



CALIFORNIA PRESERVATION®

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Winners

Preservation Goes Public

by Karin D. Martin

In the middle of bustling urban Santa Monica, is a vibrant yet tranquil public space: Douglas Park. Beyond the remarkable renovation that rejuvenated the park's pastoral ambiance, lies something equally remarkable — the unmistakable contribution of the public to the great success of the project. The public helped to develop the Douglas Park Design Guidelines by participating in an exemplary public input process.

Everyone from fly fishers and skaters to parents and their children took part in activities such as community meetings, a walking tour and a user survey to help develop and review the guidelines. Is such non-commercial cooperation and success a growing trend? If this year's Preservation Design Awards are any indication, then the answer is "Yes."

Many of this year's award-winners are a testament to the growing strength of Californian's civic, educational, charitable and cultural commitments. The San Diego Historical Society executed a meticulous plan to return the Villa Montezuma to its original brilliant Victorian colors and Berkeley's Town and Gown Club members' took exquisite care in retrofitting their Maybeck treasure. An engaged and resourceful community was the driving force behind the restoration of Temple of Kwan Tai and of St. Peter's Catholic Church — both exhibiting fine craftsmanship. The commitment made by the City of Los Angeles and the Los Angeles Housing Partnership to reuse their historic places for community child care and affordable housing was a great success; while San Bernardino and Santa Barbara did tremendous work to revitalize their splendid railroad depots. The City of Riverside has developed a new model for all cities in ensuring the record of their historic resources is the most interconnected it can be with the planning process. And Santa Rosa has demonstrated just how much it cherishes its beautiful High School and its famed acoustics. Finally, Caltrans has made an

important recognition that California's first integrated high-speed (45 mph!) freeway should be documented in the best way possible.

Remarkable community efforts were made by large institutions as well. USC met with great success in its work on the Doheny Library and San Diego County developed a commendable Master Plan for its beautiful Administration Center. The cities of Oakland and Berkeley

both completed innovative rehabilitations of civic center buildings, while a small adobe in Mountain View has been given a renewed place in its community's life. And, a Pasadena congregation completed a project to restore the city's first



St. Peter's Catholic Church restoration.

reinforced concrete church that meets the most exacting and beautiful standards. The three award-winning commercial projects — Oakland's Rotunda Building, Sacramento's Hall of Justice, and San Francisco's Fairmont Hotel — while privately owned, for-profit ventures, all have very strong places in their community's civic hearts and histories!

From 1990 to 2000, privately-owned and commercial properties consistently comprised 50% of the projects receiving a California Preservation Foundation Preservation Design Award — given each year to acknowledge excellence in preservation taking place state-wide. In the past two years, this percentage has dropped to an average of 15%. This year, fully eighteen projects are non-commercial. CPF Executive Director Roberta Deering offers some insight into the possibility of an intriguing trend, "Perhaps it is that our culture today is more responsive to the connections that preservationists have long been touting between a community's significant historic and cultural resources and desires for 'quality of life.'" Indeed, the public sector is not only recognizing the value of preserving these resources, it is doing so with an impressive standard of excellence.



The California Preservation Foundation, City of Santa Rosa, California Office of Historic Preservation and the Sonoma County Landmarks Commission invite you to attend the —

27th Annual California Preservation Conference

in "Vintage Sonoma County." The Conference's Educational Sessions and Mobile Workshops will focus on four program tracks: **Cultural Landscapes, Technology Toolkit, Engaging Change — The Development Process for Preservation, and California Issues** plus a Special Introduction to Sonoma County by historian **Gaye LeBaron**.

The Conference Registration brochure is available on-line at:
<http://www.californiapreservation.org/calender.html>



Charles Birnbaum

Keynote Speaker

One of the country's leading proponents of historic and cultural landscapes preservation and the Coordinator of the National Park Service's Historic Landscape Initiative, **Charles Birnbaum**, FASLA, will be the Keynote Speaker at the Conference's Plenary Session Friday morning.

Birnbaum's address will examine preservation and design of urban spaces over the past several decades and suggest what we can do, when design is often driven by economics, to reverse the trends that result in a false sense of history, or in either standardized, or pastiche environments.

