

32ND ANNUAL CALIFORNIA PRESERVATION DESIGN AWARDS



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PRESERVATION
FOUNDATION

OCTOBER 2, 2015

JULIA MORGAN BALLROOM, MERCHANTS EXCHANGE BUILDING
SAN FRANCISCO

Program





*The Board of Trustees of the
California Preservation Foundation
welcomes you to the*

Preservation Design Awards Ceremony

Friday, October 2, 2015

Julia Morgan Ballroom, Merchants Exchange Building, San Francisco

6:00 pm **Cocktail Reception and Dinner**

7:30 pm **Welcome**

Kelly Sutherlin McLeod, FAIA
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Awards Presentations

Presentation of the President's Award for Lifetime Achievement

John F. Merritt

Presentation of the 32nd Annual Preservation Design Awards

Kurt Schindler, FAIA, Jury Chair

Amy Crain

Jeff Greene

Leo Marmol, FAIA

Chuck Palley

Jay Reiser, S.E.

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2015 Awards Jury

Kurt Schindler, FAIA, LEED AP

Principal, ELS Architecture and Urban Design | Awards Chair and PDA Jury Chair



Kurt Schindler is a principal at ELS and directs the firm's historic and seismic renovation projects. Over his professional career he has been involved in master planning, programming, design, and feasibility studies for dozens of historic and cultural facilities. He possesses a special expertise in assessing the adaptive reuse or upgrade potential of existing buildings. His award-winning historic renovation projects include the renovation and restoration of the national landmark 1903-33 Mission Inn, in Riverside, California, the 1939 Martin Luther King, Jr. Civic Center in Berkeley, California, the 1929 Arlene Schnitzer Concert Hall at the Portland Center for the Performing Arts, the 1923 Union Pacific Railroad Station in Anaheim, California, the 1912 16th Street Train Station Re-Use Plan in Oakland, California, the 1904 Temple Sherith Israel Seismic Upgrade in San Francisco, California, and the 1923 Grand Theater Center for the Arts in Tracy, California, the 1928 Oakland Fox Theatre, the 1927 California Theatre renovation and expansion, the 1929 Pleasanton Firehouse Art Center in Pleasanton, and the 1894 St. Mark's Lutheran Church in San Francisco. He recently completed renovation of the 1915 Old Administration Building at Fresno City College and the 1934 Civic Auditorium in San Jose. Mr. Schindler received his Bachelor of Architecture and Master of Architecture degrees from the University of California, Berkeley. Mr. Schindler is active with the California Preservation foundation and the United States Institute of Theatre Technology, and has presented at the League of California Cities.

Amy H. Crain

State Historian II, California Office of Historic Preservation



Amy H. Crain is a State Historian II in the California State Office of Historic Preservation (OHP). She holds an MS in Historic Preservation and Museum Studies Certificate from the University of Oregon, with a specialization in Western American Jewish history and culture. As a member of the OHP Registration Unit, Ms. Crain reviews and prepares nominations to the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest programs. Resources associated with California's cultural and ethnic diversity are of particular interest. Ms. Crain received her MBA in International Management from the Monterey Institute of International Studies and her BAs in French and Italian from the University of Wisconsin-Madison.

Jeff Greene

President and Founder, EverGreene Architectural Arts



Over the last three decades, Jeff Greene, President and founder of EverGreene, has led large-scale interior conservation, restoration, and new design work for sacred, institutional, commercial and civic spaces across the United States. His formal education was at the Art Institute of Chicago, and he received a Fresco Scholarship to the Skowhegan School of Painting & Sculpture. Jeff has helped to revive artistic and decorative practices in the U.S. and is considered one of the country's foremost experts in both traditional and innovative techniques for murals, ornamental plaster, and decorative finishes. He has served on numerous boards, with current and past posts that include President of the National Society of Mural Painters, Board Member of the League of Historic American Theaters, and Board Member of the Association for Preservation Technology. Jeff is a Professional Associate of the American Institute for the Conservation of Historic & Artistic Works (AIC) and a recipient of the Institute for Classical Art & Architecture's Arthur Ross Award. Recent notable projects include the Wichita Cathedral, St. Joseph's Co-Cathedral (Brooklyn) and the Illinois, Kansas and Colorado state capitols.

