

Newsletter

Spring 2007



Photo courtesy of Adriene Bonds

Beloved Googie Landmark Illegally Destroyed

By Michael Buhler, Esq.

Johnnie's Broiler, a Downey icon for nearly 50 years, lies in ruin after its sudden and illegal demolition on Sunday, January 7th. Originally opened as Harvey's Broiler in 1958, the drive-in's lighted boomerang canopy and flamboyant sign beckoned motorists up and down Firestone Boulevard for decades until finally closing in 2001. Working without permits, the wrecking crew appeared late Sunday afternoon and started bulldozing without fencing off the property, disconnecting the electricity, or completing asbestos abatement. The police finally halted demolition work around 5pm, although only a portion of the diner's front façade and its distinctive signage—including the famous "Fat Boy" mascot—remain.

Designed by Paul B. Clayton, Johnnie's Broiler opened in 1958 as Harvey's Broiler. In 1965, the original owner, Harvey Ortner, retired and sold the coffee shop/drive-in to Christos (nickname "Johnnie") Smyrniotis, who was the chef and a good friend of Harvey and his wife Minnie Ortner and remains the owner to this day. By the time Smyrniotis changed the name to "Johnnie's," the spot had already become a popular weekend cruising destination for thousands and had been written about by author Tom Wolfe in his short story, "The Hair Boys." Widely considered the best remaining example of 1950s Googie-coffee shop architecture, Johnnie's recently appeared on the cover of Alan Hess's 2004 book, *Googie Redux*, and has served as a backdrop for countless movies, commercials, and music videos. The diner closed on New Year's Eve 2001 and has been leased as a used car lot ever since.

The illegal demolition was a bald attempt to avoid the cost of complying with requirements under CEQA. In 2002, the State Historical

Resources Commission found Johnnie's eligible for listing in the California Register. Although the diner could not be listed over the owner's objections, the determination of eligibility qualified Johnnie's as a historical resource under CEQA, requiring preparation of a full environmental impact report for any proposed demolition. As recently as November 2006, the City denied a demolition permit application signed by the owner as incomplete, in part because CEQA review had not been completed.

At the City Council meeting two days after the demolition, several Council members expressed their outrage and determination to have Johnnie's reconstructed. The City has launched a police investigation to determine who is responsible for the illegal demolition (the owner has denied any involvement, even though he was listed on the October 2006 demolition permit application). At their next meeting, the Council imposed a temporary moratorium on all development activity on the property. As the investigation slowly progresses, what's left of Johnnie's is unsecured and vulnerable to the elements and vandals, having already been "tagged" several times with graffiti.

With the wanton destruction of Johnnie's Broiler, city leaders are now challenged with how to appropriately rectify its loss. The city's response will not only be scrutinized by local residents, but also followed closely across the state as a test of CEQA's substantive mandate. Because the owner submitted a demolition permit application before the illegal demolition, what remains of Johnnie's should be considered a "historical resource" in future CEQA review and afforded the same protection as if it were still fully intact, leaving the door open for possible reconstruction.

Meanwhile, the Friends of Johnnie's Broiler and the Los Angeles Conservancy's Modern Committee are working tirelessly to keep public attention focused on the plight of Johnnie's, having sponsored two vintage car cruises with local car clubs since the demolition. At the first "Black Sunday" cruise on January 14, classic cars cruised around the block, with people wearing black armbands and hanging mementos on the chain-linked fence, with messages to the city such as "Restore Johnnie's" and "Justice for Johnnie's." In the case of Johnnie's, we can only hope that justice delayed won't be justice denied.

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Photo courtesy of Mrs. Minnie Ortner

The California Preservation Conference Goes HOLLYWOOD in 2007

Hollywood.... It's a place, it's a state of mind and in 2007 it takes center stage as the host location of the **32nd Annual California Preservation Conference**. The state's premier historic preservation conference will be held from May 3 to May 6, 2007. **The California Preservation Foundation**, in partnership with the **Hollywood Arts Council, Hollywood Business Improvement District, Hollywood Chamber of Commerce, Hollywood Heritage**, and the **Office of Historic Preservation—California State Parks**, will host this four-day Conference spotlighting the best of historic preservation in California.

"Hollywood is pleased and proud to host the statewide conference. This is a unique opportunity to be able to discuss issues of statewide importance by showcasing local examples," says Conference Chair, Christy McAvoy.

Conference Highlights

- More than **50 sessions** on key issues facing California's historic, cultural, and natural resources. This year's Educational Tracks include:

Hollywood: A Theater for Preservation

What is Old is New:

Conceptualizing A Remake (Adaptive Reuse)

Modern Masters on the Red Carpet (Modernism)
Acting Together to Protect the Past (Legal/Advocacy)

