

Institute Honors and Awards Fellowship



THE AMERICAN
INSTITUTE
OF ARCHITECTS

2016 AIA Fellowship

Entry 120446

Nominee Naomi O. Miroglio
Organization Architectural Resources Group
Location Bay Area, CA
Chapter AIA San Francisco

Category of Nomination

Category One - Preservation

Summary Statement

Naomi Miroglio has mastered architectural planning methods, devised intricate restoration techniques, and orchestrated business-savvy strategies to restore previously abandoned historic resources for meaningful use, demonstrating the economic and cultural vitality of historic preservation.

Education

California Polytechnic State University, San Luis Obispo - Bachelor of Architecture; 4 years.

Licensed in: States of California, Oregon, Nevada

Employment

Architectural Resources Group (since 1985)

ARCHITECTURAL RESOURCES GROUP, INC.

Architects, Planners & Conservators



October 16, 2015

Diane Georgopulos, FAIA
Chair, Jury of Fellows
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006

Re: Nomination of Naomi Miroglio to the College of Fellows

Dear Ms. Georgopulos,

I've known Naomi Miroglio since 1985, when she joined the firm I cofounded, Architectural Resources Group (ARG). A principal of ARG for the last 16 years, Naomi is a remarkable advocate for the great value and untapped potential of historic resources to enrich contemporary life. Throughout her tenure at ARG, she has designed numerous award-winning projects for historic properties, including seismic strengthening, adaptive reuse, preservation, and tax credit projects. In 2006 when ARG was selected by the AIA California Council as Firm of the Year, Naomi's work was a major contributor to that award. She has been a great partner and her work is a model for architects nationwide.

Naomi has led the adaptive reuse of multiple buildings for the Culinary Institute of America at Greystone campus in St. Helena, California, including the Rudd Center for Wine Education, a 2002 California Preservation Design Award, and the Williams Center for Flavor Discovery, a 2004 Napa County Landmark Award. Many of her other projects have received awards from the California Preservation Foundation, including the seismic strengthening of the Buena Vista Cellar Building for the Buena Vista Winery in Sonoma, the Rhine House at Beringer Vineyards in St. Helena, and the Charles Krug Winery in St. Helena.

Most of the projects she has worked on involved buildings that had been abandoned for decades because the owners could not identify a viable and cost-effective use. Because of Naomi's creativity and deep knowledge both of historic preservation and program needs, she has devised innovative solutions and collaborated with structural engineers to return these buildings to useful life, adapting them to contemporary use, indeed to economic vitality, while honoring their historic attributes.

She has shared her knowledge in a variety of forums, presenting at the Association for Preservation Technology Conference and the Construction Specifications Institute and at AIA events and several California Preservation Foundation conferences. She has also penned articles for magazines such as Urban Land and Faith & Form, spreading her knowledge beyond the preservation community to raise awareness of the possibilities and potentials of bringing new life to historic buildings. It is a great honor to sponsor the nomination of Naomi Miroglio for her well-deserved advancement to the College of Fellows.

Sincerely yours,

Stephen J. Farneth, FAIA, LEED AP
Founding Principal

Principals

STEPHEN J. FARNETH, FAIA, LEED AP
CHARLES EDWIN CHASE, AIA
DEBORAH J. COOPER, AIA, LEED AP
MATTHEW M. DAVIS, AICP
MAYA M. FOTY, AIA, LEED AP
KATIE E. HORAK
NAOMI O. MIROGLIO, AIA
CHRISTOPHER J. SMITH
CATHERINE DEJ. VIETH, AIA, LEED AP
DAVID P. WESSEL, AIC, FAIT
LISA YERGOVICH, AIA, LEED AP
BRUCE D. JUDD, FAIA, EMERITUS

Associate Principals

JAMES MCLANE, AIA, LEED AP

Senior Associates

ANDREW G. BLYHOLDER, AIA, LEED AP
CATHLEEN MALMSTROM, AIA

Offices

SAN FRANCISCO
PASADENA
PORTLAND

Northern California Office

Pier 9, The Embarcadero
San Francisco, California, 94111
email arg@argsf.com
fax 415.421.0127
415.421.1680
www.argsf.com

SECTION I

Summary Statement

Naomi Miroglio has mastered architectural planning methods, devised intricate restoration techniques, and orchestrated business-savvy strategies to restore previously abandoned historic resources for meaningful use, demonstrating the economic and cultural vitality of historic preservation.

SUMMARY OF ACHIEVEMENTS

Naomi Miroglio has dedicated her career to identifying and implementing relevant, dynamic, contemporary uses for historic buildings.

Her overriding concern is for the building to be fully functional for the client and community, so that abandoned or underused buildings can return to vigorous life and people can engage with their irreplaceable, unique attributes. She has powerfully advocated for the idea that it is more important that a historic building be used than that the building remain unchanged but underoccupied—or unoccupied—which often leads to demolition.

Naomi has advanced awareness of the economic context in which preservation must succeed.