Leo Marmol, FAIA

Managing Principal, Marmol Radziner



Leo Marmol, FAIA, is Managing Principal of the Los Angeles-based firm Marmol Radziner, a unique design-build practice that includes architecture, construction, landscape, interiors, furniture, and jewelry. Since its inception, the firm has developed a reputation for innovative design, sustainable architecture, and prolific restoration work. Notable restoration examples include several mid-century Modern houses designed by Richard Neutra, Cliff May, and John Lautner. Most recently, Marmol Radziner led the rehabilitation of the 1961 Santa Fe Federal Savings and Loan building for the Palm Springs Art Museum's new Architecture and Design Center. Leo received his Bachelor of Architecture with a Minor in Philosophy from California Polytechnic State University in San Luis Obispo, California.

Douglas Nelson

Principal, RHAA Landscape Architecture and Planning



Douglas Nelson is a historical landscape architect whose work is focused in sensitive and significant natural, cultural, and scenic resource environments. His work includes extensive experience in the analysis and treatment of cultural landscapes including National Historic Landmark and National Register of Historic Places properties. He has been involved with the preservation of San Francisco's Golden Gate Park for many years, including preparing the park's first comprehensive master plan and the successful National Register of Historic Places nomination. Doug's work includes several significant projects at Yosemite National Park including the Glacier Point, Olmsted Point, and Tunnel View overlook rehabilitation projects. Other historic landscape work has included projects at the Presidio of San Francisco, Golden Gate National Recreation Area, Point Reyes National Seashore, San Francisco's Palace of Fine Arts, and numerous other state and local parks. He is a principal at the firm RHAA Landscape Architects and he is also an instructor in cultural landscapes at the University of California Berkeley.

Chuck Palley

President, Cahill Contractors



Chuck Palley has almost 30 years of experience within the building construction industry in the SF Bay Area. Palley is both a Professional Engineer and a LEED-accredited professional with a Bachelors Degree of Science in Civil Engineering with a specialization in Construction Management from the University of Illinois. Chuck is past president and current Board Member of the Contractor's Employers Association (CEA); a trade organization of most of the major General Contractors in Northern California. Chuck and Cahill Contractors have extensive and successful experience in rehabilitation, seismic strengthening, renovation and modernization of buildings including the Kelly Cullen Community (Formerly the Central YMCA); Argonaut Hotel (Formerly the Haslett Warehouse at Fisherman Wharf); California Hotel (Oakland); Bridgepoint Assisted Living (Formerly the Shriners Hospital); and, 150 Otis-Veterans Commons (Formerly SF Juvenile Court & Youth Retention). Chuck's passion for building with quality and integrity in the Bay Area and his approachable confidence is a core value that resonates throughout Cahill.

Jay Reiser, S.E.

Principal, Miyamoto International, Inc.



As a Principal of the earthquake and structural engineering firm, Miyamoto International, Jay Reiser has worldwide expertise in seismic retrofit projects. In that role, Jay seeks new opportunities to provide innovative structural solutions that preserve cultural heritage in high seismic regions around the world. He collaborates with Miyamoto engineers who bring a variety of expertise from places rich in cultural heritage, such as Italy, Turkey, India and Thailand to bring the latest in preservation techniques to California, including the recent base isolation of a Michelangelo statue in Milan. Jay also helps support the nonprofit Miyamoto Global Disaster Relief in its mission to save lives from disaster by targeting dangerous structures around the world in need of strengthening. Miyamoto continues to make the world a better place by preserving many public and private historic renovation projects, including the California Preservation Foundation award-winning, iconic LAX Theme building in Los Angeles, the Citizen Hotel in Sacramento and the Griffith Observatory in Los Angeles.

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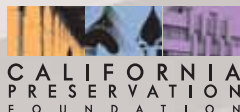
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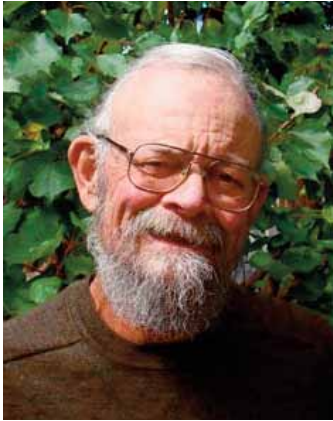
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President's Award



Lifetime Achievement John F. Merritt

The California Preservation Foundation's Lifetime Achievement Award is presented to John F. Merritt, for his career-long dedication to and accomplishments in the field of historic preservation in California.