Vintage Sonoma County

Sonoma County is a region of spectacular natural beauty, dramatic coastlines, picturesque historic towns, and fine vineyards and agricultural landscapes. Northern Sonoma includes the towns of Cloverdale, Geyserville, Healdsburg and Windsor and the fine wine producing regions of the Alexander Valley and the Dry Creek Valley. The Sonoma Valley to the east, also known as the "Valley of the Moon," contains dozens of wineries in the charming towns of Kenwood, Glen

Ellen, and Sonoma. It's also home to Jack London State Park, General Vallejo's home, and the Sonoma Mission and Historic Plaza. To the south is the historic town of Petaluma with iron-front buildings that line the riverfront. The Russian River region to the west includes the towns of Guerneville, Sebastopol, Occidental and Freestone. And who can forget the town of Boedega from the Hitchcock film, "The Birds?"

Thursday
May 2nd through
Sunday
May 5th
2002



Luther Burbank Home & Garden in Santa Rosa — site of the Conference's Opening Reception on Thursday, May 2nd.

Three Minute Success Stories to celebrate its 25th Anniversary program at this Conference! Application available on CPF website.

Mobile Workshops & Tours

Attendees will learn about everything from the California Historic Resources Information System to historic wineries and vintage transportation as the workshops and tours explore the picturesque towns nestled throughout Sonoma County.

The Flamingo Resort Hotel

Conference Headquarters will be the Flamingo Resort Hotel in Santa Rosa. The hotel will house the Educational Sessions, Registration area, Bookstore, Exhibits, and Silent Auction.

2777 Fourth St. in Santa Rosa
 Phone: 1-(800)-848-8300,
www.flamingoresort.com.

Santa Rosa with its tree lined streets and historic neighborhoods, is the center of the county, and the gateway to Sonoma Wine country. The City is the proud owner and caretaker of many historic sites including the National Historic Landmark Luther Burbank Home & Gardens, the DeTurk Round Barn and the Church of One Tree. The Historic Railroad Square District, listed in the National Register in 1979, boasts 12 award-winning restaurants and coffee houses and many beautiful antique shops. Famous citizens who called Santa Rosa and Sonoma County home include Luther Burbank, Jack London, Robert Ripley and Charles Schulz.

President's Report — Carolyn Douthat

Good news all around —

As CPF members surely know, Proposition 40 passed in the March 5th election, thanks in no small part to the efforts of the California Heritage Coalition for Prop. 40, which included CPF as well as other state, local and national preservation organizations. The Planning and Conservation League, through its Vote Yes on Prop 40 campaign, also contributed significantly to the successful passage of the proposition.



As President of the Board of CPF, though, I would like to especially thank the local preservation organizations for contacting their members and local government representatives about endorsing the proposition.

Now comes the part about how the money for preservation will be allocated. There are a number of bills in the Assembly and the Senate which affect how this money will be spent. Some are special bills for specific projects; others address a need to place the money in a fund which can be administered to evaluate applications on a statewide basis. I would urge you to contact your local representatives about what their position is on the process for spending Prop. 40 funds. The text of the bill is still available, as of this writing, at californiaheritage.org.

Further news is that CPF has hired a lobbyist for CPF in Sacramento, Sande George, to help CPF monitor the bills this session which affect historic preservation, thanks to a generous grant from the National Trust Office in San Francisco. Sande already represents the California Chapter of the American Planning Association and, as would be expected, has considerable experience in land use, regulatory issues and Sacramento machinations. We thank the National Trust, and welcome Sande.

On a less political note, the Preservation Design Awards in Los Angeles at the Getty was a great event - the weather cooperated and we had a record number of attendees at that wonderful (though not historic!) venue.

Finally — refer to the page opposite on the Statewide Preservation Conference in May. There is a wonderful range of tours and venues, and a group of challenging session topics. Having seen most of the venues, and reviewed the program, I highly recommend you come. Spring for Vintage Sonoma County.

Hope to see you there.