Her work in Alameda, California, on the historic 2,250-seat Alameda Theatre, built in 1932 and vacant since 1979, exemplifies her success. City officials long wanted the theater rehabilitated, but had difficulty attracting developers. By incorporating a city-owned parcel next door, Alameda succeeded in obtaining a bid to restore the theater and add storefront retail and an adjacent seven-screen cineplex. The developer needed a large concession area and stadium seating, because movie theater operators today make money largely by selling snacks and drinks. Naomi's solution was to repurpose a portion of the historic theater for a concession stand, reducing the number of seats beneath the balcony, where they were not needed. The theater is once again attracting large crowds, raising tax revenues in the entire district.

She has carefully saved numerous significant buildings from disuse and demolition through technical inventiveness and seamless design.

Naomi's work for the San Francisco Theological Seminary in San Anselmo brought the campus's historic heart back to life. Constructed in 1891, Montgomery and Scott Halls were the campus's first structures. They had long been abandoned, and the college considered demolishing them because of severe deterioration, but Naomi identified the school's need for a student center and faculty offices and developed sensitive, cost-effective, and largely invisible seismic strategies to rehabilitate the buildings to meet these needs. They have revitalized the campus's heart and are now represented in the college's logo.

Naomi carries out creative solutions that maintain the historic integrity while using cost-effective methods appropriate to each building's specific qualities.

She has designed sensitive solutions for structures ranging from modest rubble masonry buildings by unknown masons to landmarks by Frank Lloyd Wright. Most of Naomi's projects are in active seismic zones, and many have been in danger of collapse. Naomi's ingenuity and close collaboration with engineers have returned buildings to useful lives without evidence of their seismic improvement. This includes repairing damage to Frank Lloyd Wright's landmark Hanna House at Stanford University, completed in 1937, without visibly altering Wright's distinctive exterior and interior. She has also worked on several buildings in the Napa Valley, and when a 6.0 earthquake destroyed many of the area's historic buildings, all of Naomi's projects were undamaged. Additionally, her minimal-impact, nearly invisible solutions are beautiful, especially important for projects relying on federal historic tax credits.

Naomi has spread the message of the cultural worth and financial viability of historic rehabilitation in a variety of ways.

She has given numerous lectures and presentations at conferences across North America and published articles in publications with national and international reach. Her work has had a significant impact on the incorporation of historic buildings into contemporary life, showing how these treasures can be brought back from abandonment and adapted cost-effectively, with a minimization of risk. Her projects are exemplars for preservation architects and clients nationwide.

SECTION 2.1A

Significant Work



OREGON STATE CAPITOL RENOVATION, SALEM, OR

COMPLETION DATE: IN PROGRESS - PROJECTED 2015

Historic architecture, preservation, and conservation services for renovation project, which includes seismic upgrades, expansion of building, new MEP systems, renovation of office areas, ADA access upgrades, and restoration of exterior stone.



NEW MISSION THEATER, SAN FRANCISCO, CA

COMPLETION DATE: IN PROGRESS - PROJECTED 2015

Historic preservation and tax credit consulting for rehabilitation of historic theater for use by Alamo Drafthouse as cinema and brew house.



KINGSCOTE GARDENS AT STANFORD UNIVERSITY, PALO ALTO, CA

COMPLETION DATE: IN PROGRESS - PROJECTED 2016

Renovation and rehabilitation of historic architectural shell and interiors to be used as affordable, contemporary apartments for Stanford University faculty and staff; also includes seismic upgrades and fire and life safety upgrades.



ST. JOHN THE BAPTIST CATHOLIC CHURCH SCHOOL, NAPA, CA

COMPLETION DATE: IN PROGRESS

Earthquake repair for historic elementary school following South Napa earthquake. Currently under construction.



MCDONALD HOUSE, HILLSBORO, OR

COMPLETION DATE: IN PROGRESS

Stabilization effort to address much-needed repairs, including roof and chimney repairs; historic consulting services to Hillsboro Parks and Recreation Department for restoration of house.



TRINITY EPISCOPAL CHURCH, SAN FRANCISCO, CA

COMPLETION DATE: IN PROGRESS

Structural strengthening and restoration of historic masonry church originally designed by Arthur Page Brown.



COOPER MOLERA ADOBE DEVELOPMENT, CARMEL, CA

COMPLETION DATE: IN PROGRESS

Rehabilitation and adaptive reuse of historic adobe complex located within Monterey's National Historic District.

SECTION 2.1A

Significant Work



CITY OF NAPA ON-CALL HISTORIC CONSULTING, NAPA, CA

COMPLETION DATE: ON-GOING

Ongoing historic preservation consultation for earthquake-damaged historic building review for City of Napa.



YOUNTVILLE HISTORIC TOWN HALL, YOUNTVILLE, CA

COMPLETION DATE: 2014

Comprehensive current and future space needs analysis to rehabilitate this historic mission revival building. Seismic strengthening project.



MANSFIELD WINERY, ST. HELENA, CA

COMPLETION DATE: 2014

Historic preservation consulting on entitlements for rehabilitation of historic masonry ghost winery.