John F. Merritt is the founder, first president, and first executive director of Californians for Preservation Action (CPA) and its 501C3 successor organization, California Preservation Foundation (CPF). John began working in preservation in the City of Pasadena in 1971, during an era of rapid change. The adoption of the National Historic Preservation Act and California Environmental Quality Act had helped catalyze and energize the nascent preservation movement in California. In this way, when John began working in historic preservation in California, what the field needed to take root and thrive was everything: education about preservation, the regulatory framework, and the new responsibilities of cities and lead agencies to study and disclose impacts; lobbying at the local and state level; community and constituency building; hands-on technical assistance and training on every topic from the finer points of materials conservation, to preservation incentive programs and ordinance language, to how to survey, document, and designate historic properties.

John's skill and accomplishments spanned every one of these areas. At the federal, state, and local level, he dedicated his career to all aspects of preservation: from grassroots organizing, to helping build a statewide community and constituency, legislative action and lobbying, environmental compliance, and a hands-on, DIY approach to preservation. In terms of CPA/CPF, John was the critical instigator of creating the statewide organization in 1975; throughout the next 20 years, he lent the organization its voice, chutzpah, energy, and considerable influence.

A native of Leimert Park in Los Angeles, John attended USC, where we received his Bachelor of Arts in Slavic Studies in the mid-1960s. He subsequently completed his Master of Arts in US History at the University of Oregon. While in Pasadena, between 1976 and 1977, John organized, planned, and led the city's first cultural resources survey and launched community organizing, advocacy, and technical assistance initiatives. At the same time, John helped found Pasadena Heritage, the Los Angeles Conservancy, and continued to lead CPA, serving as the organization's president and newsletter editor for 15 years. CPA's newsletter, the first of its kind in the state, provided a critical, early forum

for sharing information and creating mutually supportive network for preservationists statewide. CPF's ongoing success in providing this network attests to John's foundational work.

At the state level, while still working in Pasadena in the mid-1970s, as well as after leaving, John worked for the California State Office of Planning and Research (in 1976) and for the State Office of Historic Preservation (1977-1979), where he authored the California State Historic Preservation Element Guidelines, a guide for creating general plan elements at the local level.

During this time, on the national level, the National Trust's mission was expanding to include a more street-level view of neighborhoods and communities. This shift paralleled John's own interests and goals. In 1979, within a decade of the establishment of the National Trust Western Regional Office in San Francisco, John had become Assistant Director of the office, lending his considerable expertise in local-level surveys and state-level organizing and constituency building to the national scene. With the National Trust, John traveled throughout the western United States and gathered information on rethinking and redesigning regional technical assistance strategies. John also revived the "regional advisors" program while with the National Trust, helped initiate the first "Main Street" program in the west (in Oregon) and the California "Heritage Task Force."

Throughout this time, John continued his work with CPA. In 1983, after the founding of CPF, John became the organization's first director, a post he held until 1995. John's accomplishments in this role are too numerous to list; just to list several highlights, he helped organize and initiate a legislature-created Heritage Task Force, worked to create lobbying coalitions, and created a presence and profile for CPF in the State Capitol, and served as the CPF

representative on the State Historical Building Safety Board. In addition, he designed, planned, and produced dozens of conferences and workshops, and authored numerous publications on preservation that remain timely to this day.

Following his departure from CPF, John accepted a position in the Czech Republic as an advisor to the Ministry of Culture. In this role, John served as director of the Czech Republic's Monuments Program, helping craft a national program for a historic preservation. His publications during this time included: "Local Incentives for Towns and Property Owners," "NGO Management," and "Local Preservation Ordinances" for the Czech Ministry of Culture, translated into Czech and distributed to regions and towns between 1995 and 1996. He continued to offer support and guidance to the Slovak National Trust as well as an effort in Russia to save and preserve "Devichje Polje" (Maiden Field) cultural site in Kolumna (near Moscow).