National Trust Applauds California Voters for Saying "Yes!" to Prop 40

Richard Moe, president of The National Trust for Historic Preservation recognizes California's success: "I want to commend the voters of California for overwhelmingly supporting Proposition 40 - the California Clean Water, Clean Air, Coastal Protection and Safe Neighborhood Parks Bond Act of 2002 - in [the March 5th] elections in California. With their votes, the California people said yes to protecting their heritage and their environment. They said yes to investing \$267 million for buying, developing and preserving California's rich, but threatened heritage-resources that make up the very heart of their communities and represent a shared history . . . This is the largest single commitment of state funds to protect historic resources in the history of our country. It is a model for what other states should do and we hope will do. Once again, California has shown us the way."



Anthony Veerkamp, California Heritage Coalition Prop 40 Campaign Director on Voting Day, March 5th



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

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NINETEENTH ANNUAL
2002 PRESERVATION DESIGN AWARDS

FEBRUARY 23, 2002 • THE GETTY CENTER • LOS ANGELES

At a gala event at the Getty Center in Los Angeles on February 23rd, the California Preservation Foundation presented awards to twenty-one extraordinary projects, in six categories. The award-winning projects reflect some of the best work of California's preservation architects, architectural historians, planners, structural engineers, developers, landscape architects, interior design professionals, and contractors — and the dedication of the owners of the properties who committed to excellence in their projects.

A sincere Thank You to our Sponsors and Jury for making the Awards Program a success.

**2002
PRESERVATION DESIGN AWARDS
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In Memory, Nancy Ann Donaldson, 1944 – 2001

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Photo: Tom Bonner © The J. Paul Getty Trust

**2002
PRESERVATION DESIGN AWARDS
JURY**

Edward Bosley
The Gamble House, USC
Pasadena

Timothy Brandt, AIA
California Office of Historic Preservation
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Michael Buhler
National Trust for Historic Preservation
San Francisco

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CALIFORNIA PRESERVATION FOUNDATION

AWARDS COMMITTEE CHAIR

Christopher Johnson, AIA, Johnson Architecture, Fresno

2002 Preservation Design Award Winners

Sherman Takata, Gensler



The Fairmont Hotel

San Francisco

Category: **Restoration**

Entrant: **Gensler Associates**

The Fairmont Hotel, designed by the Reid Brothers, was one of the few buildings to survive the 1906 earthquake. After it caught fire later that year, Julia Morgan was selected to design its rehabilitation - the turning point in her career. A San Francisco landmark, the main building of the Fairmont Hotel is a seven-story, granite- and terra cotta-clad Beaux Arts Building. Its recent \$80 million restoration, its first in 50 years, included: restoration of the historic Entry Lobby; restoration of the Laurel Court and Venetian Room, both fixtures of San Francisco's social scene; restoration of the hotel exterior, including cleaning, repair, and repainting, of the terra cotta facing and rehabilitation of the wooden windows; and restora-

tion of the hotel canopy and entry portico, based on their original designs, providing ADA-compliant disabled access.

St. Peter's Catholic Church

San Francisco

Categories: **Restoration and**

Craftsmanship & Preservation Technology

Entrant: **Architectural Resources Group**

Located in San Francisco's Mission District, St. Peter's Church (1886) is a Gothic-style building with an exquisitely painted interior that has always been a special source of community pride to the Mission District. In 1997, a single votive candle sparked a fire within the church, consuming and destroying significant portions of the historic redwood-framed building. After the fire, structural repairs and seismic strengthening of the building's foundation were carried out along with improved security, fire protection, a new sprinkler system, and code compliance. Eighty-five percent of the plasterwork had to be recreated and paintings were recreated in a fashion consistent with the originals. The large front and rear stained glass windows were restored, and the remaining windows were carefully designed to replicate the originals while allowing for more operable vents to meet current code requirements. On June 30th, 2000, the congregation of St. Peter's church filled its magnificently restored church, in a joyous ceremony of rededication.



