



# CALIFORNIA PRESERVATION<sup>®</sup>

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A QUARTERLY PUBLICATION OF THE CALIFORNIA PRESERVATION FOUNDATION

## HAPPY 25TH ANNIVERSARY!!!

### *This issue:*

5 2000 Design  
Award  
Winners



Cassandra Walker, CPF President (1998-2000) with Mardi Bennett, CPF's first Executive Director enjoying the 25th Anniversary Celebration at the Haas-Lilienthal House in San Francisco March 4, 2000.

by Roberta Deering

Looking at the California Preservation Foundation's *first* twenty-five years, the very beginnings involved people, meeting in living rooms, planning to (as they would have said in the 70s) "build a movement" for preservation in California . . . people such as Mardi Bennett, John Merritt, Steven Taber and others. Their meetings were finally formalized, with the incorporation, in 1976, of "Californians for Preservation Action." The national lobbying organization, Preservation Action, had formed just over a year before, HUD was offering Community Development Block Grants that included historic preservation, then-President Nixon was signing Executive Orders, which have since become the "Section 106 Review" process, and, as preservationists of a certain age will remember, 1976 was the big American Bicentennial year . . . and probably the biggest year in which local governments enacted their first preservation ordinances. The timing was ripe for this new "movement."

Californians for Preservation Action held

its first Board meeting, and first Workshop, "Lobbying and the Legislative Process: Incomplete Guide to State Organizations and Resources," in Santa Barbara. And, since then the organization's priorities have been rooted in building awareness — among Californians and their elected officials — of the values of preservation, and in developing (and using) the tools to preserve California's vast wealth of historic resources.

In less than two years, the organization's leaders determined the need to incorporate as a 501(c)3 not-for-profit organization and the California Preservation Foundation was formally created in 1978. Education and advocacy have played the major roles in this preservation "movement" throughout this 25-year history. Workshops, growing and evolving from that first Santa Barbara workshop, and covering a wide range of preservation topics and training sessions, have continued to be part of the organization's major educational programs.

Starting a tradition of what has become probably the single-most popular educational



Three generations of CPF Executive Directors at the 25th Anniversary celebration (from left to right): John Merritt (1983 - 1995), Roberta Deering (1999 - present), Jeff Eichenfield (1995-1998).

forum in the state, Californians for Preservation Action sponsored, at Filoli and Pasadena in 1976, the first California Preservation Conference; the Conference in Monterey this year is the 25th Annual Conference! Quite an accomplishment! For many years the conference has been supported with matching grants by the State Office of Historic Preservation and the National Trust for Historic Preservation. Key co-sponsors, each year, are the local organizations, cities and towns that work with the California Preservation Foundation to handle all the local arrangements, often providing in-kind services and underwriting for events. And, who can forget the Eureka conference, with its earthquake ending! And, the largest-ever statewide conference, held in Los Angeles!

Not only has the Annual California Preservation Conference been a leader in its own right, it has "spun off" a major awareness-building program of the California Preservation Foundation, now in its 17th year . . . the Annual Preservation Design Awards. This year's Preservation Design Awards Committee Chair, Christopher Johnson, notes that nominations have improved significantly over those years, to the point where the jury is finding it increasingly difficult to decide between excellent projects. While hard for the jury and those projects not selected for an award, he feels this is a very positive sign, due in large part from the success of the Preservation Design Awards as a showcase of quality preservation projects over the past 17 years.

Education and awareness are also major components of the California Preservation Foundation's 25 years of publications, quarterly newsletters,

and, more recently, its website. These have grown, evolved and, especially the website, offer increasing opportunities for outreach.

Support for local preservation efforts and advocacy for stronger preservation programs and decision-making in California — both locally and at the state level — has been a mainstay of the organization. This has included efforts such as working to ensure the historical resources provisions of the California Environmental Quality Act are being administered properly, developing best-practices advice for use in earthquake recovery efforts, and pursuit of legal actions with preservation partner organizations, such as the suits against the proposal to extend the 710 Freeway to Pasadena.

The organization has now begun to look forward to its *next* 25 years. Early this year, the California Preservation Foundation's Board of Trustees completed a seven-month effort to develop a 2000-2005 Strategic Plan. The Plan, which will be available later this month, focuses on growing and diversifying the organization's membership, strengthening its financial structure, becoming a more effective advocate and voice for preservation throughout the state, and developing programs, products and services to best meet the organization's mission... *to ensure that California's diverse historic resources are identified, protected and celebrated for their role in history and in California's economy, environment and quality of life.*

The growth in California's "preservation movement" over the past 25 years is a testament to many, many people — from approximately 100 Trustees over those years, to countless thousands of individual and organizational members throughout the state, to CPF's staff and volunteers, and to partner preservation organizations — all helping, in many and varied ways, to "build the movement" and preserve California's wealth of historic resources . . . a most worthy cause!