John subsequently taught a historic preservation course at Dominican University in San Rafael, continued his work in Czech history and preservation as case studies for teaching, and assisted in Counterpoint, an organization helping staff nonprofits at the executive level throughout the Bay Area. As of 2015, John continues to enjoy volunteering and working each year for the Catalina Island Conservancy, as well as enjoying the company of his wife Betty, daughters Aimee and Erin, and twin "grandcritters," Imogen and Paul.

Today, in 2015, 40 years after John and a small group of colleagues and friends throughout California established CPA, the state of preservation in California is stronger because of John's dedication, talent, and hard work. The Board of Trustees of the California Preservation Foundation are proud to bestow its Lifetime Achievement Award to John Merritt.



© Cesar Rubio

Rinconada Library Palo Alto

The rehabilitation of the Rinconada Library preserves the historical character of the original 1958 Edward Durrell Stone building, while adding a 4,000 square feet for a new program room and group study rooms to expand and enhance the facility's functionality as a modern library.

Inspired by the geometry and materials of the historic building and landscape, the design of the expansion provides a vibrant, seamless experience for visitors. The library's historical features such as the luminous ceiling, redwood soffits, wood shingled roof, and exterior planting bowls were restored to their original vibrancy. The expansion was designed in collaboration with the community, who strongly supported the project via donations and a voter measure for capital construction. The library is designed to target LEED certification.



© Eric Rorer Photography

Bourn Mansion San Francisco

Willis Polk designed this Georgian-style clinker brick mansion, completed in 1896, for William Bourn II and his family. Bourn was the owner of the Empire Mine, Spring Valley Water Company, Greystone Wineries, and many other early California businesses.

As San Francisco Landmark #38, it is one of the city's earliest designated historic resources. Undergoing several changes in ownership over the years, the mansion was nearly torn down to make way for a high-rise in the early 1970s when it again changed hands. Then followed 40 years of neglect, with extensive damage caused by leaking roofs, deferred maintenance, and the dozen or so cats that freely roamed the property. Due to the dedication of the owners, who purchased the Bourn Mansion in 2010, and the many craftspeople involved in this project, the residence has been stabilized, restored, and returned to its 19th-century glory.



© Alexander Vertikoff | Vertikoff Archive

Robert Pitcairn Jr. House & Reverend A. Moss Merwin House

Pasadena

The Robert Pitcairn, Jr. House is an important model and precursor for Charles and Henry Greene's renowned architectural masterworks, and therefore a historic resource of tremendous value to the community and the state.

It is the very first of the Greenes' commissions to implement the architectural vocabulary of their mature and classic style: a structure fully expressed in wood, the integration of porches and terraces into the plan for house and garden, and the meticulous craftsmanship for which the Greenes are justly famous. Many other details were first brought together in the Pitcairn commission, later to find their ultimate expression in the Gamble House and other larger and better-known commissions designed by the Greenes.

There are few houses of equal significance. The Westridge School for Girls commissioned this conservation-based Restoration Project and generously shares the Pitcairn House with the community, for educational tours and other events.



© William A. Porter

Marconi Hotel Point Reyes Station

The Historic Structure Report (HSR) explored the historical background of the site with its distinctive 20th century periods of significance ranging from its usage as a facility and housing for a wireless company, to a rehabilitation facility.

The HSR provided a thorough architectural evaluation and existing condition assessment of the site. Through workshops with stakeholders and comparable hotel and restaurant reuse studies, conceptual design drawings for adaptive reuse were created. Reuse parameters and upgrade issues offered in the HSR were categorized by types of implementation including maintenance, a modest capital overlay for major stabilization, and suggestions for the full-scale rehabilitation and further reuse of the building.



Anna Head Alumnae Hall Berkeley

The Anna Head Alumnae Hall at UC Berkeley, a Walter Radcliff-designed masterpiece, has been restored to its original function and glory, and given a new lease on life with modern building systems, accessibility, seismic resistance and a removal of incompatible alterations.

Constructed in 1927 as the last building in the Anna Head School for girls, the building and the campus as a whole is remarkably intact, if moldering, example of the Bay Regional style. Listed on local, state and national registers, the building endured decades of neglect and numerous ad hoc incompatible uses (a day care center, office surge space, storage).