PORTLAND UNION STATION PHASE II & IIB, PORTLAND, OR

COMPLETION DATE: 2013

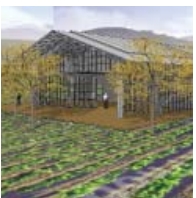
Architectural services for rehabilitation and structural upgrades: reroofing majority of building, repairing damaged exterior closure elements, and renovating all historic wood, bronze, and steel doors and windows.



KISTLER VINEYARD, TRENTON ROADHOUSE RENOVATION, FORESTVILLE, CA

COMPLETION DATE: 2013

Architecture and interior design services for renovation of the Trenton Roadhouse into private tasting facility; building required modifications to meet current life safety and accessibility standards, and to integrate structural, mechanical, plumbing, and electrical improvements



COQUEREL FAMILY WINE ESTATES, CALISTOGA, CA

COMPLETION DATE: 2013

Permitting for proposed wine making and hospitality facility to include tasting room, landscaped courtyard, and catering kitchen to provide daily tastings, tours, and limited large events.



CALIFORNIA THEATRE, PITTSBURG, CA

COMPLETION DATE: 2013

Seismic strengthening and rehabilitation of historic abandoned theater: seismic strengthening of masonry structure and restoration of classical façade, storefront elements, and existing decorative murals and historic paint scheme.

SECTION 2.1A

Significant Work



BERKELEY PUBLIC LIBRARY, NORTH BRANCH, BERKELEY, CA

COMPLETION DATE: 2012

Rehabilitation and expansion: restoration of the historic central rotunda and reading rooms, including their decorative finishes and original furnishings, addition of staff work areas, teen library, community room, and support spaces.



DANVILLE VETERANS MEMORIAL BUILDING, TOWN OF DANVILLE, CA

COMPLETION DATE: 2012

Rehabilitation plan, which included major addition to small-scale structure located in historic area. Addressed issues such as relocating parking, selecting appropriate building materials, and fitting desired program and features into site.



BUENA VISTA WINERY CELLAR BUILDING, SONOMA, CA

COMPLETION DATE: 2012

Seismic strengthening of historic cellar building, oldest commercial winery in California.



CHATEAU MONTELENA WINERY, CALISTOGA, CA

COMPLETION DATE: 2012

Research of history of winery and preparation of a National Register of Historic Places Nomination as Part 1 of Tax Credit Application as well as Parts 2 and 3, which enabled owners to claim credits from significant seismic retrofit project.



MARTINETTI BUILDING/NEW MECCA RESTAURANT, PITTSBURG, CA

COMPLETION DATE: 2012

Rehabilitation and expansion of historic commercial buildings for restaurant client in National Register Historic District.



CONGREGATIONAL CHURCH OF SAN MATEO, SAN MATEO, CA

COMPLETION DATE: 2011

Rehabilitation of sanctuary in historic Spanish-style church complex for worship and musical performances.



ST. IGNATIUS CHURCH AT UNIVERSITY OF SAN FRANCISCO, SAN FRANCISCO, CA

COMPLETION DATE: 2010

Preliminary design studies for expansion of historic cathedral on college campus.

SECTION 2.1A

Significant Work



THE RHINE HOUSE, BERINGER VINEYARDS, ST. HELENA, CA

COMPLETION DATE: 2009

Architect of record for architecture services from design development through completion of construction: replication of original decorative stencil work, refurbishment of 44 stained glass windows, and restoration of inlaid wood flooring.



NAPA VALLEY VINTNERS, JACKSE BARN, ST. HELENA, CA

COMPLETION DATE: 2009

Rehabilitation of historic Jackse Barn for use as Napa Valley Vintners' new offices; design of two new additions to barn; oversight of interior improvements and site development; and LEED certification help.



CAMPUS STORE, CULINARY INSTITUTE OF AMERICA AT GREYSTONE, ST. HELENA, CA

COMPLETION DATE: 2009

Design of retail and tasting venue in historic Greystone Winery building.



NAPA CITY DOWNTOWN SPECIFIC AREA PLAN, NAPA, CA

COMPLETION DATE: 2009

Historic preservation design guidelines for commercial historic district.



ALTENHEIM TAX CREDIT, OAKLAND, CA

COMPLETION DATE: 2009

Preparation of historical background of Altenheim and surrounding blocks. Preparation of building chronology, identification of character-defining features, and assessment of general compatibility of proposed design in order to obtain tax credit approval.



CHARLES KRUG WINERY, ST. HELENA, CA

COMPLETION DATE: 2008

Seismic strengthening and exterior rehabilitation of Redwood Cellar and Carriage House, as well as conservation and paint analysis.



ALAMEDA THEATRE, ALAMEDA, CA

COMPLETION DATE: 2008

Restoration of storefronts and marquee; paint analysis of original finishes and cleaning tests; restoration of original painted stage curtain and carpeting; design of new ticket booth, concessions area, and seating tiers; acoustical upgrades; disabled access improvements; and seismic strengthening of hollow clay tile and reinforced concrete structure.