25th Anniversary attendees enjoyed a spectacular historic Adobe house cake. Thank you Fremont Bakery of Sacramento.

## President's Report—Cassandra Walker

I am very proud to have served the California Preservation Foundation as President for the last two years. It has been a wonderful experience to work with such an exceptional and dedicated Board of Trustees and professional office staff. This has been a great time of change for CPF. We have struggled through the process of staff changes and recruiting our third Executive Director. We made the commitment to improve CPF's financial position with more aggressive fund raising, annual giving and sponsorship programs. We have reached new levels of success in our fund raising efforts. We have undertaken new membership activities and restructured renewals to an annual membership cycle. We have targeted a President's Circle membership campaign and have strengthened our relationship with business through this effort. CPF is on a new path with a five-year Strategic Plan that will be unveiled at CPF's Annual Membership meeting on April 15, 2000 in Monterey.



During my two-year term, we have continued our education mission through sponsoring the Annual California Preservation conference last year in Palm Springs, and this year in Monterey. We have sponsored workshops held throughout the State on such topics as California's Register of Historic Resources, the newly-revised State Historic Building Code and held a special training session for local Preservation Commissions and staff in Long Beach. And, the Annual Preservation Design Awards continue to showcase the best preservation projects in the state. We continue to provide support for local preservationists' efforts, from preservation ordinances were active in a variety of advocacy issues from preservation ordinances in Palo Alto to Historic Preservation overlay zones in Los Angeles. I am proud that as we celebrate our 25<sup>th</sup> Anniversary, CPF continues to grow as strong and very active statewide preservation organization.

This has been a wonderful experience for me. My goal two years ago was to develop new relationships with our preservation partners and begin to develop a stronger statewide preservation network. I think we are on the way to accomplishing both of those goals. It has been a pleasure to work with a visionary Board, dedicated staff and the members throughout the State. This June the Board will elect a new President and as your Emeritus President, I look forward to still being involved. My new goal is to get those 100 or so past Trustees involved again. There is so much preservation work we can accomplish together.

### New CPF Tour! — Treasures of the South Bay

This bus tour to selected historic sites in Long Beach and Wilmington takes you behind-the-scenes to explore how to meet the challenges of the future of our history. The tour visits Rancho Los Cerritos, Rancho Los Alamitos, the Queen Mary in Long Beach, and the Banning Residence Museum in Wilmington, all of which have undertaken master planning efforts to shape their futures. The two Ranchos date from the 18th century and represent the transformation of Spanish and Mexican California into urbanized communities. Rancho Los Alamitos is renowned for its garden restoration. The Queen Mary is an icon of Art Deco design which is balancing restoration and economic development issues. The Banning Residence Museum, built in 1864, is the finest example of domestic Greek Revival architecture in Southern California, with carefully restored interiors.

The tour is sponsored by CPF and will be led by Ruthann Lehrer, Neighborhood and Historic Preservation Officer of Long Beach. **Call CPF to register.**  
**Date: Saturday, June 24th, 9:00 am to 5:00 pm.**

**Cost: \$75 for CPF members, \$100 for non-members** includes discounted 1-year membership. Registration includes lunch. Registration deadline: June 19th.



Rancho Los Cerritos



California Preservation is published by the California Preservation Foundation, California's only statewide, non-profit organization promoting historic preservation. Contributors are: Roberta Deering, Karin Martin, and Cassandra Walker. Your contributions are always welcome. Please include a black & white glossy to illustrate your story.

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**MONTGOMERY HOTEL MOVE — WORLD RECORD**

by Ellen Garboske, Preservation Action Council of San Jose

Excitement and trepidation were in the air on Saturday, January 29, 2000 as San Jose's venerable Montgomery Hotel began the journey to its new foundation some 190 feet south of its original location. Viewers watched in wonder as this unusual event unfolded — at an estimated weight of 9.5 million pounds it is the world's heaviest building ever relocated intact and on hydraulic jacks equipped with rubber wheels.

San Jose native T.S. Montgomery built his namesake hotel in 1911. For many years the Montgomery Hotel was considered one of the West Coast's premier hotels.

Though determined eligible for the National Register of Historic Places and listed on the California Register of Historical Resources, San Jose's City Council rejected the application for City Landmark status and voted to demolish the building in favor of an addition to the Fairmont Hotel. PACSJ took legal action. Last November newly elected Mayor Ron Gonzales reversed the decision to demolish the Montgomery and proposed moving the structure to make way for the Fairmont annex. Mayor Gonzales and PACSJ negotiated a settlement of the legal action.

The Montgomery's estimated 4,816 tons rested on I-beams attached to the building's 56 pillars, which in turn rested on mobile hydraulic jacks equipped with rubber tires. The lines of mobile jacks were linked by electric cables with a small computer operated control box. The mobile jacks rolled the hotel to its new location well within the expected three hours, although there was a delay after 25 feet due to a computer glitch (in Silicon Valley?) but the move went smoothly after that. A cheer rose from the crowd when "Monty" arrived at its destination.