Despite their budget challenges, the University sought to revitalize the building and return it to its original function as a student assembly and performance venue. By cobbling together funding from seismic bonds, accessibility funds and other small pots of money, a seismic retrofit project was allowed to blossom into a full rehabilitation.



© Treve Johnson Photography

Church of the Good Shepherd Berkeley

In October 2012, the Good Shepherd suffered a devastating fire that destroyed its Sacristy and gutted the Sanctuary's interior finishes and end walls. While the structure survived, its interior redwood finishes, cabinetry, stained glass lancet windows and large stained glass end wall panels were completely destroyed along with a rear Sacristy addition.

The Episcopal Diocese of California committed resources that brought the buildings back to life, coupling fire repairs with life safety, accessibility, seismic and aesthetic improvements. Creative interpretations of historical, building and accessibility codes enabled the building to obtain for the first time in its history a toilet room and running water.

The Congregation desired a new design for its destroyed Sacristy addition which had crowded the Sanctuary's stained glass window and had an awkward roof. A functional shape and contemporary roofline was designed sympathetic to the Sanctuary's architecture.



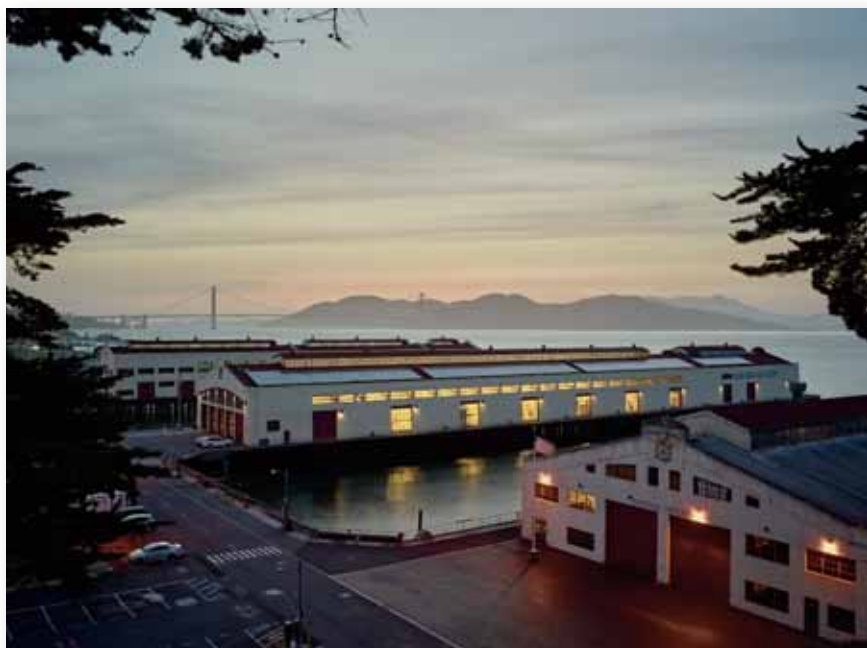
© Tom Fitzgerald Photography

Eichler Homes Offices Landscape Rehabilitation Palo Alto

Constructed in 1957 the Eichler Homes office building boasted an architectural design by A. Quincy Jones, and a landscape plan by Robert Royston. By the time it was purchased in 2012 the property, especially the gardens, had fallen into disrepair.

Because of its importance to local history the renovation of the property received considerable attention. The Landscape Architect worked with the new owner, city staff, and community stakeholders to develop a landscape renovation plan that respected the original design and responded to contemporary concerns such as reduced water usage and sustainable construction practices.

Research in the collections at UC Berkeley brought to light design concept sketches that provided important insights. Significant features of the original landscape including distinctive patio paving, glass screens, and existing trees were preserved or rebuilt as a part of the landscape rehabilitation project.



© Bruce Damonte

Fort Mason, Pier 2 Rehabilitation San Francisco

Fort Mason Pier 2 is part of a 13-acre National Historic Landmark District on the San Francisco Bay waterfront. The site, first established as a U.S. Army base in 1910, includes three piers with shed structures and seven buildings in the Spanish Mission Revival Style. In 1972, the Army transferred ownership to the National Park Service, and in 1977 a non-profit organization was established to oversee the adaptive re-use of the historic buildings into a nonprofit arts center.