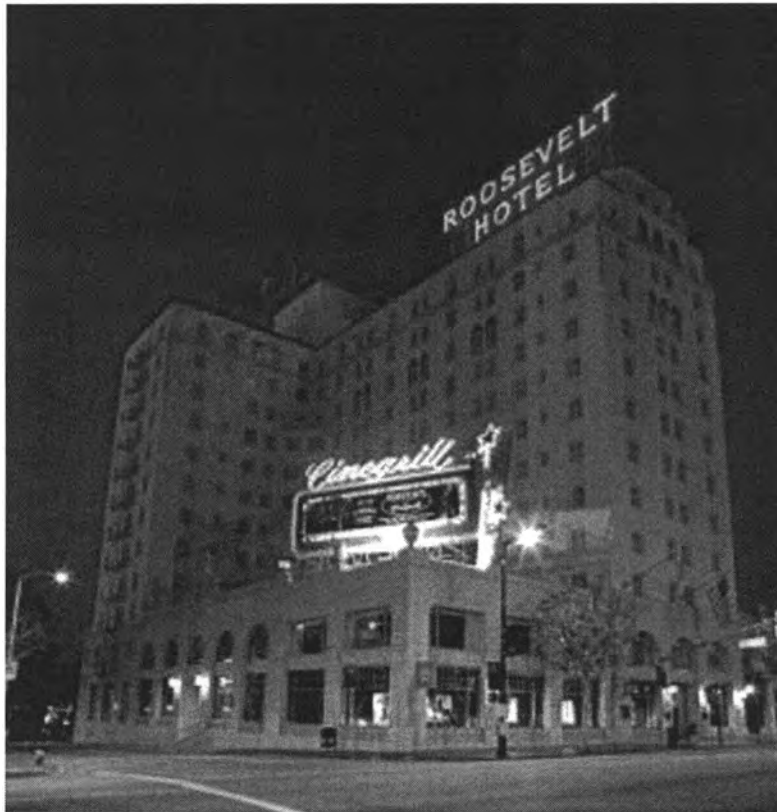
On Location:

Cultural Landscape
Makes the 'A' List

- **Tours and mobile workshops** that highlight California's unique architectural and cultural heritage of "Hollywood"—from the world-famous Hollywood Boulevard and its vast resources, to the historic film studios and museums, to historic Hollywood homes including a troika of Frank Lloyd Wright-designed landmarks.

- **Special Events will be held in a number of famous Hollywood venues, including the Opening Reception at the Egyptian Theater, the Three Minute Success Stories** at the Academy of Motion Picture Arts and Sciences' Pickford Center for Motion Picture Study, and the President's Circle reception at Frank Lloyd Wright's Ennis House.

The Conference headquarters and attendee lodging will be at the historic Hollywood Roosevelt Hotel, a 1927 local landmark rehabilitated in 2005. The history and allure of Hollywood linger here and it is a luxurious treat for accommodations, especially with the special CPF Conference room discount.



Registration and conference information is available at www.californiapreservation.org or at (415) 495-0349. Register for the entire Conference, a single day's activities or special events. Registration runs through April, with early-bird discount-early registration through April 2. Membership in California Preservation Foundation has its discount privileges; join as a President's Circle Member and receive a complimentary Conference registration.



CEQA Workshop reception: left to right: Mr. Hurley, CPF Programs Director Carolyn Rosenfeld and Marianne Hurley, hostess of a post-workshop reception.

Move Over "W"—The BH Hilton is Real Mid-century Modernism

By Beth Edwards Harris, PhD.

When Conrad Hilton hired "corporate" architect Welton Beckett to design the Beverly Hilton Hotel completed in 1955, he wanted this Hilton to set the standard in service and luxury for business travelers. In this case "the business" was Hollywood. The Hilton hotels were the first to offer business travelers amenities such as air-conditioning and in-room direct-dial phones. The BH Hilton broke new technological ground when it put in the first high speed guest elevators. Recent renovations by the hotel owner Beny Alagem and Oasis West Realty, LLC have continued this mission by implementing extensive technological upgrades to suit the needs of today's high tech business travelers and by bringing back the luxury that is *de rigueur* for Hollywood's new elite.

Although Beckett was known mostly for corporate architecture, he also designed several fun, even flamboyant "statement" buildings including the Hollywood Cinerama Dome, the Theme Building at LAX, and the Capital Records Buildings. These buildings have become symbols of the futuristic architectural and social character of Mid-century Los Angeles. Beckett brought this character to the BH Hilton building in many ways such as in the placement of multi-colored panels on the room balconies to animate the tower's three street-facing facades. His Olympic-sized swimming pool, the "Aqua Star" with private cabanas and sleek VKG chaises became "the" place to be seen in Beverly Hills. Beckett's most lively Modern statement was the Polynesian theme restaurant and bar, Trader Vic's. A true example of 1950's "Tiki" architecture, (a style that is vanishing from LA's cultural landscape) Trader Vic's maintains a loyal following among preservation-

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Executive Director's Report

By Cindy Heitzman

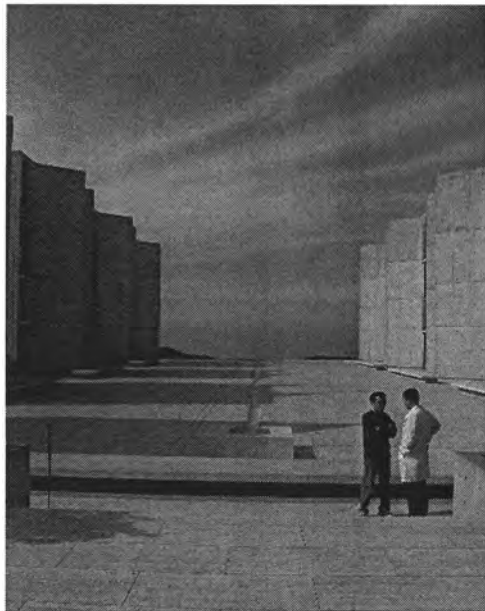
There have been a few changes at CPF! We have a new look and new staff. We have updated our strategic plan and conducted an organizational audit. We have launched an affiliates program to enhance our role as the statewide preservation organization. We have improved our organizational infrastructure to improve our services to our members, and we have improved our membership services.