Architectural Resources Group

Santa Barbara Railroad Station

Santa Barbara

Category: **Restoration**

Entrant: **Santa Barbara Redevelopment Agency**

The Santa Barbara Railroad Station Improvement Project included the historically accurate restoration of the existing century-old railroad station, adjacent structures and site landscaping. The railroad station, designed by noted local architect, Francis W. Wilson in the Mission Revival style, was considered the "most important local improvement of 1905" by the local newspaper and quickly became a community gathering place. The station had suffered many years of neglect and deterioration.

Restoration included: complete restoration of the historic depot including new plumbing and electrical systems, new railroad platforms and platform lighting, preservation of historic rail spurs, and new landscaping of the entire site

which matches the original landscape design, with rock borders lining the various landscaped sections, including an adjacent historic park, and the long curving driveway.



2002 Preservation Design Award Winners

University of Southern California
Edward L. Doheny Memorial Library
Los Angeles

Category: **Restoration**

Entrant: **Morley Builders**

Doheny Memorial Library (1931) is a northern Italian Romanesque-style building on the USC campus that was designed by the distinguished architectural firm of Cram and Ferguson of Boston, with assistance from local architect Samuel E. Lunden. Significant features of the building include the lobby and main stairwell, Treasure Room, Main Reading Room, and the Rare Book Room. Following the Northridge earthquake, a condition assessment revealed cracks throughout the limestone façade and interior finishes. The project involved the insertion of 17 shear walls of up to 75 feet in height and 12 inches in thickness into the numerous existing voids that were part of the original 1931 design of the building and are engineered to stiffen the entire building to protect it from future earthquakes. High ceilings with extremely delicate decorative surfaces were cleaned and repaired so that seismic work would be virtually invisible. A successful model of planning, teamwork, proactive investigation and demanding standards have resulted in a reawakening of Doheny Library's stature, beauty and usefulness as a central Los Angeles campus resource.



Hall of Justice

Sacramento

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

Entrant: **The McGregor Company**

The Hall of Justice was built in 1917 by the City of Sacramento to a Beaux-Arts Classicism design by Shea and Lofquist of San Francisco. The building had undergone notable modifications including construction of a new second floor office, closing of one of the two main entry stairs, and removal and demolition of virtually all exterior windows. For its rehabilitation, and to resolve the issues of unusable space and inadequate on-site parking, an addition was built on the rear of the building, and the entire basement was

converted to covered parking. The addition is similar in scale and color but its use of steel, glass and smooth trowel plaster differentiate it from the historic Hall of Justice. Rehabilitation also included: removal of all window modification and restoration of the historic sash patterns; restoration of all elements of the west (main) and south entries; restoration of the first and second floor lobbies, including re-opening the north main stair and restoration of its ornate balustrade; and, restoration of the marble floor and coffered plaster ceiling at the second floor.

Bryson Family Apartments

Los Angeles

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

Entrant: **Los Angeles Housing Partnership**

The Bryson Apartments, with its signature lions and distinctive courtyard, is in the Westlake neighborhood of Los Angeles bordering the historic LaFayette Park. The building is an example of Beaux Arts, Classical Revival and Mediterranean mid-rise styles designed by Frederick Noonan and Charles Keyser, respected local architects, for real estate developer Hugh Bryson. In the early 1990's, the Bryson was in terrible disrepair. The renovation project: completely restored the main lobby, plaster details and elevator; original bathroom tubs and fixtures and wood windows; crystal and brass doorknobs; façade, including distinctive lions, including a complete abatement program of removal and stabilization of asbestos and lead based paint and the wood floors in hallways were refinished. In addition to preserving one of the City's precious historic buildings, 81 units of housing were preserved that will be affordable for very low income families and households for a minimum period of 40 years.



2002 Preservation Design Award Winners

Mountain View Adobe Building

Mountain View

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

Entrant: **Page & Turnbull**

The Mountain View Adobe Building, owned by the City of Mountain View, functioned as a multi-purpose community center from the time of its construction in 1934 until 1987. It is an important example of the spirit of the Works Progress

Administration's Civil Works agency in the 1930's. The main hall is the grandest space in the building with an open plan, an exposed rafter ceiling with three large hand-hewn wood trusses, a concrete fireplace at the south end of the room and oak flooring throughout. Since its construction in 1934, the Adobe Building had undergone many alterations that detracted from its original configuration and character. The rehabilitation involved structural strengthening, introduction of new mechanical, electrical and plumbing systems, and overall site improvements. The roof and wood trusses were stabilized, the structural sheathing was replaced and the original clay roof tiles were salvaged and reinstalled. Non-contributing changes and additions that had been made to the building over the years were removed. On the interior and the exterior of the building, the adobe was patched and a new plaster coat was applied. The Adobe Building is functioning, once again, as a community meeting space.