Since the 1980s, the Pier 2 Shed has been used as a theater and exhibition hall taking advantage of the dramatic industrial volume. The \$21,000,000 rehabilitation focused on repairs to severely damaged concrete, steel, windows and doors; seismic and ADA upgrades, new roof and sustainability improvements including photovoltaic solar panels and radiant floor heating. The 14-month renovation, completed in June 2014, followed a \$13,000,000 pier substructure seismic upgrade in 2006.



© Photography by Roger Davies

Kronish House Beverly Hills

Located at the end of a long driveway off the north side of Sunset Boulevard, the single family residence was designed by modernist architect Richard Neutra for real estate developer Herbert Kronish and his family. At approximately 7,000 square feet, the house, constructed in 1954, was among the largest of Neutra's completed projects and one of only three Neutra-designed dwellings to be erected in Beverly Hills. The house reflects Neutra's unique amalgamation of International Style tenets with the integration of indoors and outdoors. The overall design is a sprawling, low-slung villa of glass and stucco enhanced by the rear patio and pool also designed by Neutra.

In returning the house to its original configuration, inappropriate additions were removed, and missing or damaged window and hardware elements were recreated and installed. Through careful restoration and recreation of essential physical features, the integrity of the dwelling's design, materials, and workmanship is now evident.



© Ken Gutmaker (2014)

Lampwork Lofts Oakland

Located at 1614 Campbell in Oakland, California, this project is a rehabilitation and conversion of a historic 4-story industrial warehouse into 92 live/work and residential units. This historically significant building, constructed of masonry bearing walls and wood floors, occupies a rectangular 1.5 acre site.

The 116,000 SF design subdivided the interior space to take advantage of structure, light, and the existing industrial character of the building. Originally used as a General Electric (GE) lightbulb factory during West Oakland's industrialization boom, the building was completed between 1912 and 1917 and continued under GE ownership until 1962 when the division closed. Other industrial manufacturing companies used the building through 2000, repairing the damage done by the 1989 earthquake. It was then abandoned by 2000. The building was sold to the current owner in 2003, and the rehabilitation project culminated in 2014. Historic industrial features were preserved and integrated into the new project.



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Los Angeles County Hall of Justice Los Angeles

The 14-story Hall of Justice, a 1925 County of Los Angeles landmark remained closed for 20 years after being damaged by the 1994 Northridge earthquake. For several years, attempts to rehabilitate the building failed due to concerns about the extent of the damage and the cost of reviving the facility. A very grand monument became a dark heart in one of the nation's largest civic centers.

The restoration project includes extensive restoration, repointing, and careful cleaning of the granite and terra cotta clad exterior, addition of a new 1000-car parking structure nearby on the site, and new draught-tolerant landscaping. The interior rehabilitation and adaptive reuse as a 12-story office building with 308,000SF of space, restores the orientation of the building to Spring Street by way of monumental granite steps that lead to the front door and the historic loggia that connects Spring Street to Broadway through a long, decoratively finished promenade that includes an elevator lobby.



Old Solano Courthouse Fairfield

The project encompassed complete programming and architectural services for the rehabilitation of the Old Solano Courthouse in Fairfield, California. Originally constructed in 1911, this two-story, 29,900 square foot courthouse is one of approximately 50 standing historic courthouses in California. The building is an outstanding example of Beaux Arts architecture and is on the Central Solano County Heritage Commission's inventory of "Lasting Heritage" buildings.

The project included seismic, mechanical, electrical, life safety, telecommunications, and accessibility upgrades. The renovation of three floors included: the first floor courtroom & office spaces, second floor courtrooms and offices and the basement was converted into court services support spaces.

Exterior improvements included the cleaning and re-pointing of the stone cladding, and the addition of new doors and roofing. Interior improvements included restoration of original courtroom spaces, and remodeling of non-original spaces. The renovation of the courthouse are consistent with the Secretary of the Interior's Standards for Historic Rehabilitation for an estimated cost of \$27 million.