While we're making great strides at CPF, we haven't done a good job of communicating this to our members. This is changing.

The newsletter production is back on schedule and there is no shortage of important and timely information to share with our members. We hosted a spectacular Preservation Design Awards in Beverly Hills in October and the Preservation Conference planning is progressing at an amazing pace and promises to be the best yet: "Preservation Goes Hollywood" is all that the name implies! Our workshop programs are selling out and training a new generation of advocates. We are seeing the results of effective advocacy through education! We have seen a sudden and substantial increase in our membership numbers. Great things are happening at CPF! We are connecting with our constituents and the results are impressive.

Within the next two months you will see a new CPF website, incorporating our new logo and new look. The newsletter format and look has also changed. However, change doesn't happen overnight and it doesn't happen without dedicated, talented individuals. There is a very long list of individuals who are working together to make this organization the preservation leader in California and we want to give credit where credit is due. Behind every story, every success, there are individuals that made it happen and make this a great organization!

Keep sending us your comments (we do listen) and thanks for your support. We're back on track and better than ever.



The Salk Institute for Biological Studies: National Register Nomination and Expansion Project Update

By Vonn Marie May, CPF Trustee

The Salk Institute for Biological Studies is a 26+ acre site, consisting of the internationally renowned 1965 Louis I. Kahn's Modernist laboratory buildings and iconic courtyard surrounded by a masterful landscape setting. The site, north of La Jolla, incorporates the coastal bluff setting and offers unimpacted vistas of the Pacific Ocean from the courtyard. On approach from the east, the courtyard offers the visitor the first significant view of sky and ocean framed by Kahn's stark Modernist vertical concrete buildings, a powerful composition that retains its historic integrity. Kahn's client and co-visionary was noted scientist Dr. Jonas Salk, founding director of the Institute and creator of the polio vaccine. The Salk Institute and the University of San Diego, both built in the early 1960s, became the progenitors for what is now considered one of the most significant bio-tech centers in the U.S.

In summer 2005, the California State Historical Resources Commission voted to forward the National Register nomination (prepared by Jeffrey Shorn, Architect and Vonn Marie May, Landscape Historian, on behalf of the Salk Coastal Canyon Coalition) to the Keeper of the National Register in Washington, D.C. The nomination included Kahn's iconic Modernist laboratory buildings, courtyard, and specific component landscapes contemporaneous to the Kahn piece.

The Keeper requested minor clarifications and expanded discussions on contributing and non-contributing resources. The nomination was amended and resubmitted for review, and the Institute currently awaiting a determination of eligibility.

Concurrently, the Salk Institute seeks approval of a Coastal Development Permit and Master Plan, which is in the last phase of community input and design review. The Institute could be entitled to a full build-out of 500,000 square feet of building mass, with a mix of above and below-ground facilities. They currently have half that amount.

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Hilton, continued from page 2

ists and LA revelers who have enjoyed its kitschy atmosphere for decades.

The more sophisticated glamour Conrad Hilton envisioned back in the fifties has been making a comeback through the efforts of several architecture and interior design firms headed up by Gensler & Associates. The lobby was recently restored to its original elegance when several retail stores that had been added over the years were finally removed. This demolition uncovered the hotel's original travertine floor as well as a dramatic formal staircase. The lobby has now become, as it once was, the perfect space for the hotel's many red-carpet events. In addition, Oasis commissioned several Billy Haines furniture replicas for the reception area, a touch that brought back a "celebrity chic" associated with Haines. Many of the remaining public spaces including restaurants and the spa have also been designed to fit in with the hotel's overall Mid-Century Modern aesthetic.

While the current renovation pays much respect to the original Beckett design, the new owners are focused on making the hotel, which waned under previous ownership, attractive to its customer today. To this end they have announced plans to build three hotel/condo towers on the 8.9 acres site around the Beckett tower. Their plans, while removing several undesirable extant structures, will likely raze Trader Vic's, a business that Oasis has found to be unprofitable in spite of its noted Tiki following. To date Oasis, according to spokesperson Marie Garvey, remains open to alternatives such as building a new Trader Vic's in the new hotel complex.

Relocation might be another solution, though not voiced by Oasis management, because it would allow for a modern kitchen which is one of the obstacles to saving the restaurant in its current location. The problem preservationists are facing with Trader Vic's exemplifies the challenge of preserving many Mid-century commercial buildings; that is how to make them viable in a present day context.

17 Projects Win California's Annual Historic Preservation Design Awards

Awards Presentation held Sunday, October 15, 2006 in Beverly Hills, California

Seventeen outstanding projects were selected to receive prestigious 2006 Preservation Design Awards from the California Preservation Foundation (CPF). In its 23rd year, the highly competitive awards program honors exceptional historic preservation projects at the statewide level for excellence in design, construction, planning and technology.