Photography by Allan Geller

Plaza Building

Oakland

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

Entrant: **Muller & Caulfield Architects**

The Plaza Building is one of Oakland's most conspicuous and familiar buildings, located across from City Hall. It was constructed in 1913 and designed by the San Francisco firm of Mathew O'Brien and Carl Werner. Its unique design for a commercial building featured a thin, glass and cast iron storefront curtain wall, with recessed structural supports so that the upper stories appeared to float above the 3-story base. Unfortunately, a 1936 remodel removed the storefront material and many alterations to the facade followed. In 1992, the City acquired the Plaza Building and planned to demolish it to make way for a new City Administration Building. After protracted negotiations with preservationists and former occupants, the City agreed to rehabilitate the building. The look of the original storefront curtain wall was recreated, incorporating as many original design elements as possible. A single braced steel frame was added at each of the two storefront facades, and two others hidden in the interior. The building now stands as a monument to citizen efforts to preserve the building and aggressive advocacy by the architects for proper preservation techniques.



Muller & Caulfield Architects

The Rotunda Building

Oakland

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

Entrant: **Alan Dreyfuss, Architect**

The Rotunda Building is one of the best local examples of Beaux-Arts inspired commercial architecture from the early Twentieth Century. The interior rotunda with its elliptical dome is a rare surviving example of a major feature of beaux-arts department stores of the period. Charles W. Dickey designed the building for Kahn's Department Store in 1912. Over the years, a series of major alterations were made including the 1940's extension of the surrounding floors into the atrium, and all of the ornamental plasterwork and railings were removed. The building suffered extensive damage in 1989 from the Loma Prieta earthquake. Ultimately, a private/public partnership financed the rehabilitation project. The restored Rotunda Building has become a catalyst for the revitalization of downtown Oakland and a testament to the vision of its owner and the persistent efforts of the project team.



2002 Preservation Design Award Winners

Santa Rosa High School

Santa Rosa

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

Entrant: **TLCD Architecture**

Designed by architect W. H. Weeks in the early 1920's, this brick gothic-detailed building is one of the most architecturally outstanding structures in the region and is unusual for a school building in its level of detailing and craftsmanship. The interiors were largely stripped of their original detail and historic character during successive renovations from the 1940's to the late 1960's. The auditorium, locally considered as the most acoustically perfect hall in the region, was once a major community facility. Historic photographs, sampling at the bottom of innumerable layers of paint, and original plans, were used to restore original finishes and colors. The activity of the auditorium glows through the reopened windows evidencing to evening passers-by that this school, the magnet school for visual and performing arts for the district, is once again a vibrant and active place after its extensive rehabilitation.



TLCD Architecture



Southwest Museum Community Services Center at the Ziegler Estate

Los Angeles

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

Entrant: **Historic Resources Group, LLC**

The Ziegler Estate was built in 1904 by Alfred P. Wilson and Charles Hornbeck, the owners and developers. The building is an outstanding example of transitional Victorian/Craftsman architecture in the Highland Park neighborhood. The irregular building shape, geology, and unreinforced brick foundations may have contributed to substantial seismic damage including collapsed and displaced chimneys and extensive plaster damage. There was no functioning heating system or life safety system. Wood rafter tails were rotted. The goals of the City of

Los Angeles project included: demolishing non-contributing additions and repairing and adaptively-reusing the two-story residential building for child care and other limited community services. Extensive structural strengthening included tying the roof to the walls, addition of steel framing and plywood shear panels, and tying the superstructure to new reinforced concrete continuous footings. New plumbing and electrical services were installed. Quarter-sawn oak floors were retained and refinished.