SECTION 2.1A

Significant Work



PASADENA PLAYHOUSE, PASADENA, CA

COMPLETION DATE: 2008

Preparation of historic structure report on historic Playhouse building to provide information about significant features, elements, and spaces as part of master plan effort. Phase 1 involved redesigning small community theater.



FOOTHILL COLLEGE ENVIRONMENTAL IMPACT REPORT, LOS ALTOS, CA

COMPLETION DATE: 2008

CEQA review of new landscape design for mid-century modern community college.



SIGNORELLI BARN STABILIZATION, ST. HELENA, CA

COMPLETION DATE: 2008

Feasibility study for stabilization of historic wood framed barn.



CELLAR360, GHIRARDELLI SQUARE, SAN FRANCISCO, CA

COMPLETION DATE: 2007

Development of prototype hybrid space that would provide flexibility for variety of uses, while also preserving and maintaining historic fabric of structure.



OLD WINERY EVENT CENTER, BERINGER VINEYARDS, ST. HELENA, CA

COMPLETION DATE: 2007

Historic architect and architect of record for retail expansion in Old Winery; relocation of tasting and retail functions from Rhine House to Old Winery. Seismic upgrade and addition of multi-purpose room and storage space.



STAG'S LEAP WINERY AND COTTAGES, OAKVILLE, CA

COMPLETION DATE: 2007

For rehabilitation report, research and documentation of the chronology of alterations to manor house and assessment of historic landscape features, including spatial organization and land patterns, vegetation and planting, topography, circulation systems, water features, and structures and site furnishings.



NOYES MANSION OFFICE BUILDING, NAPA, CA

COMPLETION DATE: 2006

Rehabilitation of exterior and interior of building, including reproduction of missing exterior features such as turned wood balustrade over porte-cochere and at top of main roof.

SECTION 2.1A

Significant Work



NORTH STAR HOUSE, NEVADA COUNTY, NV

COMPLETION DATE: 2005

Historic Structures Report for historic residence designed by Julia Morgan.



VENTURA FOOD CENTER FOR MENU RESEARCH AND DEVELOPMENT, CULINARY INSTITUTE OF AMERICA AT GREYSTONE, ST. HELENA, CA

COMPLETION DATE: 2005

Design of conference center and culinary classrooms in historic Greystone Winery building.



CHUCK WILLIAMS CENTER FOR FLAVOR DISCOVERY (THE GATEHOUSE), CULINARY INSTITUTE OF AMERICA AT GREYSTONE, ST. HELENA, CA

COMPLETION DATE: 2004

Architect of record for the rehabilitation, seismic retrofit, programming, and interior design of Flavor Discovery Center; 32-seat dining room and state-of-the-art professional kitchen.



ST. AUGUSTINE'S CHURCH, OAKLAND, CA

COMPLETION DATE: 2004

Feasibility study for historic carpenter gothic church.



ST. PETER'S EPISCOPAL CHURCH, REDWOOD CITY, CA

COMPLETION DATE: 2004

Architectural services, including restoration of interior, repainting interior finishes, code upgrades, and interior liturgical changes.



OLD ST. MARY'S CHURCH, SAN FRANCISCO, CA

COMPLETION DATE: 2004

Architectural, conservation, and planning services for rehabilitation of San Francisco Landmark cathedral; preparation of master plan for rehabilitation; development of exterior restoration guidelines; and seismic strengthening of unreinforced-masonry structure.



CARPY RESIDENCE, ST. HELENA, CA

COMPLETION DATE: 2004

Design and construction documents for rehabilitation of historic residential structure for use as offices. (A Culinary Institute of America property)

SECTION 2.1A

Significant Work



RUDD CENTER FOR PROFESSIONAL WINE STUDIES (THE STILL HOUSE), CULINARY INSTITUTE OF AMERICA AT GREYSTONE, ST. HELENA, CA

COMPLETION DATE: 2003

Architect of record in designing new wine education facility, which includes soaring two-story entrance lobby, two state-of-the-art wine tasting classrooms, and kitchen for food preparation. New below-grade wine cellar constructed into adjacent hillside.



OLD WINERY RETAIL/TASTING ROOM, BERINGER VINEYARDS, ST. HELENA, CA

COMPLETION DATE: 2003

Historic architect and architect of record for retail expansion in Old Winery; relocation of tasting and retail functions from Rhine House to Old Winery. Seismic upgrade and addition of multi-purpose room and storage space.



MONTEREY THEATER, MONTEREY, CA

COMPLETION DATE: 2003

Feasibility study for rehabilitation of historic theater as part of Monterey Conference Center.



THE VINEYARD HOUSE AND SULLENGER HOUSE AT NICKEL+NICKEL VINEYARDS, OAKVILLE, CA

COMPLETION DATE: 2003

Restoration of existing materials and re-programming of first floor space to be used as receiving and tasting rooms for winery visitors.