The awards were presented during the special luncheon honoring the recipients on Sunday, October 15, 2006 at the world-renowned Beverly Hilton Hotel, Beverly Hills, CA. Since its opening in 1955, the Beverly Hilton has served as a premier destination for the world's most discriminating travelers. With the completion of a spectacular \$80 million renovation, this landmark hotel has been completely reinvented, emerging as a breathtaking beacon of modern luxury.

2006 Preservation Design Award Winners

Trustees Award for Excellence in Historic Preservation

Leland Stanford Mansion, Sacramento, California State Parks

Preservation Design Awards

Cultural Resource Studies

Cultural Landscape Report for Fort Baker—Marin County

Vikingsholm Log Roof Restoration Report—Lake Tahoe

Wattles Estate & Gardens Cultural Landscape Report & Conservation Study—Hollywood

Preservation

Cabrillo Bridge Restoration—San Diego

Rehabilitation

Baker & Hamilton Building—San Francisco

Hall of Records Rehabilitation, Santa Barbara County Courthouse—Santa Barbara

North Park Theater—San Diego

Old St. Mary's Church—San Francisco

Palomar Hotel/Senior Apartments—Hollywood

SenSpa—San Francisco

Western Metal Supply Company Building—San Diego

Restoration

The Allied Arts Guild Historic Rehabilitation—Menlo Park

Camron-Stanford House—Oakland

Reconstruction

Guard Tower Reconstruction—Independence

Craftsmanship

Spreckels Organ Pavilion Lighting Restoration—San Diego

Contextual Infill

Sacramento City Hall—Sacramento

The 2006 Preservation Design Awards Jury included Charles Edwin Chase, AIA, San Francisco Architectural Heritage; Edward Bosley, The Gamble House; Jennifer Caterino, LA Architect Magazine; Mark Huck, AIA, California Office of Historic Preservation; Julie D. Taylor, Taylor & Company; and Noel Vernon, ASLA, California State Polytechnic University, Pomona.

The Board of Trustees acknowledges the contributions of the Awards Committee: Cathy Garrett, ASLA, Awards Committee Chair; Charles Chase, AIA, Jury Chair; Beth Harris, Ph.D.; and, Steve LoCascio.

We congratulate all the winning teams and we thank all of our sponsors for generously underwriting this event:

The Beverly Hilton, *Beverly Hills*
Camron Stanford House Preservation Association, Skip Rhodes, *Oakland*
Heritage Architecture & Planning, *San Diego*
Charles Salter Associates Inc, *San Francisco*
Cody Anderson Wasney Architects, Inc., *Palo Alto*
Dreyfuss Construction, *Culver City*
Forell / Elsesser Engineers, *San Francisco*
Historic Resources Group, *Hollywood*
Leddy Maytum Stacy Architects, *San Francisco*
Page & Turnbull, *San Francisco*
Spectra, *San Dimas*
TSAO Designs, *San Francisco*
US Bank, *Los Angeles*

A complete description of each 2006 winning project is available on our website at www.californiapreservation.org.

Salk, continued from page 3

New buildings are proposed on the north and south mesas west of the Kahn building, and to the east along North Torrey Pines Road, adjacent to the still-controversial 1995 expansion. The most contentious building planned is a 300'-long uninterrupted two-story structure along the entire east side of the site. This massive building would effectively seal the site off from the public and forever negate Kahn's inspired design narrative of "sky," "light," and "air."

The Institute has been asked to produce more detailed design guidelines and information and has revised architectural massing to emulate Kahn's famous 1962 Master Plan "tripartite" design. The project will go to the San Diego Planning Commission and City Council this year. As part of the permit, the Institute is also requesting lot splits that would yield four separate legal parcels of unknown boundaries.

Preservationists are aware that designation does not preclude further development, but it facilitates a better, more culturally grounded end product. Vincent Scully, Kahn scholar and Professor Emeritus of Yale University, wrote in support of the National Register nomination in 2005:

"I understand that the Salk Institute itself opposes the inclusion of the landscape and site in this nomination, but I suggest that the Institute, in its addition of the new building (1995 expansion) on the landward side, has already demonstrated its incapacity to protect its own place properly. The siting of the added building literally blocked and largely destroyed the group's major achievement on the coast of California, which was to seem to draw the whole continent behind it through its court and to release it to the Pacific. In so doing, Kahn created one of the most compelling of American and especially Californian metaphors, one which should not be further compromised."

It is clear that in advocating for the Salk/Kahn legacy present at this pilgrimage site, preservationists have not been able to create a level of reverence that would satisfy or work within tremendous development pressure. The process begs for an international design competition to ensure respect for the master, Louis I. Kahn.

Whatever is ultimately built on the site should without a doubt continue the scientific legacy of Dr. Jonas Salk, but conversely, should not be at the expense of the brilliant Louis I. Kahn. It doesn't seem right to pit these two American giants against each other posthumously.

32nd Annual California Preservation Conference

Preservation Goes Hollywood

May 3 – 6, 2007



We Invite You to Submit Your Three-Minute Success Story!