First Church of Christ, Scientist

Pasadena

Category: **Craftsmanship & Preservation Technology**

Entrant: **First Church of Christ, Scientist, Pasadena**

Pasadena's First Church of Christ Scientist (1909) was designed by Franklin P. Burnham as a Classical Revival style structure constructed of reinforced concrete and the first church in the city to be constructed of reinforced concrete. Over the years, seismic activity and alterations to the exterior surfaces had chipped away the original architect's design of a smooth plaster cement finish with scored architectural details. Restoration and earthquake repair included: stripping the poured-in-place concrete surfaces of the stucco; injecting epoxy into all cracks; repairing, patching and rebuilding architectural pre-cast architectural cornice lace work back to its original state; repairing and patching plaster cement finishes on walls and columns; painting the exterior three original tones of white; repairing and replacing copper ledge flashing; and restoring the finishes on the mahogany entrance doors. The quality of the work and care taken by the project team, most of whom are from the congregation, far surpassed all expectations.

2002 Preservation Design Award Winners

Martin Luther King, Jr. Civic Center

Berkeley

Category: **Craftsmanship & Preservation Technology**

Entrant: **ELS Architecture**

After the 1989 Loma Prieta earthquake damaged Berkeley's Civic Center (1938), the building was considered so unsafe that the state Office of Emergency Services ranked it No.1 among 500 proposals for federal seismic repair funds. The 5-story "Classic Modern Style" structure was designed by noted San Francisco Bay architect, James Plachek. Before the renovation, the building was a rabbit warren of offices and infill walls. However, the Entry Lobby and upper floor elevator lobbies had pronounced period treatments, including use of terrazzo, marble, decorative plaster, metallic finishes and specialty light fixtures. These significant features were repaired, including the restoration of marble wainscots, faux metal finishes, and plaster decorative elements. Historic steel windows were stripped of lead paint. A state-of-the-art base isolation system was installed for the seismic retrofit. The Civic Center is noteworthy as a model of sustainable and energy-efficient design that does not impinge on the building's historic significance. The building now has new energy-conserving features — such as operable windows, a large thermal mass and cross-ventilation — that make its energy consumption for lighting, ventilation and air conditioning 50% of typical Bay Area buildings of its use and size.



David Wakely

Architect Milford Wayne Donaldson, FAIA



The Villa Montezuma

San Diego

Category: **Craftsmanship & Preservation Technology**

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

The Villa Montezuma (1887) was designed by Comstock and Trotsche and built to the unique specifications of renowned musician and spiritualist Jesse Shepard. The Villa was eventually abandoned and fell into disrepair. The goal of the San Diego Historical Society's project was to identify and re-apply the original exterior color scheme for the building. The preservation team reviewed previous paint scrapings, historic photos, and interviewed others who had worked on the building. The most useful information came from microscopic cross-section paint analysis, a relatively new technique. Using the analysis data, custom

mixes were created to match the historic colors and the paints were all specified to match the historic sheen. The paint was applied using tools and application techniques common in the 1880s. The exterior restoration included re-glazing the windows, roof repairs, patching and replacing deteriorated wood, plaster repair, and lead paint abatement. After more than three years of research and restoration, the Villa Montezuma can once again be seen in all its Victorian splendor.

Temple of Kwan Tai

Mendocino

Category: **Preservation & Stabilization**

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

The Taoist Temple of Kwan Tai has been a functioning temple since it was erected in 1854. It is the last intact Chinese Joss House on the Pacific North Coast and is believed to have been built by local Chinese builders. The simple rectangular, gable roofed building is sheathed in ship lap red siding. The interior of the Temple is an invaluable resource of ethnic history. In the 1990's, the Temple was wrenched from its foundation and was susceptible to collapse either from another heavy wind or earthquake and was closed to the public. Stabilization work was completed by volunteers and local contractors who donated their time. The building was leveled on new steel support beams and prepared for its new foundation by digging new footings, done by hand due to its proximity to other buildings. The framing was brought up to code through selective repair, reinforcement, and replacement. Community interest and fundraising was greatly enhanced by the involvement of Mendocino High School students and the Temple was ceremoniously reopened on October 13, 2001.