NAPA VALLEY OPERA HOUSE, NAPA, CA

COMPLETION DATE: 2003

Three-phased restoration and new addition project; first phase included seismic strengthening, code upgrades, and façade restoration; second phase included main lobby restoration and addition of new contemporary cabaret theater and bar; final phase finished project with complete restoration and upgrade of upstairs main theater, including acoustical and stage improvements.



CALVARY PRESBYTERIAN CHURCH, SAN FRANCISCO, CA

COMPLETION DATE: 2002

Reorganization and re-programming of complex to create clear, unifying spaces between offices, classrooms, sanctuary, chapel, and library. Also involved seismic strengthening.



CHURCH DIVINITY SCHOOL OF THE PACIFIC, BERKELEY, CA

COMPLETION DATE: 2002

Feasibility study for seismic strengthening and rehabilitation of historic chapel, dormitory, and academic office buildings on theological seminary campus.

SECTION 2.1A

Significant Work



MASTER PLAN AT THE CULINARY INSTITUTE OF AMERICA AT GREYSTONE, ST. HELENA, CA

COMPLETION DATE: 2001

Master plan for campus to integrate newly purchased adjacent property in manner that preserved historic buildings and their settings while meeting Culinary Institute of America's goals for providing additional dormitory housing.



MONTGOMERY AND SCOTT HALLS, SAN FRANCISCO THEOLOGICAL SEMINARY, SAN ANSELMO, CA

COMPLETION DATE: 2001

Development of sensitive and cost-effective designs for strengthening and rehabilitating structures; conservation services to repair and clean exterior envelope that suffered from earthquake damage, deterioration due to age, and deferred maintenance.



MASTER PLAN, SEISMIC UPGRADES, AND SITE IMPROVEMENTS AT BERINGER VINEYARDS, ST. HELENA, CA

COMPLETION DATE: 1999

Historic preservation consultant to develop master plan to preserve and rehabilitate historic buildings and enhance gardens.



HANNA HOUSE AT STANFORD UNIVERSITY, PALO ALTO, CA

COMPLETION DATE: 1998

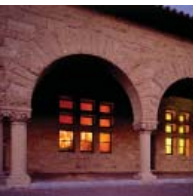
Assessment of structure and development of approach for repair and conservation. Project entailed careful coordination of structural, mechanical, and electrical upgrade requirements with need to retain original design, materials, and landscaping features.



FILOLI ESTATE, WOODSIDE, CA

COMPLETION DATE: 1996

Rehabilitation of six massive chimneys cracked from past earthquakes; strengthening of ballroom and main house walls by installing concrete and steel within existing cavity spaces.



BUILDING 30, LANGUAGE CENTER AT STANFORD UNIVERSITY, PALO ALTO, CA

COMPLETION DATE: 1995

Development of use program that would have minimal impact on building's original features, fixtures, research and conservation of original materials, including paint analysis and design of replicated light fixtures.



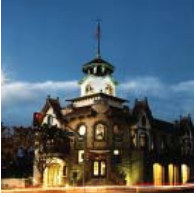
SAN JOSE DIRIDON MULTIMODAL TRANSPORTATION CENTER, SAN JOSE, CA

COMPLETION DATE: 1994

Historic architect for exterior rehabilitation; also handled design and construction documents of main waiting room and served as advisors for seismic strengthening.

SECTION 2.1A

Significant Work



GILROY CITY HALL, GILROY, CA

COMPLETION DATE: 1994

Preparation of construction documents for exterior restoration as well as interior renovation that removed stylistically unsympathetic remodeling. Project also involved upgrading a community theater on second floor, bringing building's commercial kitchen into compliance with current codes, and providing disabled access to all areas.



CALVIN SIMMONS THEATRE, OAKLAND, CA

COMPLETION DATE: 1993

Development of plan to prevent failure of plaster ceiling in future earthquakes during building's restoration following 1989 Loma Prieta earthquake.



ST. PAUL'S EPISCOPAL CHURCH, BENICIA, CA

COMPLETION DATE: 1993

Preparation of master plan for development of complex of buildings; preparation of construction documents for Phase 1 of master plan: development of Sunday school classrooms in church undercroft.



MISSION INN, RIVERSIDE, CA

COMPLETION DATE: 1990

Consulting historical architect for rehabilitation providing conceptual designs for project; prepared preliminary scopes on which initial cost estimates were based, reviewed schematic designs, and prepared federal tax certification forms for State Office of Historic Preservation and National Park Service in conformity with *The Secretary of the Interior's Standards for Rehabilitation*.



CAMEL BARN, BENICIA, CA

COMPLETION DATE: 1990

Feasibility study and material conservation for stone masonry military structures.



NILE HALL PRESERVATION PARK, OAKLAND, CA

COMPLETION DATE: 1990

Leader of team of acoustical and theater consultants, as well as structural, mechanical, and electrical engineers, in renovation of historic auditorium.



MAIN QUAD STONE STUDY AT STANFORD UNIVERSITY, PALO ALTO, CA

COMPLETION DATE: 1988

Restoration study to survey deterioration in sandstone, develop range of strategies for repair and conservation of façade surfaces, review the potential impacts of structural bracing systems on original stone façades, and develop guidelines for restoration of other historic elements throughout both quadrangles.