The California Preservation Foundation's Annual Conference is in Hollywood this year from May 3rd – 6th! The Friday night event, The Three Minute Success Stories, is an opportunity to present your very own preservation success story!

This year's annual Three Minute Success Stories will be held on May 4, 2007 from 8:00 pm – 10:30 pm at the Academy of Motion Picture Arts and Sciences' Linwood Dunn Theater; a reception is included.

The Three-Minute Success Stories has been a California Preservation Foundation tradition stretching back to the 3rd Annual California Preservation Conference in 1978, a tradition that you can participate in! While humor often comes to the fore, the program also gives preservationists a chance to present local successes to a statewide audience, sharing a wide variety of preservation experiences in lively and entertaining ways.

"Three-Minute Success Stories" have told of buildings restored after earthquakes, giant industrial cranes being relocated, modern architecture coming of age, community support overcoming all odds to save an important local landmark, and historic places saved from bulldozers at the last moment.

Criteria and Guidelines ("The Rules of the Game")

The selection process for Three Minute Success Stories can be competitive and it is possible that not every applicant will be accepted. Feel free to submit more than one application. Presenters of selected Stories will receive complimentary tickets to the Three Minute Success Stories Event.

1. **Presentations are limited to THREE MINUTES**; your story must be suitable to this time frame. Prepare a script and practice it in advance. Props, costumes and PowerPoint presentations are highly encouraged!
2. Projects by non-profit organizations and local governments will receive first consideration. Professionals (architects, developers, etc.) may make presentations for governments or local groups or for income-producing projects, but no self-advertising is allowed (or you will be hissed off the stage!).
3. If the story involves an income producing project, the project should be either "certified" or grant supported by the State Office of Historic Preservation, or should clearly be quality historic rehab projects in keeping with the Secretary of the Interior's Standards.
4. Successes are preferred; but educational or humorous "almost successful" efforts with a lesson will also be considered; try to be entertaining AND educational.
5. Remember, THREE MINUTES is all you are allowed! PowerPoint presentations must be limited to 3-minutes. We will provide the PowerPoint projector and laptop. PowerPoint presentations must be submitted with the application and must be on a CD - PC FORMAT ONLY.

Completed Applications will be due to CPF by Friday, April 20, 2007.



Three-Minute Success Stories Proposal Form

Presenter Information

Name of Contact

Firm/Organization

Address

City

State

Zip

Work Phone

Home Phone

Email

Fax

Presentation Information

Title:

Attach a brief description (no more than three paragraphs!) of your success story and explain why it would interest conference attendees or teach them something that they would like to know.

Power Point? Yes/No

Will you be using props? Yes/No

Will you be in costume? Yes/No

Will you be using music? Yes/No

DESCRIBE any other unusual aspects of your presentation:

ATTACH a sheet with the names and addresses of every person who will be presenting your story!

Please return this form by Friday, April 20, 2007 to:

California Preservation Foundation

5 Third Street, Suite 424, San Francisco, CA 94103

Or Fax at: (415) 495-0265

For questions, please call CPF at (415) 495-0349 or cpf@californiapreservation.org

You will be notified if your proposal is selected, and if selected, you will be required to attend a "test run" at 3 pm on Friday, May 4 - location tbd.

Preservation Goes Hollywood

May 3 – 6, 2007



Auction Donor Form

DONOR INFORMATION

Donor Name _____

Firm / Organization _____

Address _____

City _____ State _____ Zip _____

Work Phone _____ Home Phone _____

Email _____ Fax () _____

AUCTION ITEM INFORMATION

THIS ITEM IS A _____
(e.g. Limited edition print, Antique pearl necklace)

DESCRIPTION – (Please describe the item and the characteristics that make it desirable, this description will be used on the bid form)

RESTRICTIONS – (Please specify all restrictions and time limits on travel, accommodations, services, etc.)

FAIR MARKET VALUE (If item is a gift certificate, please enter amount of certificate) _____

DELIVERY – I will deliver my donation to:

- The Conference Headquarters on Thursday, **May 3, 2007**, no later than noon
- CPF Trustee (name) _____
- Other (name) _____
- CPF office by _____

Can one person easily transport this item? Yes _____ No ___ If no, please explain: _____

Please return this form by **April 20, 2007** to:

California Preservation Foundation □□5 Third Street, Suite 424 □ San Francisco, CA 94103
For questions, please call CPF at (415) 495-0349 or cpf@californiapreservation.org
FAX (415) 495-0265

32nd Annual California Preservation Conference
Preservation Goes Hollywood
May 3 – 6, 2007



MARCH 30, 2007

TO: MEMBERS OF THE CALIFORNIA PRESERVATION FOUNDATION

NOTICE OF: Annual Membership Meeting, Election of Trustees

Saturday, May 5, 12:15 Pm - 1:45 PM,
Hollywood United Methodist Church
6817 Franklin Avenue
Hollywood, CA 90028

PROPOSED TRUSTEES SLATE:

The California Preservation Foundation's Board Development / Nominating Committee proposes the following slate of candidates to fill seven positions on CPF's Board of Trustees for a 3-year term: Current Trustee who has completed one full term and is eligible to serve a second, final term –

Stead R. Craigo, FAIA, (Sacramento) – Steade is a preservation architect, who has worked with the State Office of Historic Preservation, California State Parks for nearly 25 years. He is a respected leader in developing strategies to encourage historic preservation policies and projects, quality design, and creative public-private partnerships throughout the state; he has also been active in natural disaster response and preparedness planning, as well as promoting diversity in preservation efforts. Currently, Steade is the Senior Restoration Architect in the Office of Historic Preservation, supervising the Grants Unit and the California Heritage Fund Grant Program and also working with implementing the new California Main Street Program. He is a past CPF Preservationist of the Year. Steade received a Bachelor of Architecture from Clemson University, SC, and a Diploma (Equivalent to Master) in Conservation Studies from the University of York, England.

