the house, and at a time when gingerbread and spiked-rail fences and mansard roofs still abounded, it was generally recognized that the house at 16th and H was an architectural monstrosity.

As Laura Steffens, daughter of Joseph Steffens, who sold the house to the State, delicately put it in a letter dated April 4, 1917: "We never ^mad~~i~~red the architecture, but do not consider that any of us are judges of that."

State officials, saddled with responsibility, considered that they were judges of architecture, and they didn't admire it either, to put it mildly. But then, there was that stately Royal Palm in front of the place.

"It is probable that there is not a prettier specimen in the state," the Union reported (Aug. 24, 1905), "And the admiration it aroused in the Governor's mind doubtless had an effect in the formation of his decision in favor of the property..."

~~Commentary~~ The Union explained: "It is known that the Governor recognized that the building had not the architectural design of modern ~~xxxx~~ construction but he considered that the palm tree and other sub-tropical growth about the place more than compensated for any imputed shortcomings in other ~~xxxx~~ regards."

And the price was right.

The house was built in 1877 by Nathaniel Dudley Goodell for Albert Gallatin. Goodell arrived in Sacramento in August of 1849 and camped under a great oak tree. ~~He was~~ a carpenter who had taught himself architecture, ^{he} and had built residences and "three large factories" in Massachusetts, he said, before migrating to California. He tried prospecting without success, then went back to carpentering and construction, eventually building the Gallatin house. ~~So much for the background of the "architect."~~

Gallatin was the managing partner of Huntington & Hopkins, described as the largest hardware house on the Pacific Coast at the time. One source in the archives reveals that "Gallatin had

apparently made a substantial profit from sale of material for the State Capitol...and some of this money most likely entered into the building of his palatial home."

Another source put it this way: "As supplier of much of the building material for the State Capitol, he also incorporated many of these items into his home."

Gallatin sold the house to Joseph Steffens in 1888. A native of Canada, Steffens had come to California as a clerk, later became a partner in the firm which employed him, and eventually he was appointed a bank director. His son, Lincoln Steffens, was 21 at the time of the purchase and a student at the University of California, but ~~it is~~ it is said that he spent much time at the house with his parents. ~~One can only speculate upon the twist the bizarre house may have exerted upon~~ ^{of course} young Steffens who went on to become a radical left-wing writer famed for his muckraking.

Joseph Steffens was willing to part with his house for \$32,500. Gallatin is reported to have spent \$60,000 on its construction, although Goodell allegedly said he stopped counting when the cost crossed the \$75,000 mark. However, Gallatin is believed to have saved much on materials due to his position.

By 1906, the State had spent ~~\$~~ \$54,000 on the purchase, improvement and furnishing of the house; an additional appropriation was passed in 1905 to cover the ^{additional} ~~surplus~~ expenditure. Gov. Pardee had moved into the house in November of 1903; presumably he indulged himself in admiring ~~finances~~ glances at the Royal Palm which caused him to settle on this house in the first place. ~~There was little else to admire.~~

The Sacramento Union struggled to maintain a constructive attitude toward the State's new acquisition in its August 24, 1905, feature story complete with pictures. The reporter felt duty-bound to confide in

(more)

his readers: "The Union has had photographs taken. It will be noted that the picture-maker, with the eye of a true artist, has chosen views that present the complete structure in the least objectional aspect."

The word "homelike" was the strongest approving appellation the Union ~~may~~ could ~~summon up courage to~~ apply to the house.

But State officials today ask themselves: Homelike to whom?

~~Dracula?~~

The old Executive Mansion is eerie and forbidding. It looks like the setting for ^a the Hitchcock horror epic, "~~Psycho~~", or perhaps TV's "The Munsters."

Muriel Barnett, a feature writer for the old Los Angeles Mirror, gave readers her reaction when she first saw the house (July, 1951): "The Governor's Mansion was a shock. The house is white frame Victorian Gothic and looks like the inspiration for a Charles Addams cartoon."

In point of fact, bats in habited the upper reaches of the Mansion (which is as tall as a modern five-story building) and when the Warrens ^{Earl} moved in, they found the place boarded up ^{beginning at} from the third floor on up. When they investigated, they found ~~it~~ the ~~unpopulated~~ ^{third floor was} bat-infested and cobweb shrouded.

Besides ~~the~~ bats, sewer ~~a~~ gas was found to be invading the Mansion shortly after Gov. Pardee moved in--which probably set him to thinking about Steffens' willingness to sell for a low price. Action was taken to seal off the sewers.

^{"workers of the world," better known as the} The "Wobblies", a group of ~~left-wing~~ radicals, were accused of implication in the 1917 dynamiting of the then ^{on} occupied Mansion, which, ^{however} unfortunately failed to demolish it.

(more)

^{Frank}
Gov. Merriam refused to live in the place preferring a suite at a hotel until he married in 1936 at which time, by some coincidence, he was persuaded to move into the Mansion.

Many colorful descriptions have been coined to fit the Mansion but no one is reported to have said that it looks like an Executive Mansion. One writer observed: "The Governor's Mansion...looks like a six-tiered wedding cake" (L.A. Times, March 23, 1958).