SECTION 2.1B

Organization and Service

NAPA COUNTY LANDMARKS

DATES OF SERVICE: 2014

ROLE: Volunteer Survey Leader

ANNUAL STUDENT LIGHT FIXTURE DESIGN COMPETITION

DATES OF SERVICE: 2012

ROLE: Juror

GIRL SCOUTS OF AMERICA

DATES OF SERVICE: 2008-present

ROLE: Troop Leader

BROADWAY CHILDREN'S SCHOOL OF OAKLAND

DATES OF SERVICE: 1997-2000

ROLE: Board Chairperson/Building and Grounds Chair

ADAMS POINT PRESERVATION SOCIETY

DATES OF SERVICE: 1989-1992

ROLE: Committee Member

LOS ANGELES CONSERVANCY

DATES OF SERVICE: 1983-1985

ROLE: Community Preservation Committee Member

SECTION 2.2

Honors and Awards

- 2014 CALIFORNIA THEATRE
REHABILITATION AWARD
California Preservation Foundation
- 2013 BERKELEY PUBLIC LIBRARY, NORTH BRANCH
BIENNIAL DESIGN AWARD
Berkeley Design Advocates
MERIT AWARD FOR HISTORIC PRESERVATION
AIA San Francisco
PRESERVATION AWARD
Berkeley Architectural Heritage Association
- BUENA VISTA WINERY
PRESERVATION DESIGN AWARD, CRAFTSMANSHIP/PRESERVATION TECHNOLOGY
California Preservation Foundation
- 2012 BERKELEY PUBLIC LIBRARY, NORTH BRANCH
BAY FRIENDLY RATED LANDSCAPE
Bay Friendly Coalition
- 2010 NAPA VALLEY VINTNERS, JACKSE WINERY
AWARD OF MERIT
Napa Valley Landmarks
PRESERVATION DESIGN AWARD, REHABILITATION
California Preservation Foundation
- CHARLES KRUG WINERY
GOVERNOR'S AWARD FOR HISTORIC PRESERVATION
State of California
- 2009 ALAMEDA THEATRE
PRESERVATION DESIGN AWARD
California Preservation Foundation
PRESERVATION AWARD
Alameda Architectural Preservation Society
AWARD OF EXCELLENCE IN SPECIAL CITATION CATEGORY
California Redevelopment Association
- CHARLES KRUG WINERY
PRESERVATION DESIGN AWARD
California Preservation Foundation
- AWARD OF MERIT
Napa County Landmarks

SECTION 2.2

Honors and Awards

- 2009 BERINGER WINERY, RHINE HOUSE
PRESERVATION DESIGN AWARD, RESTORATION
California Preservation Foundation
AWARD OF MERIT
Napa County Landmarks
- 2008 CELLAR 360
GRAND PRIZE
ARE Design Award
- 2006 ARCHITECTURAL RESOURCES GROUP
FIRM OF THE YEAR
AIA California Council
- 2005 RUDD CENTER FOR PROFESSIONAL WINE STUDIES (STILL HOUSE)
CULINARY INSTITUTE OF AMERICA
PRESERVATION DESIGN AWARD, REHABILITATION (LARGE PROJECTS CATEGORY)
California Preservation Foundation
- CHUCK WILLIAMS FLAVOR DISCOVERY CENTER (GATE HOUSE)
CULINARY INSTITUTE OF AMERICA
AWARD OF MERIT
Napa County Landmarks
- 2004 RUDD CENTER FOR PROFESSIONAL WINE STUDIES (STILL HOUSE)
CULINARY INSTITUTE OF AMERICA
AWARD OF MERIT
Napa County Landmarks
- EDGE HILL WINERY, REGISTERED DISTILLERY 29
AWARD OF MERIT
Napa County Landmarks
- NAPA VALLEY OPERA HOUSE
AWARD OF MERIT
Napa County Landmarks
- 2001 MONTGOMERY AND SCOTT HALLS
SAN FRANCISCO THEOLOGICAL SEMINARY
HISTORIC PRESERVATION DESIGN AWARD
California Preservation Foundation
- 2000 HANNA HOUSE
MERIT AWARD
AIA California Council
HISTORIC PRESERVATION DESIGN AWARD
California Preservation Foundation