Cathy Garrett (Oakland) – Cathy is a landscape architect with expertise in landscape historic preservation. During her career, she has worked on projects that include Frederick Law Olmsted's Central Park and Prospect Park in New York City, as well as projects in France, Italy, England and her native Australia. Recently completed award winning projects in the San Francisco Bay area include Casa Amesti in Monterey, the Allied Arts Guild in Menlo Park and the Leland Stanford Mansion in Sacramento. She has made presentations at annual conferences for the American Institute of Architects, California Council for the Promotion of History, California State Parks, and CPF. Cathy has been welcomed as visiting critic for the University of California, Berkeley schools of Architecture, Landscape Architecture, and Planning, Cornell University, and the University of New South Wales in Australia.

Vonn Marie May (San Diego) – Ms. May has over eighteen years of professional experience with an emphasis on historical and cultural studies. Her projects include: the University of California, Berkeley Landscape Heritage Plan, Balboa Park Cultural Landscape Designation-American Society of Landscape Architects, City of San Diego, Old Police Headquarters - National Register Nomination /Listing, San Diego Police Historical Association. Ms. May has received awards from the California Preservation Foundation, CA Governor's Historic Preservation Award. She has been a speaker at several workshops and symposia.

Frank Parrello (Eagle Rock) – Frank Parrello has over 30 years of urban planning expertise and is a Principal with Preservation Planning and Development specializing in land use planning and entitlements for historic properties. Prior to this he was Director of Planning at Historic Resources Group. Frank holds Bachelors and Masters of Architecture degrees from the University of Michigan's School of Architecture and Planning, both with distinction. Prior to joining HRG, he worked in the Planning Department of the City of Los Angeles, where he where led both long range and current planning efforts, including the preparation of general plan elements, zoning ordinances and land use entitlements procedures. He is a founder and past president of the Highland Park Heritage Trust and an active member in many preservation and community organizations including The Eagle Rock Association and the Arroyo Arts Collective.

David Roccosalva (San Francisco) – David Roccosalva is a Principal for the architectural Firm Page and Turnbull, Inc. San Francisco. He is responsible for planning and implementing the firm's business development, marketing and public relations strategy for both the San Francisco and Baltimore offices. Previously Mr. Roccosalva was Director of Emerging Architects and Professional Practice for the American Institute of Architecture in Washington D.C.

CPF Members Reception at the Allied Arts Guild

In January 2007, CPF members experienced one of the year's best preservation projects firsthand at a tour of the Allied Arts Guild in Menlo Park. CPF members joined project architect **Monty Anderson, Cody Anderson Wasney Architects, Inc.** and landscape architect **Cathy Garrett, ASLA, PGAdesign**, for a tour of the Allied Arts Guild buildings and gardens, followed by a wine reception hosted by the CPF Board of Trustees.

Conceived by Delight and Garfield Merner, along with Architect Gardner Dailey and artists Reta and Pedro deLemos, the Allied Arts Guild was built to create and foster appreciation in the development of education and promotion of arts and handicrafts in California. Built in the late 1920s on the site of an old dairy farm, the Merners adaptively reused some of the existing buildings and constructed new buildings to create a place "where culture, appreciative people with high ideals would be guests" and artisans would be at work in a "sufficiently romantic and tranquil setting pertaining to California and its early background."

The Woodside-Atherton Auxiliary Guild acquired ownership of the complex in 1951 and all proceeds from the use of the facilities benefit the Lucile Packard Children's Hospital at Stanford. The Woodside-Atherton Auxiliary Guild and a capable team of architects, engineers and contractors have lovingly restored the buildings, which continue the original owners' legacy of providing an inspirational environment for artists and guests.

This reception and tour is our way to thank our members for their support

and is a benefit of membership. Past member's receptions include the Kaufmann House, (Palm Springs, 12/2005), Casa del Herrero (Santa Barbara, 2/2006), and Napa Soda Springs (Napa, 7/2006).

We thank the following individuals who generously supported the member's tour and reception at the Allied Arts Guild:

The Woodside-Atherton Auxiliary Guild

Monty Anderson, AIA, Cody Anderson Wasney Architects, Inc., Palo Alto

Cathy Garrett, ASLA, PGAdesign, Oakland

Mrs. Jean Coblenz, President, Woodside-Atherton Auxiliary Guild

Ms. Sarah Kenney, Events Coordinator, Woodside-Atherton Auxiliary Guild

Cindy Heitzman, CPF Executive Director



Cathy Garrett, ASLA leading a tour of the gardens at the Allied Arts Guild



Simin Naaseh (back to camera), Richard Ehrenberg and Cynthia Ripley



Allied Arts Guild



Eric Nickel and Bill Schaefer, Napa County Landmarks

In 2006, CPF awarded a Preservation Design Award for the restoration. Firms that worked on the project included:

Montgomery Anderson, AIA, Cody Anderson Wasney Architects, Inc.