**Save Our Ship!**

The S.S. Catalina, known as the "Great White Steamer" is listed on the National Register, registered as a California State Historical Landmark and is a City of Los Angeles Historical Cultural Monument. But, since December of 1997 it's been aground in low water in the harbor of Ensenada, Mexico.

Mexican authorities released ownership of the ship to Americans interested in returning it home to Southern California, but to date efforts by the Save Our Heritage Organisation and others need a big boost since only a small percentage of the amount needed to return and repair it has been raised. The Ensenada authorities are allowing her to remain in the harbor only until a new cruise ship dock is ready to open. Time is of the essence.

Lots of memories for many Californians stem from experiences aboard this ship, as well as War service to 820,000+ soldiers in WWII (the most of any Army Transport during the War).

To donate funds or for more information, including current and retro pictures, visit: <http://escapist.com/sscatalina>. Or call David Engholm at 541-267-0451.

The following financial information was inadvertently omitted from the Annual Report that was published in the last issue of *California Preservation*.

<b>STATEMENT OF ACTIVITY</b>		<b>ASSETS, LIABILITIES AND FUND BALANCES</b>	
<b>Year Ended September 30, 1999</b>		<b>at September 30, 1999</b>	
<b>RECEIPTS</b>		<b>ASSETS</b>	
Memberships and contributions	\$ 56,432.62	Cash	\$ 24,724.66
Conference	86,838.44	Money Market Fund	24,984.71
Programs	21,423.00	Inventory	1,117.35
Bldg, code project grant	3,550.00	Prepaid Expenses	1,062.15
Interest and other	<u>3057.61</u>	Equipment-Net	<u>849.00</u>
<b>Total Receipts</b>	<b>171,301.67</b>	<b>TOTAL ASSETS</b>	<b><u>52,737.87</u></b>
<b>DISBURSEMENTS</b>		<b>LIABILITIES AND FUND BALANCES</b>	
Personnel	\$ 95,947.78	Accounts Payable	\$ 1,637.36
Programs	4,160.58	Endowment Fund	23,890.05
Conference	43,411.71	General Fund	<u>27,210.46</u>
Newsletter	6375.13	<b>Total Liabilities and Fund Balances</b>	<b><u>52,737.87</u></b>
Office expenses	<u>28902.13</u>		
<b>Total Disbursements</b>	<b>178,797.33</b>		
<b>NET SURPLUS/(DEFECIT)</b>	<b>\$ (7495.66)</b>		

**TREASURER'S CERTIFICATE**

The accompanying financial statements were prepared without audit from the books and records of the corporation.  
/s/ David Cocke, Treasurer  
October 1999

## 2000 Preservation Design Award Winners

Twenty-two distinguished projects received a prestigious 2000 Preservation Design Award (PDA) from the California Preservation Foundation (CPF). Now in its 17th year, this highly selective tribute to accomplishments in design, construction, planning and technology celebrates projects in historic preservation that are considered significant at a statewide level. The Awards were presented at a benefit event honoring the winners on Saturday, February 19, 2000. An esteemed group of historic preservation professionals served on the Awards Jury.

### 2000 PDA Jury:

Stade Craigo, FAIA, Senior Restoration Architect, California Office of Historic Preservation; Holly Fiala, Director, Western Regional Office, National Trust for Historic Preservation; Bill McCandless, AIA, Principal, Wirth & McCandless Architects; Dolores Mellon, Historic Preservation Officer, City of Fresno; and, Franz Steiner, AIA, Vice-President, VBN Architects.

*PDA Committee Chair, Chris Johnson, thanks the jury and notes that current CPF Trustees are not eligible as members of the Jury.*

*All entries remain anonymous until after the jury's evaluations.*



The site of the ceremony, and a recipient of a CPF Preservation Design Award this year, the Egyptian Theatre was built by architects Meyer & Holler in the heart of growing downtown Hollywood. The building was listed on the National Register of Historic Places in 1984 as a contributor to the Hollywood Boulevard Commercial and Entertainment District. It was designated as a City of Los Angeles Historic-Cultural Monument in 1993. The Egyptian in Hollywood was among the first of many Egyptian Revival style theaters across the country, inspired by the discovery early in 1922 of the tomb of King Tutankhamen.

The project included restoring the forecourt to its historic appearance, including uncovering and restoring decoratively painted figures. The late 1920s vertical neon "Egyptian" sign was replicated using historic photographs.