The low status of the Mansion was underscored by an incident in 1953 when a Portland newspaper inadvertently ran a picture of California's Executive Mansion over a caption describing it as the future home of Oregon's Governor. The paper, the Governor, legislators and every other open target was hit with protests from outraged Oregon citizens who demanded that something be done to keep their Governor from having to move into such a place. "Surely the State of Oregon ^{cannot} ~~can find~~ allow its Governor to live in a place like that," ~~if you can't find a better home than that for the Governor, one letter-writer complained.~~

A Sacramento paper (the Bee, March 6, 1953) conceded that the Mansion was known as a "Victorian architectural monstrosity" but carried the news that Gov. Warren had loyally defended California's home for its Governors.

~~In plain words, the Mansion is an eyesore and it has been so for a long, long time.~~ Miss Barnett summed up critical assessment of the house when she wrote: "The old Stanford House, also Victorian, nevertheless has a certain simplicity and dignity that the Governor's Mansion completely lacks."

~~Besides its ugliness,~~ the Mansion has been held to be unsafe for at least 26 years. The San Francisco Chronicle of June 10, 1941 carried a story in which ~~an~~ condemnation of the Mansion as a fire ~~trap~~ trap was advocated.

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In a letter to Gov. Brown dated Sept. 11, 1959, State Fire Marshall Joe R. Yockers described the fire hazards:

"The mansion building is of wood frame construction throughout... In many instances, the walls are set out from the main walls a distance of 18 to 24 inches, providing hidden areas through which fire might develop and spread without being observed...there are also vertical shafts extending up through the building that would tend to spread fire rapidly in ~~enclosed~~ enclosed areas where it could not be observed.

"Interior stairways are all of the open unprotected type and are connected to corridors on all floor levels. This presents a very dangerous situation since a fire occurring in the basement ^{(or} ~~of~~ lower floors would quickly involve all corridors and stairways above, rendering them unusable as means of escape. This situation could occur in as little as 3 to 6 ~~min~~ minutes after a fire started and should the fire be a slow, smoldering fire as is quite often the case in a building of this type, the corridors and stairways would become so involved with smoke that they would be untenable as means of escape from the upper floor...There is no question but that this building in its present condition presents a serious hazard to life in event of fire..."

Lewis F. Lionvale, Senior Engineer of the Division of Buildings and Grounds, put it more bluntly in his memo of Aug. 7, 1959: "...the Governor's Mansion is definitely a fire trap."

Yockers told reporters he had been trying to get the Governors out of ^{house} ~~that place~~ for 15 years. It was at this time that ropes were secured at various windows so that the Governor and his family could ~~escape a~~ ~~fire by~~ ~~lowering~~ themselves to the ground ~~via the rope.~~

(in the event of fire)

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(~~x x x~~ event of fire.)

By this time, ^{also} the old ^{house} ~~Mansion~~ had been ^{officially} certified as ~~unsafe~~ unfit for use as a rest home, nursing home or boarding house under California statutes. It could be used for only one purpose: Housing ^{the state's} ~~our~~ chief executive and his family.

█ (pickup top of Page 8: Plans for a new x x x)

Plans for a new Executive Mansion date back to 1929 but due to one thing and another, ground has yet to be broken for the structure. In the meantime, pending ~~an~~ construction of a new Mansion financed by private funds raised through public subscription, ^{the current governor, Ronald} Gov. Reagan and his family have chosen to live ^{elsewhere, in a home they rent with their own} in a house which is actually safe--structurally and in event of ~~fire~~ fire. ^{money.}

In retrospect, California ^{has} lucked it out and managed not to burn up a Governor ~~in~~ and his family in the old Executive Mansion, but State officials, scratching their heads and trying to figure out what to do with the old Mansion, ask themselves: ^{advertise} Does Ford point with pride to Edsels? Does General Motors/~~get~~ Corvair testimonials from court transcripts? Does West Germany publicize the Hindenberg? Does Alaska distribute movies of the Juneau earthquakes? Does the Southern California All-Year Club circulate color brochures of the Watts riots? Do hillside ~~a~~ real estate developers commission paintings of mudslides? Does the Los Angeles Department of Water and Power buy billboard space for pictures of the cracked Baldwin Hills Reservoir? Does Brinks prepare brochures documenting the string of ~~armored~~ armored ~~xxx~~ truck robberies? Do tobacco companies buy television time to read Cancer Society reports ^{the hazards of} on/cigarette-smoking? Does the Southern California Auto Club use ~~six~~ helicopter shots of freeway jams as a selling point for more freeways? Does the New York Stock Exchange hold an annual celebration of Black Tuesday?

^{the state of} Then why should California preserve and even enshrine its ancient shame, the mouldering old Executive Mansion--and at a six-figure annual cost?

State officials, ^{considerations} aware of ~~his~~ "history fanatics" who want to preserve everything in sight, do not pretend to have the answer, but they think they have come up with a question which deserves serious ^{thought.}

in retrospect california lucked out. despite some false alarms
the fire that everyone feared never materialized and california
governors went on