Jean Coblenz, Woodside-Atherton Auxiliary

Degenkolb Engineers, Structural Engineer

Brian Kangas Foulk, Civil Engineer

Pattillo & Garrett Associates, Landscape Architect

Christina Wallace, Architectural Conservator

Blach Construction, General Contractor

Polk Construction, Wood Restoration

Cupertino Electric, Electrical Contractor

Ray L. Hellwig Mechanical, Inc., Mechanical Contractor

Preservation Partners Spotlight:

Ten Questions with Mike Blach, Blach Construction

By Cindy Heitzman

The rehabilitation of the Allied Arts Guild required a team of skilled designers and contractors—from the inception of the rehabilitation through its execution. Blach Construction was the general contractor on this extraordinary project and has been a CPF President's Circle member since 2004. With several award-winning projects to their credit, CPF would like to spotlight the work of Blach Construction.

How do you feel you were especially suited to take on this project?

We felt we were well-suited for this project on a number of fronts. First, we've successfully completed other preservation projects, and we enjoy utilizing our skills to restore a classic structure to its original beauty. Secondly, we're accustomed to working with non-profits and a committee-based decision-making process. Lastly, we've collaborated with Cody Anderson Wasney Architects on numerous projects in the past, and we've always enjoyed working with this fine firm and its people.

Rehabilitation is different than new construction with different problems and solutions. Would you care to comment?

Rehabilitation is different. You often cannot take the straightest path between two points, which you can do when you're building a new structure. While field productivity is important, it becomes secondary to restoring the structure with integrity, even if it takes longer and costs more.

Your portfolio includes a range of project types. How did you end up in the preservation field?

We feel preservation is an underserved niche market and one that we can successfully fill. We also are fortunate to employ old-fashioned, master carpenters on our own payroll—the type of folks who have "Old Yankee Workshop" style shops in their garages. Very few general contractors employ these rare craftsmen. Preservation work appeals to us because it allows our craftsmen to use all of their skills and talents in unique ways. Our craftsmen derive a great deal of personal satisfaction from these projects.

How was your approach to the Allied Arts Guild different from other projects?

The AAG project involved greater upfront planning and exploratory investigation. We knew that once the budget was set, the owner would not be able to find additional funds for unforeseen field conditions. Working closely with CAW, we had to find all of those unforeseen conditions early in the design phase so they could be budgeted.

Were you involved in the fundraising for this project?

Yes, although we didn't have to make any "asks," thank God! We worked closely with the Auxiliary [the owner] and CAW to support numerous receptions, walking tours, job-site tours during construction, newsletters and photographs, etc.—all to help raise the funds and communicate to the public the compelling need for financial support for this important restoration.

Rehabilitation projects have a number of uncertainties. How did you manage cost control?

With the high level of investigative work in the design phase, we didn't run into many uncertainties. When we did, we were able to tap into a small contingency or value engineer a future work task. The entire project was handled on an open-book basis, and everyone on the owner/architect/builder team took ownership in the total budget.

Aside from the multiple roles that a contractor assumes, where do you see your place in the preservation movement?

With the notoriety from this project, we're delighted to see our profile increase within the preservation movement and CPF specifically. We would like to become the leading building contractor in the preservation market, and it's why we're one of the few general contractors who are members and sponsors of CPF. We hope this wonderful project, and others like it, will further propel us toward our goal.

Many contractors prefer new work to restoration. Why are you attracted to this type of project?

We love a challenge! These projects are both intellectually and physically challenging; there's a tremendous amount of satisfaction and pride that goes into restoring an historic structure. From a broader perspective, we feel it's vital for every society to preserve the best parts of its past. Think for a moment how different, and I'd suggest uninteresting, our built environment would be if it only contained structures from the last 30 years. No thank you!



Mike Blach, General Contractor; Paul Kehoe, Sr., Project Manager, and Ken Fruen, Superintendent

You have several successful rehabilitation projects to your credit. To what do you attribute your success?

Smart people who believe in pre-planning, unselfish collaboration with great architects and consultants and world-class craftsmen in the field.

Who are the other individuals on your staff that contributed to this project's success?

Our whole team did a fantastic job! Paul Kehoe, Sr. Project Manager, and Ken Fruen, Superintendent, led our efforts. They were supported by carpenter foremen Dale Dickey and Bayard Smith.

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408.244.7100
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New Faces at CPF!

Please welcome our newest staff members:

Elizabeth Leonardy, Office Manager, manages the day-to-day functions of the office and manages our membership services. Elizabeth and her husband, Mick, live in San Francisco. In addition to her duties at CPF, Elizabeth is active with organizations to assist the homeless in San Francisco's Mission District.

Carolyn Rosenfeld was hired in September as Programs Director and manages all of our Educational programs, the Conference and the Preservation Design Awards. Before coming to CPF, Carolyn worked with a number of non-profits including the Anti-Defamation League in San Francisco.