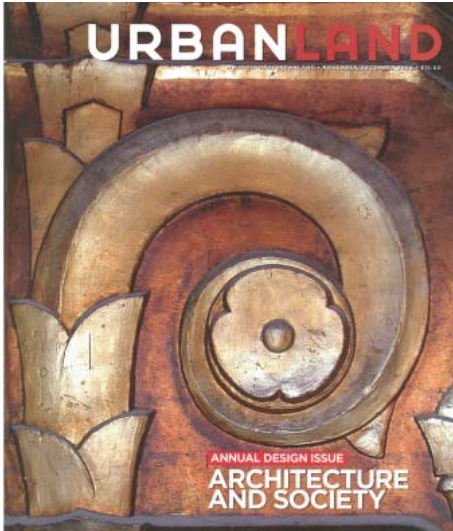
SECTION 2.2

Honors and Awards

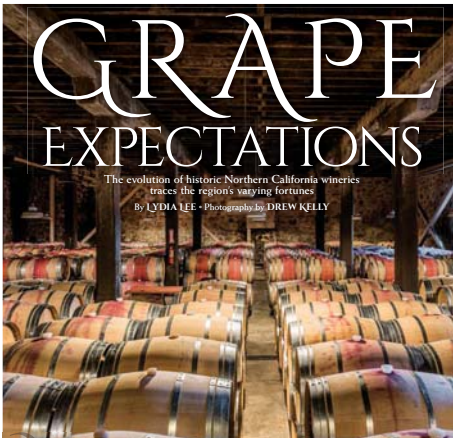
- 1997 FILOLI ESTATE
HISTORIC PRESERVATION DESIGN AWARD
California Preservation Foundation
- 1995 CAHILL MULTI-MODAL STATION REHABILITATION
EXCELLENCE IN TRANSPORTATION AWARD
California Department of Transportation
HISTORIC PRESERVATION DESIGN AWARD
California Preservation Foundation
- 1994 CALVIN SIMMONS THEATRE
HISTORIC PRESERVATION DESIGN AWARD
California Preservation Foundation

SECTION 2.3

Publications and Presentations



Urban Land November / December 2006



BUENA VISTA WINERY in Sonoma, California, a tall, bearded gentleman dressed in a top hat, waistcoat, and rock coat welcomes visitors. He introduces himself as Count Agoston Haraszthy, confiding that he came to Sonoma in the 1850s to make purple gold. Indeed, while California became famous

for wine in the 1970s, the history of serious winemaking in Napa and Sonoma goes back more than a hundred years before, right after the Gold Rush. The area would likely have landed on the map sooner had it not been for the triple whammy of Prohibition, the Great Depression, and an infestation of vine-eating phylloxera.

62 preservation | spring 2015

Preservation Magazine Spring 2015

TEAMWORK IN HISTORIC REHABILITATION

By Naomi Miroglio, AIA

Large institutions that own historic buildings need to have informed, experienced staff to work with architects on renovation and historic-compatibility projects. Historic preservation and small renovations, however, often have volunteer committees essential on an ad hoc basis. These committees play an advisory critical role in making a building project and working together with an architect requires a strong emphasis on communication and consensus building, and a capacity for each side to educate the other.

Committee Building and Consensus Building
Historical historic rehabilitation projects need staff who the building committee for a historic facility is composed of members who are good listeners and good communicators. The architect may not be able to make presentations to every group in the congregation, so the committee members are key liaisons to communicate plans to the full community and gather their feedback.

The best committees include a variety of users — for instance, someone familiar with how the congregation uses the building, someone with extensive knowledge of religious cultural needs, someone directly involved in the larger program. Usually the committee also includes a clergy member, someone from the governing board and a member of the congregation who is also an architect.

Having a strong leader, or co-leader, for the committee is essential for a successful project. In some cases, clergy may provide that leadership. In others, it may come from members who are experienced in business, or comfortable with decision-making. They would the support of the other committee members and the trust of the congregation's leadership, especially the pastor.

For example, at San Francisco's historic Mediterranean Church (see sidebar), clergy brought their own expertise to the table. Larry Gardner, director of Administration at Calvary and a building committee member, notes, "One of the leaders was experienced in construction and hands-on project management. The other was a management professional with extensive experience bringing people and their ideas together. This arrangement worked for us." Julie Latta, who has worked at Calvary for many years and was one of the co-leaders, supports the idea of two leaders. "Because I spent a career in the engineering and construction of large projects and also in cultural knowledge, I was comfortable dealing with all the service suppliers and how a building project can come in so large and schedule. I was not as familiar with what goes on inside the church, especially in the case where such as youth and children's programs. In our situation, the two leaders were able to bridge the gap."

REPAIRING CRACKS F&F, a group of professional business group in San Francisco, California.



Repairing cracks on one side of a masonry wall is a new task for an AIA architect. It was his to have a co-chair in the person of Carol Pines, whose own business experience and volunteer experience inside the church gave us the insight and the relationships we needed. If the architect has access to the leaders before selection, he or she can help develop a historical committee composition, which can save time and money down the road.

The need to build building committees to have a professional project manager (PM), to a limited budget, engineer or contractor, the PM serves as a point of contact for the building committee and handles all meetings, communications, budgeting, and presentation. The PM also conducts the negotiations with the architect and subsequent terms. As an independent voice, the PM can challenge the architect.

F&F JOURNAL OF THE INTERNATIONAL FORUM ON RELIGION, ART & ARCHITECTURE NUMBER 3000

Faith & Form April 2003

PUBLICATIONS WRITTEN BY NOMINEE

URBAN LAND

"RETURN TO GRANDEUR"

November/December 2006

Article written by nominee on saving and restoring historic movie theaters, in which she also touches on Alameda Theater restoration project.