The design plan allowed for contemporary cinema presentation within the restored historic plaster shell. This "theater within a theater" consists of two large, metal frames which are supported from columns at the floor, but which do not have contact with the decorative plaster walls or ceiling of the auditorium. A balcony inserted into the box defined by the armatures is supported from columns at the floor of the auditorium, free and articulated from the historic rear and side walls. The armature allows contemporary systems to be installed without cutting the wall and floor finishes. Rectangular panels are attached to this frame and can be retracted to allow for the original volume and finishes of the walls to be visible or can be left in place for a functional acoustical environment for cinema with sound.

## 2000 Preservation Design Awards

*A sincere thank-you to the supporters who made it possible!*

### PRIMARY SPONSORS

Analytical Planning Services, Inc., Irvine  
EQE International, Inc., Oakland  
Historic Resources Group, Hollywood  
Johnson Fain Partners, Los Angeles  
Marcel Machler Carving & Sculptures, Twin Peaks  
McGilliard & Sons Inc, North Hollywood  
Ove Arup & Partners California, Los Angeles  
Psomas, West Los Angeles  
Simpson, Gumpertz & Heger, Inc., San Francisco

### NOTABLE SPONSORS

C.P. O'Halloran Associates, Westlake Village  
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Letner Roofing Co., Orange  
MEHA Consulting Engineers, Los Angeles  
Mellon & Associates, Santa Monica  
Myra L. Frank & Assoc., Inc., Los Angeles  
Northwestern, Inc., Van Nuys  
Offenhauser / Mekeel Architects, West Hollywood  
Randall / McAnany, Los Angeles  
Robbins Jorgensen Christopher, Irvine  
Tatyana M. Thompson & Assoc., Inc., Santa Monica



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## Kaufmann House Restoration

*Palm Springs*

Category: **Restoration**

Entrant: **Marmol and Radziner**

The Kaufmann house was originally designed by Richard Neutra in 1946. It is among the most important existing examples of Modernist architecture in the United States, and is considered among the greatest of 20th century American houses. The recently completed six-year restoration has returned the house to its original form, size and aesthetic integrity.

When the Kaufmann House was purchased in 1993, it had been altered and neglected by its two previous owners almost to the point of losing Neutra's vision entirely.

The basic approach to the restoration was to try to save all of the original materials. The reproduction of some original materials necessitated the construction of machinery to fabricate the material. The crimped sheet metal fascia is an example of this process of re-fabrication. After extensive research, a metal goods company was located that produced a sample that was nearly identical to the original. The machine, which hadn't been used in over 50 years, was able to consistently produce the crimping pattern to within 0.001 inch of the original material. The same level of intensive research and rigor to achieve authentic reproductions of original building components and materials was applied throughout the restoration process.

## San Francisco City Hall

*San Francisco*

Category: **Restoration**

Entrant: **Carey & Co., Inc.**

San Francisco City Hall, part of a National Historic Landmark District, was designed by Bakewell and Brown in 1915, and is a monument in the Beaux Art style. The historic structure, badly damaged in the 1989 Loma Prieta Earthquake, needed to be seismically upgraded, brought up to current accessibility and life/safety standards and refurbished. The multi-year project was made possible by a \$316 million bond issue passed by the citizens of San Fran-

Photo courtesy of Richard Barnes



cisco and the Federal Emergency Management Administration.

San Francisco City Hall's 90,000-ton dome, the fifth tallest dome in the world, was successfully restored to its original appearance. The corrosion of the originally lead-coated copper dome, being caused by dissimilar metals, had to be stopped by galvanic corrosion (electrolysis) analysis. Base isolators for seismic resistance were also installed. San Francisco City Hall is now the only National Historic Landmark and the largest building in the world to use a base isolation system. San Francisco's City Hall has been beautifully returned to its original grandeur and is able to withstand an 8.3 earthquake.

## San Diego Courtyard Downtown

*San Diego*

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **Amstar Group, Ltd.**

The San Diego Trust & Savings Bank Building was designed in 1927 in an Italian Romanesque Revival architectural style by master architect William Templeton Johnson. After the building was constructed, it represented a milestone in San Diego's architectural development as both the



© 1999 Roland Bishop Photography

tallest building in San Diego and as the most technologically advanced. The current owners purchased the building in 1997 and commenced planning to convert the then-vacant building into a 246 guest room Courtyard by Marriot hotel.

The work undertaken as part of the transformation from bank to hotel use was done in a manner most sensitive to the preservation and adaptation of the building's historic fabric. To this end, all work was undertaken to preserve those features of the bank which conveyed historical, cultural, and architectural value. The masonry exterior of the building was left unchanged. On the interior, character-defining bank features were preserved and/or adapted to hotel use. The ornate metal vault gates were retained and converted into one of the "safest" meeting rooms in the city.

This creative and well-executed project has been a catalyst for significant development within the "Core" area of San Diego's downtown district.