Photo Courtesy of Hisashi Sugaya, Carey & Co., Inc.

2002 Preservation Design Award Winners

The Town & Gown Club

Berkeley

Category: **Preservation & Stabilization**

Entrant: **Jerri Holan & Associates**

Berkeley's Town & Gown Club (1899) is the oldest remaining public structure designed by Bernard Maybeck and contains a substantial addition (1909), attributed to Julia Morgan. The most significant feature of the building is Maybeck's large, cantilevered roof framing, a direct predecessor for Berkeley's First Church of Christ, Scientist (1910). The seismic retrofit challenge for this project was the unusual structural system of post and beams with 2" thick wall planks between the posts that were both finish and structural wall. The atypical roof, exposed [interior] framing, added to the difficulty of the upgrade. The low ceiling of the first floor precluded the installation of a beam below the second floor. Consequently, the first-floor moment frame was inverted with its columns cantilevered upward from a subfloor grade beam. The 100-year-old exterior redwood shingles were removed. "New" recycled clear heart redwood shingles were applied that were milled from old-growth redwood logs salvaged from northern California — making them of the same quality as those originally installed on the building.



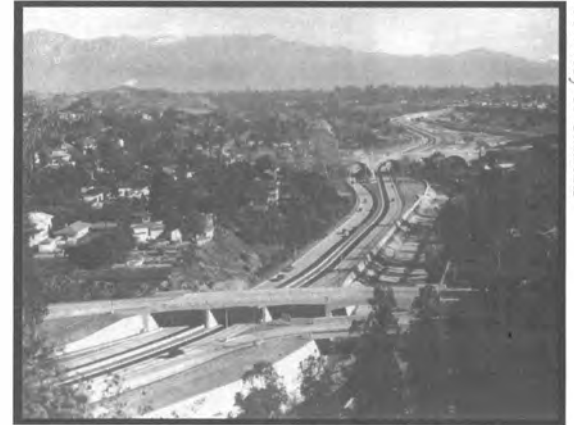
Arroyo Seco Parkway Documentation for the Historic American Engineering Record

Los Angeles to Pasadena

Category: **Cultural Resources Reports, Studies, Videos
& Computer Software**

Entrant: **Caltrans**

The Arroyo Seco Parkway (Pasadena Freeway) was the first divided-lane, high-speed, limited access road in the western United States. Built in three major stages from 1938-1953, the 8.2 mile parkway was envisioned both as a scenic pleasure road and as a vital link between the expanding cities of Pasadena and Los Angeles. Combining ideas reminiscent of an older parkway tradition with those of a modern freeway design, the Arroyo Seco Parkway marks an important transitional moment in the history of American engineering and transportation. The parkway was hailed both as a "modern" and "model" road by state highway engineers, yet it featured a curving design, careful landscaping with native plants, rubble masonry walls, and Art Deco tunnels reflecting City Beautiful and Arts and Crafts aesthetics of the Arroyo Culture. Caltrans is to be applauded for this high-level documentation of engineering history.



Courtesy of Caltrans

Historic Resources Inventory Database

Riverside

Category: **Cultural Resources Reports, Studies, Videos
& Computer Software**

Entrant: **City of Riverside Planning Department**

In 2000 the City of Riverside Planning Department received a National Historic Preservation Fund Certified Local Government Grant (CLG) to develop a Historic Resources Inventory Database. A major focus of the City's Historic Preservation Program is to provide ongoing collection, maintenance, and interpretation of historic resources information, and fully integrate this information into the planning process. With this goal in mind, a Microsoft Access database was designed to be organized around properties instead of around specific surveys. This one-of-a-kind database currently includes over 8,500 records and is already being used as a model for other communities. Riverside's database: is expandable over time; records additional sources of information on a property; allows viewing of both historical and survey-related photographs; facilitates the re-survey process through the consolidation of data in one location; provides access to the information by Planners, other City departments, scholars, realtors, homeowners, etc.; is easily integrated into a geographic information system (GIS); and simplifies the process of preparing State Office of Historic Preservation forms.