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Rosslyn Hotel Apartments Los Angeles

The Rosslyn Hotel Annex is a 1923 Beaux Arts hotel building designed by master architects Parkinson and Parkinson. It is a quintessential example of the style with its symmetrical elevations, three-part organization, terra cotta ornamentation, and use of Classical detailing. The Rosslyn Hotel Annex is an identifiable Los Angeles landmark with its two impressive and iconic signs: a tall blade sign on the building's northeast corner and a very large neon sign on its roof, facing east.

The scope of work included: rehabilitating the previously altered storefront bays; restoring the windows, façades, and decorative details; restoring the original entrance marquee; returning the lobby to its original size and restoring its finishes; reorganizing the second floor to reflect its original open plan and restoring its intact finishes; opening up and restoring the ornate skylight; installing new flooring in the corridors; restoring the rooftop neon sign; rehabilitating the apartment units, including adding kitchenettes; creating ADA accessible units; reinforcing the existing structural system; and mechanical, electrical, and plumbing upgrades. From a technical point of view, the most noteworthy aspect of the scope of work was the structural reinforcement. It involved installing a combination moment frame from the basement to the 3rd floor along Main Street and two 14-story shear walls, without impacting any historic spaces or finishes.

The Rosslyn Hotel Apartments is a preservation project with a social conscience, providing affordable housing and support services for chronically homeless veterans and low-income individuals living with mental illnesses and other disabilities.



© Bruce Damonte

Sea Scout Building Palo Alto

Time and tide had eroded the venerable Sea Scout building, perched at the edge of the Baylands. Owned by the City of Palo Alto and designed by renowned Palo Alto architect Birge Clark in the mid-1930s in the “nautical moderne” style, the building served as the boathouse and clubhouse for generations of Sea Scouts—an international scouting organization that emphasized water activities.

Palo Alto halted dredging of the bay in the 1980s and allowed the once bustling marina to return to its natural marsh state. The building could no longer fulfill its original purpose, and was eventually abandoned. Along with neglect, vandalism, and an infusion of wildlife of various types, the building had been suffering from daily tidal actions for years because it had sunk three feet into the soft bay ground due to insufficient foundations.

To the rescue came a nonprofit environmental educational organization whose mission is to train volunteers who teach environmental awareness and science to Bay Area grade schoolers. The City of Palo Alto agreed to give the nonprofit organization a low-cost, long-term lease in return for rehabilitation of the badly dilapidated building as their headquarters.



Draft Horse Barn at Rancho Omochumnes Sloughouse

The Draft Horse Barn at Rancho Omochumnes was built to house and feed the working or draught horses at the home farm of Rancho Omochumnes, on a hill above the farmed fields, out of the winter flooding of Deer Creek and the Cosumnes River. The barn was built with a total of 10 draft horse stalls, 5 on each side aisle, with a central hay storage and feeding area, with a total of 6 sliding barn doors.

The farming operation moved to tractors, instead of draft horses, beginning in the 1920s and by the 1940s the draft horses were no longer used. After the last draft horse died in the 1950s, the Draft Horse Barn fell into disrepair. It was used only for the storage of hay and sparingly in connection with the farm's cattle operations. It stood vacant and in severe decay until the preservation and restoration work began in 2010. An amazing amount of original historic fabric remained to be preserved, including the draft horse tack hanging on the walls. What was missing or damaged beyond repair has been restored including the wood roof and the wood plank floor.



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Olan G. and Aida T. Hafley House Long Beach

This innovative and conscientious restoration of a classic but unique 1953 Richard Neutra design set new standards of excellence for the preservation of modernist architecture. Graceful compositions of ubiquitous but not necessarily durable 20th century materials present a challenge to restoration. But the commonality and temporary quality of these materials cannot be an excuse for automatic replacement.

This conservation-based project restored Neutra's exquisite aesthetic while maintaining its patina and actual age. To benefit from an economy of scale, Neutra designed a pair of adjacent homes on one divided but integrated site plan that still functions as designed. The project team used original construction documents, correspondence, and Neutra's field notes to restore this Mid-Century Modern masterpiece.

This rare work by Richard Neutra is aging gracefully thanks to a restoration that prioritized authenticity. It contributes a superb expression of Modernist architecture to the cultural and architectural heritage of California.

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