## San Diego Hall of Champions

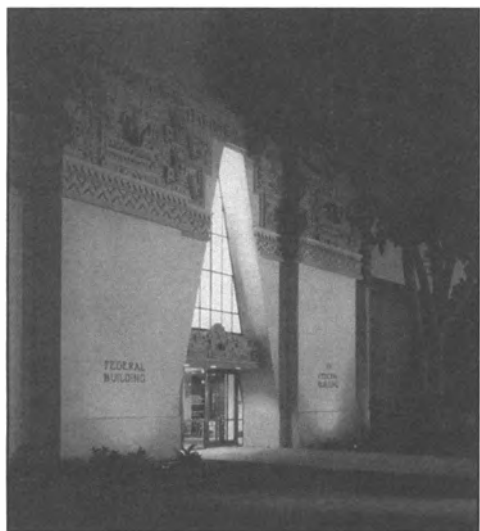
*San Diego*

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **Tanner Leddy Maytum Stacy Architects**

The Federal Building in the Palisades section of Balboa Park was constructed in the spring of 1935 for the California Pacific International Exposition. The building was designed by Richard Requa, AIA and constructed by M.H. Golden. In 1991, the City Council gave the San Diego Hall of Champions a 55 year lease for the building in exchange for its rehabilitation.

The challenge of this project, from a design perspective, was to significantly increase the interior floor area (by more than double), create a seismically safe structure, and to enrich the museum visitor's experience without modification to the historic exterior fabric. By employing the



"ship-in-a-bottle" concept of construction, making dynamic interior interventions and excavating down for a new floor, the exterior and its original massing remained intact. The badly damaged and missing ornamental work was masterfully re-created with molds taken from remaining fragments and from hand carved replicas made with the aid of historic photographs.

## Bing Wing of the Green Library

*Stanford*

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **Fields Devereaux Architects & Engineers**

One of the crown jewels in Stanford University's spectacular campus, the Bing Wing of the Green Library was the original main library at Stanford University. It was designed by John Bakewell, Jr. and Arthur Brown, Jr., Architects, in the Richardson Romanesque style. P.J. Walker Company was the builder.

The Green Library suffered significant damage during the Loma Prieta Earthquake of October 17, 1989, and was immediately closed. The reconstruc-

tion involved four principal programmatic criteria:

1. Structural strengthening of the building to withstand earthquakes.
2. Reconstruction or rehabilitation of historically significant elements and spaces.
3. Functional improvements to accommodate current library practices and procedures.
4. New environmental systems.

**2000  
Preservation  
Design  
Awards**



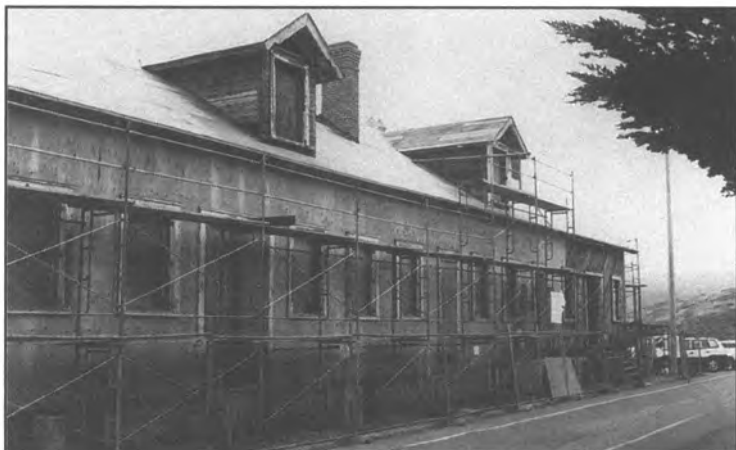
## Artist's Studios, Headlands Center for the Arts *Sausalito*

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **James McLane & Associates**

In 1907, the U.S. Army built Building 960 at Fort Barry as a quartermaster's storehouse. It is now part of a National Register historic military district on both sides of the Golden Gate. The building exemplifies pre-WWI military architecture adapted to unique, ocean-front site conditions. It is the lead character of a unique ensemble of buildings called "The Three Sisters" that straddles the original main road between bases on the site.

The solution to seismic reinforcement preserved the significant design features of both the exterior and interior. All of the windows and doors were removed, re-conditioned, modified to match the increased wall thickness, and re-installed. The heavy steel hold-downs at the sill were installed within the joist space, and are virtually unnoticed. Almost all of the existing fabric was original, so it was preserved where possible.



**2000  
Preservation  
Design  
Awards**

**Grand Central Art Center  
Santa Ana**

Category: **Rehabilitation/  
Adaptive Re-Use**

Entrant: **Robbins Jorgensen Christopher**

The Grand Central Market was a commercial block constructed in 1924. The two-part commercial block originally consisted of a street-level grocery market with apartments for the shopkeepers on the second floor above. The building has been designated as a contributing element in a downtown historic district on the National Register of Historic Places. The City of Santa Ana is committed to the arts as a driving force for urban revitalization; therefore, it leased the renovated Grand Central building to California State University,

Fullerton for its graduate program in visual arts.