2002 Preservation Design Award Winners

County of San Diego Administration Center Concept Master Plan

San Diego

Category: **Cultural Resources Reports, Studies, Videos
& Computer Software**

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

The San Diego County Administration Center (CAC) was erected as one of President Franklin D. Roosevelt's Works Project Administration (WPA) projects. San Diego's top three architects at the time, William Templeton Johnson, Richard S. Requa, and Louis J. Gill along with Architect Samuel Hamill designed the structure to complement the structures in Balboa Park, a modified Spanish Revival style with classical Beaux Arts influences. Over the years, the CAC has undergone expansions, remodeling and modernization - always with a lack of long-range planning. The goal was to develop a Concept Master Plan for the adaptive reuse of the tower, restoration of primary public spaces, upgrading of several office wings, and efficient reuse of the entire building. The Plan will direct continued facility use and renovation, restrict inappropriate use and renovation, provide a reference document for facility planning and design, and preserve the primary spaces where the public has the most contact.



Architect Milford Wayne Donaldson, FAIA

San Bernardino Santa Fe Depot Adaptive Reuse Study

San Bernardino

Category: **Cultural Resources Reports, Studies, Videos & Computer Software**

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

The San Bernardino Santa Fe Depot (1918) was designed by W.A. Mohr to impress visitors with California's importance to a growing nation. For over a century, the development of the City has been associated with the development of the Atchison, Topeka, and Santa Fe Railway. To San Bernardino, the Depot's significance could not be overstated. In 2000, an intensive Rehabilitation and Adaptive Reuse Study was written to analyze realistic, economically viable adaptive uses for the building, while maintaining its historic integrity, based on a series of workshops, interviews, and public meetings. The Preferred Alternative Scheme, which includes transit offices, public and government offices, vocational education, transit services, a transportation museum, banquet facilities, and a farmer's market responds to the suggestions gathered during the public sessions in combination with demographic, market, and case study analysis. The Depot can eventually serve as a model for integrating twenty-first century needs into a valuable historic resource that can be a catalyst for economic revitalization.



Architect Milford Wayne Donaldson, FAIA

Douglas Park

Santa Monica

Category: **Archaeology and Landscapes**

Entrant: **City of Santa Monica**

Originally a reservoir site, 4.5-acre Douglas Park has gradually emerged as the gem of the City's parks system, with three main ponds, flowering watercourses, a bowling green and clubhouse, tennis courts, and a children's playground area. The Douglas Park Design Guidelines — a framework for the park renovation — were the result of a public input process that involved a walking tour of the park, a user survey, and several meetings. In keeping with community wishes, the renovation retained and enhanced the original unique features and ambiance of the park. An island in the main pond was rebuilt and an accessible pedestrian bridge, part of the original park design, was added. The heart of the park - the ponds - were carefully rebuilt, using all of the original rocks that formed the edges of the pond. The design team created a thriving waterscape with plants and fish, which were added to help balance the aquatic ecosystem. No trees were removed, and the original concrete of the oval fly-fishing pool was retained. Douglas Park is a fine example of how a site steeped in history can be renewed as a vibrant, attractive, yet tranquil public space within a densely populated contemporary urban setting.



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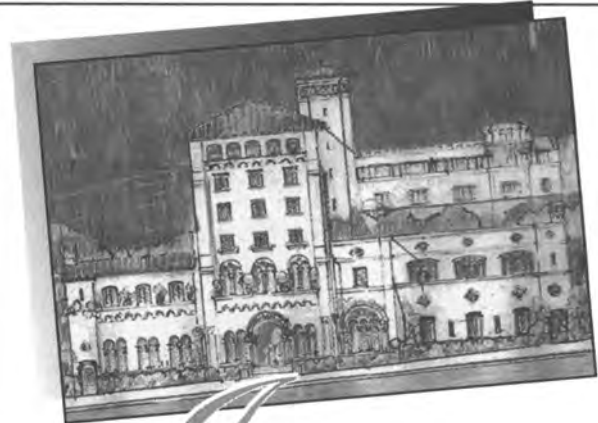
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