Design Review Workshop, Gilroy: left to right: Workshop Speakers Nore Winter, Cathy Garrett, ASLA, Catarina Kidd and Kim Cole.

Office of Historic Preservation Invites Nominations for the 2007 Governor's Historic Preservation Awards

The Governor's Historic Preservation Awards are presented annually under the sponsorship of the State Office of Historic Preservation (OHP) to organizations or public agencies whose contributions demonstrate notable achievements in preserving the heritage of California. Their purpose is to recognize meaningful achievements in historic preservation and to increase public awareness, appreciation, and support for historic preservation throughout the state.

You are invited to participate in celebrating the preservation of California's heritage by nominating organizations or agencies you believe are deserving of the Governor's Historic Preservation Award. Nominations must be postmarked no later than 5:00 pm on Monday, April 30, 2007. Recipients of this year's awards will be announced on November 2, 2007. Applications can be obtained at the Office of Historic Preservation's website: <http://www.ohp.parks.ca.gov/> or at the CPF website: <http://www.californiapreservation.org>.

2007 Preservation Design Awards CPF Announces the Call for Entries

The CPF Board of Trustees announces the Call for Entries for the 2007 Preservation Design Awards. Applications are available on our website at www.californiapreservation.org. Award categories include:

1. Preservation
2. Rehabilitation
 - a. Small Projects—Projects under \$1,000,000 in construction value.
 - b. Large Projects—Projects over \$1,000,000 in construction value.
3. Restoration
4. Reconstruction
5. Contextual In-Fill
6. Sustainability
7. Cultural Resource Studies, Reports
8. Craftsmanship/Preservation Technology
9. Archeology and Interpretive Exhibits

Entry fees are \$200 per project, per category if received by April 18, 2007, \$260 if received by May 18, 2007, and \$75 per student project, if received by May 18, 2007.

Preservation Group Wins Legal Victory to Protect Historic House Owned by Steve Jobs

A California Appeals Court has given the preservation group Uphold Our Heritage a key victory in its efforts to prevent Steve Jobs, CEO of Apple Computers, from demolishing the architecturally and historically significant Jackling House in Woodside, California. Renowned California architect George Washington Smith designed the house in 1926 for copper magnate Daniel Jackling.

The Jackling House's significance is supported by the fact that Uphold Our Heritage includes members and supporters who live in California, Washington, Florida, Virginia, Connecticut, Massachusetts, France, and Portugal. They include several architects and authors on architecture.

Jobs purchased the house in 1984 and lived in it about ten years, but in recent years has sought to demolish it. Uphold Our Heritage sued Mr. Jobs and the Town of Woodside after the Woodside Town Council improperly acquiesced to Mr. Jobs's application to demolish the historic house.

In January 2006, Superior Court Judge Marie Weiner decided unequivocally in favor of Uphold Our Heritage. Judge Weiner found that Mr. Jobs and the Town Council had sought to evade required CEQA provisions, and she concluded that no evidence supported the Town's finding that no feasible alternatives to demolition existed. Mr. Jobs and the Town appealed that decision.

The California Preservation Foundation and the National Trust for Historic Preservation submitted arguments to the Court of Appeal advocating that the trial court decision be upheld. The Court heard the appeal in December 2006 and unanimously affirmed the trial court in January 2007 (147 Cal.App.4th 587).

Uphold Our Heritage is represented by Chatten-Brown & Carstens, a Santa Monica based firm specializing in environmental and preservation law. Attorney Douglas Carstens stated, "The Court of Appeal upheld the mandate of the California Environmental Quality Act that projects with significant adverse impacts must be denied if there are feasible alternatives. Without evidentiary support, the Town of Woodside rejected as infeasible alternatives that would preserve the historically significant Jackling House, but there was no evidence to support the Town's findings. We hope that now the Town and Steve Jobs will work with Uphold Our Heritage and other interested parties in achieving a genuine preservation solution for the Jackling House."

Background on the Jackling House, the architect, and the case are available on the www.friendsofthejacklinghouse.org site.

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Calendar

March 30th, 2007

California Environmental
Quality Act (CEQA) and
Historic Resources Workshop
Palm Springs, CA

April 2, 2007

Last day to register for
Conference
Early Bird Specials

April 20, 2007

Last day to register
for the Conference

April 27, 2007

Preservation Design Awards
early applications deadline

May 3-6, 2007

Hollywood Goes
Preservation!
32nd Annual California
Preservation Conference
Hollywood, CA

May 18, 2007

Preservation Design Awards
final applications deadline

July, 2007

State Historic
Building Code Workshop
Northern California



Ruins at Napa Soda Springs—see page 5

August, 2007

Heritage Tourism
and Cultural Landscapes
Workshops
Auburn, CA

September 15, 2007

24th Annual Preservation
Design Awards
San Francisco, CA

October 2007

State Historic Building
Code Workshop
Southern California

November 2007

Modern Architecture
Workshop
Palm Springs, CA

For more information on
CPF events, please call
(415) 495-0349

or email
cpf@californiapreservation.org.

You can also check our
website
www.californiapreservation.org
for regular updates



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