The project inserted a new mixed-use program into a historic building shell. In accomplishing this purpose, the architects



renovated the historic shell, restored the north-light storefront, and developed completely new structural, mechanical, electrical, plumbing, and conveyance systems to accommodate the new mixed-use interior space plan.

**Junipero Serra State Office Building  
Los Angeles**

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **Johnson Fain Partners**

This graceful neoclassical structure was built as the Broadway Building in 1914 to be a department store. The building is listed in the National Register of Historic Places as a "Contributing Building" in the Broadway Commercial and Theater District, and is also listed on the California Register of Historical Resources.

The leading local commercial architecture firm of Parkinson & Bergstrom designed the building in an Italian neoclassical style. While a spectacular building in its heyday, the Broadway Building had fallen into significant decline.

The 550,000 square foot project preserved and restored the building's historic exterior and important interior features, while bringing the building into compliance with current building codes. Interior elements were kept intact and returned to their former functionality and beauty. Many of the exterior elements were restored to their original elegance.



**Historic Home-Ownership Program  
Pasadena**

Category: **Rehabilitation/Adaptive Re-Use**  
Entrant: **Heritage Homeownership Partners**



The Historic Home-Ownership Program is a new non-profit community development corporation (CDC) that was established to promote historic preservation and neighborhood revitalization. The mission of the CDC is to provide affordable homeownership opportunities and home improvement assistance to low-income homeowners, and through these activities, save historic resources, support local community improvement efforts and enhance the quality of life in historic, working-class neighborhoods.

One of the completed projects is a Mission Revival bungalow that was constructed in 1925 by Lorenzo C. Kendall. The rehabilitation work included the restoration of the original Claycraft fireplace and chimney repairs, removal of spray-on texturing and ceiling replastering, dry-rot repairs, refinishing the oak floors, and painting.

**Friendship Baptist Church  
Pasadena**

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **M2A Architects, Milofsky & Michali**

Friendship Baptist Church is one of the oldest congregations in the city of Pasadena, having been founded in September 1893. It was the first Baptist church for African-Americans in the city. The Friendship Baptist Church has stood prominently for over 70 years as one of the landmark churches in Pasadena. It is the first African-American related Cultural Landmark designated in Pasadena, it is recognized as a State of California Landmark, and it was listed on the National Register of Historic Places in 1978.

The rehabilitation project restored the original finishes and color of the building's design, as well as significant seismic strengthening that required removal and reinstallation of the church tower. Other efforts included refinishing existing lighting fixtures, replication of original exterior panel doors, replication of missing wrought iron fixtures, and refinishing wood floors and woodwork throughout.



## Miles Playhouse

### Sanra Monica

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **John Ash Group**



J. Euclid Miles, a former City Councilman, bequeathed \$25,000 upon his death in 1925 for construction of a "public recreation hall for the children and young men and women of the community." Miles Playhouse was constructed in 1929 and was designed by John Byers, an architect noted for use of the Spanish Colonial revival style. The building's exterior is designated as a City Historic Landmark and is eligible for inclusion on the National Register of Historic Places.

Renovation to the building has restored the Playhouse to its original appearance, with very little noticeable change to the 1929 design. The building features exterior wood casement windows and French doors, the main hall's sprung wood floor, the proscenium arch above the stage, the exposed wood trusses, and decorative iron chandeliers, sconces and railings — all of which were restored according to the Secretary's Standards. A full seismic upgrade and interior alterations were also completed. The entire building was made accessible for persons with disabilities.

## California State University

### Channel Islands

#### Camarillo

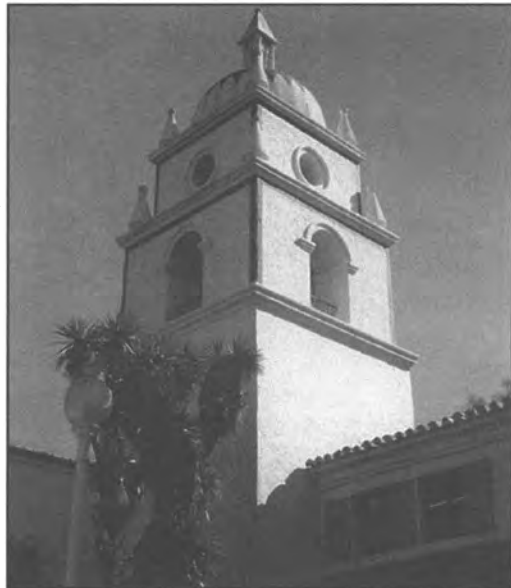
Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **Bobrow Thomas and Associates**

Originally, the campus was designed as a state mental hospital by the staff of the Division of Architecture, California Department of Public Works. It opened in 1936. The primary designers were H.S. Hazen and Alfred W. Eichler. The project's goals were to transform the properties into a university campus, a place for enlightenment.

A formerly chained-in second story outdoor patio was freed of its forbidding enclosure and has been readapted as a terrace cafe, which overlooks the central courtyard. Within the

terrace area, the architects resurrected and reconstructed a series of simple pitched roof skylights. The outdoor space's reincarnation serves to foster casual student interaction while also presenting an exemplary vantage point from which to view the beautiful surroundings. No visible construction was done on the buildings' exteriors with the exception of the addition of a few shear walls for seismic safety which were absorbed within the buildings' fabric.



## California College of Arts and Crafts

### San Francisco

Category: **Rehabilitation/Adaptive Re-Use**

Entrant: **Tanner Leddy Maytum Stacy Architects**

The original building was constructed as the West Coast regional bus maintenance facility for Greyhound and was designed by Skidmore Owings and Merrill in 1951. The design is a striking example of the firm's tectonic approach to industrial buildings. The building has been recognized by local preservation organizations as a significant industrial structure in San Francisco and as an important and unusual example of modernist industrial design from the mid-twentieth century.

The project's design team developed structural, mechanical and electrical engineering strategies which maintains the integrity of the original industrial building while integrating upgraded seismic, mechanical, electrical and telecommunications systems for the new use. Simple chevron-shaped steel frames provide seismic bracing for the existing structure. The new seismic system maintains the open volume of the original structure and reinforces the roof and beam structure without obscuring the power of the original design.



**2000  
Preservation  
Design  
Awards**

**2000  
Preservation  
Design  
Awards**

**Hanna House Stabilization  
Stanford**

Category: **Preservation/Stabilization**  
Entrant: **Architectural Resources Group**

The Hanna House, constructed from 1936 to 1937 for Paul and Jean

Hanna, involved an intense collaboration with architect Frank Lloyd Wright. While the house's design incorporates many details Wright developed in his earlier Usonian houses, the commitment to the use of the hexagonal geometry earned the residence its name as the "Honeycomb House."

The Hanna House is listed on the National Register of Historic Places and has been designated by the American Institute of Architects as one of seventeen buildings designed by Frank Lloyd Wright that ought to be "restored or preserved as a part of our American architectural culture." The 1989 Loma Prieta earthquake caused considerable damage, rendering the house uninhabitable. The work performed included: concrete slab stabilization, reinforcing the chimneys, inserting plywood within the Usonian walls returning the surfaces to their original configuration, and strengthening the roof.

**Presidio Fire Station**

**San Francisco**

Category: **Additions to Historic Structures and Contextual In-Fill Projects**

Entrant: **Architectural Resources Group**

The Presidio Fire Station was constructed in 1918. It was built by laborers from the military post, at a cost of approximately \$2000, out of materials taken from the nearby grandstand. The fire station was one of the first Army stations designed for and equipped with automotive fire engines, and remains today as the only World War I-era building in the immediate area of the Main Post.

Many of the building's historic elements, which had been removed or concealed, were restored so that the building would more closely resemble its historic appearance. For example, the original wood windows had been replaced with aluminum awning windows, and the apparatus bay doors had been replaced with a metal roll-up door mounted to the exterior of the building. New, double-hung wood windows and wood sectional apparatus bay doors replaced these and were designed to match the original windows and doors.

**Historic American Engineering Record,  
San Francisco Bay Bridge**

**San Francisco and Oakland**

Category: **Cultural Resource Studies, Reports & Computer Software**

Entrant: **Hansen Murakami Eshima**

The San Francisco Oakland Bay Bridge, or simply the Bay Bridge, is one of the most important engineering structures in the United States. The Bay Bridge handles more than 270,000 vehicles per day. It provides a vital economic link between San Francisco, Oakland, the greater East Bay and Northern California. The bridge represents a unique composition of bridge types: concrete viaduct, steel viaduct, suspension bridge, cantilever truss, deck truss, through truss and girders in addition to a massive tunnel. It is one of only two bridges in the world with a center anchorage.

The HAER documentation of the Bay Bridge was initiated because of the federal funds being used to seismically retrofit this nationally significant bridge. The strengthening that was proposed and is now underway will make the bridge more resistant to damage from earthquakes, but will also irrevocably change its appearance. The documentation effort began in 1997 to capture the bridge before any changes were made. The HAER document which will be submitted to the Library of Congress has three components: a narrative, photographs and HAER drawings. Each



component was needed to fully document this remarkable bridge, the process by which it came to exist, the technical challenges that were overcome and the impact it had on the Bay Area and Northern California transportation system.

**Seacoast Fortifications Preservation Manual  
San Francisco**

Category: **Cultural Resource Studies, Reports & Computer Software**

Entrant: **KEA Environmental**

The Seacoast Fortifications Preservation Manual addresses the extensive and nationally-significant seacoast fortification network on Golden Gate National Recreation Area, a unit of the National Park Service located in San Mateo, San Francisco, and Marin counties, California. Its purpose is to identify specific preservation issues affecting the fortifications; provide technical information about appropriate treatments; and, develop a methodology for prioritizing the application of those treatments to the park's



extensive fortification network.

This manual is the first step in compiling and disseminating the information needed to preserve these fortifications. The National Park Service intends to follow this project with a comprehensive preservation maintenance plan for the entire network of the 50 major structures within the park. The manual will enable park staff to utilize the best contemporary technology to treat the fortifications in a prioritized fashion, while preserving the historic fabric and characteristics that qualify the resource as a National Landmark.

### Casa Amesti Seismic Strengthening and Repair

#### Monterey

Category: **Craftsmanship/Preservation Technology**

Entrant: **Sanchez Architects**

The historic Casa Amesti is a two-story adobe residence adapted for use as a private club where members can dine and attend social gatherings. It is an outstanding



example of Monterey Colonial architecture and is historically significant by its association with Early California families. From 1953 to 1998, Casa Amesti was owned by the

National Trust for Historic Preservation (NTHP), with the Capital Club providing stewardship and using the residence.

In the early 1990s, Club members initiated a plan to gain ownership. The Club agreed to undertake seismic upgrading and much-needed repair/conservation of adobe and

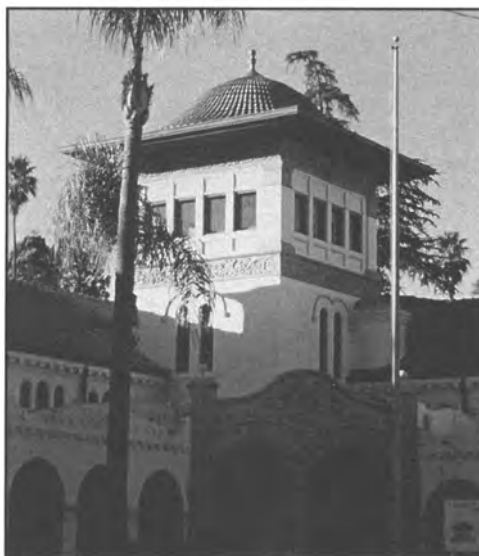
### A.K. Smiley Public Library

#### Redlands

Category: **Craftsmanship/Preservation Technology**

Entrant: **Architect Milford Wayne Donaldson, FAIA**

The A.K. Smiley Public Library was originally constructed in 1898 with a donation from Albert K. Smiley, a New York resident, who had adopted Redlands as his winter home. A State of California Registered Landmark, the A.K. Smiley Library represents a unique example of "Richardsonian" architecture. The library was designed by architect T.R. Griffith.



After the 1933 Long Beach earthquake, the library board could not raise the necessary funds to strengthen the brick and sandstone tower and the tower and its domed roof were removed

in 1937. The project included seismic strengthening and the reconstruction of the tower and other historic elements through computer analysis of photos of the original tower.

### Rancho Los Peñasquitos Springhouse

#### San Diego

Category: **Craftsmanship/Preservation Technology**

Entrant: **Architect Milford Wayne Donaldson, FAIA**

In 1823, the first Mexican Governor of California, Luis Antonio Arguello, awarded the one-league Rancho Santa Maria de los Peñasquitos to Captain Francisco Maria Ruiz, veteran Commandant of the Presidio, as a reward for his loyal service. Ruiz built a modest adobe casa in 1824. A springhouse, fish pond and poultry shed were built on the south side of the adobe.



For this project, a group of volunteers, organized by the County of San Diego, reconstructed the unique springhouse from almost complete ruins with the aid of only one existing photo from circa 1932. The roof and what little existed of the original door and windows were reconstructed. Modern day resin anchor systems, hidden out-of-sight were also used. In keeping with the style of the 1860s, the stone walls of both the springhouse and the pond were painstakingly reassembled all by hand.

### Golden Gate Park Master Plan

#### San Francisco

Category: **Archaeological and Cultural Landscape Projects**

Entrant: **Royston Hanamoto Alley & Abey**

Golden Gate Park is probably the most significant 19th century designed landscape in the western United States. Begun in 1871, and substantially completed by 1900, Golden Gate Park provided the young San Francisco with a world class park at a time when public parks were a new concept. The lush

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green oasis that exists today was created largely from barren, windswept sand dunes.

The Golden Gate Park Master Plan is the first comprehensive plan that recognizes the park's significance as a historic de-



signed landscape and provides a framework for its preservation. The Master Plan documents the design intent of its creator, William Hammond Hall. The Master Plan identifies the character-defining features that make this landscape unique. The plan documents the relationship of forest and meadow that is critical to preserve as the forest is regenerated. A chronology and series of historic development maps show how the park has developed and changed over its life.

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