FAITH & FORM

JOURNAL OF INTERFAITH FORUM ON RELIGION, ART & ARCHITECTURE

"TEAMWORK IN HISTORIC REHABILITATION"

Vo. XXXVI, No. 4, April 2003

Article written by nominee about unique process that goes into restoring religious facilities and how to reconcile big teams with various opinions into successful design.

PUBLICATIONS WRITTEN ABOUT NOMINEE'S WORK

PRESERVATION MAGAZINE

"GRAPE EXPECTATIONS"

Spring 2015

Preservation wrote story on history of wineries of Napa and Sonoma and efforts undertaken to restore some of these historic structures without damaging cultural integrity of buildings. Two of Naomi's projects were featured, Buena Vista Winery and Cheateau Montelena, and she is quoted throughout piece.

SONOMA INDEX-TRIBUNE

"HOW BUENA VISTA SURVIVED THE QUAKE"

September 2014

Following 2014 Napa Earthquake, 157-year-old Buena Vista Winery, which underwent center core drilling seismic strengthening effort in 2011, incredibly suffered no significant structural damage.

COLLEGE AND UNIVERSITY PLANNING

"HISTORIC CAMPUS PRESERVATION"

2013

In chapter on challenges faced by preserving historic campuses, Stephen J. Farneth, FAIA discusses accessibility issues and solutions addressed by nominee at San Francisco Theological Seminary campus.

Farneth, Stephen J. "Historic Campus Preservation." In *College and University Facilities*, pp. 90-91. Second ed. Hoboken, New Jersey: John Wiley & Sons, 2013.

HERE TOMORROW

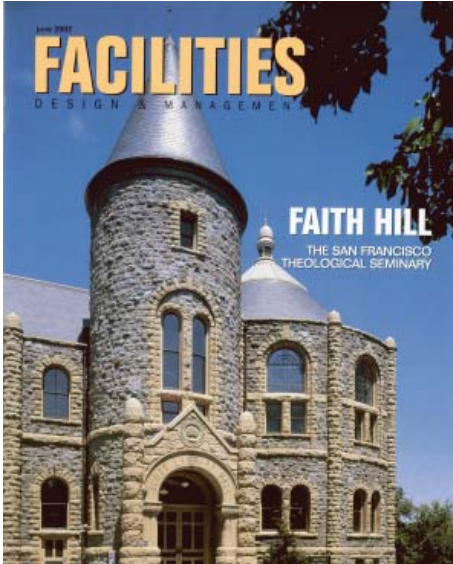
"THE HOME FRONT"

2013

In chapter on preserving grand houses of California, Dineen focuses on two of nominee's projects: Charles Krug Winery and Rhine House at Beringer Vineyards. Dineen, J.K. "The Home Front." In *Here Tomorrow*, pp. 121-125, 136-139. Berkeley, California: Heyday Books, 2013.

SECTION 2.3

Publications and Presentations



Facilities Magazine June 2002

ARCHITECTURAL RECORD

Tech Briefs California fires find an innovative way to repair a Victorian House • Historic research and development provide an earthquake-resistant frame

Seismic upgrade for Frank Lloyd Wright's 1937 Hanna House at Stanford University

The 1937 Hanna House at Stanford University is a perfect test case for the use of the new seismic upgrade. The house is a 1937 Frank Lloyd Wright design, and its seismic upgrade is a perfect test case for the use of the new seismic upgrade. The house is a 1937 Frank Lloyd Wright design, and its seismic upgrade is a perfect test case for the use of the new seismic upgrade.

Wright way to build The 1937 Hanna House at Stanford University is a perfect test case for the use of the new seismic upgrade. The house is a 1937 Frank Lloyd Wright design, and its seismic upgrade is a perfect test case for the use of the new seismic upgrade.

The double effect What an extraordinary effort it took to build the Hanna House at Stanford University. The house is a 1937 Frank Lloyd Wright design, and its seismic upgrade is a perfect test case for the use of the new seismic upgrade.



Architectural Record November 2000



Earthquake-Proofing Polk The house is a 1937 Frank Lloyd Wright design, and its seismic upgrade is a perfect test case for the use of the new seismic upgrade.

Will Polk, almost one of the most active and influential architects in San Francisco at the turn of the century, has a legacy of work that is still visible today. His legacy is a testament to his skill and vision as an architect.

Polk's original structural system featured the collaborative function of two seismic reinforcement. Cantilevered walls independent exterior and interior framing, they consist of double-walled construction with up to 18-in. thick walls that are large enough to accommodate new structural members.

Architecture Magazine December 1995

PRESERVATION MAGAZINE
"GREENER GROWS THE VALLEY"

January/February 2011
Restoration of historic Napa wineries.

CONTRACT MAGAZINE
"STAR QUALITY"

June 2009
Article on restoration of Alameda Theatre.

CONTRACT MAGAZINE
"DRINKING LESSONS"

August 2004
Restoration of Still House (now Rudd Center for Wine Education) at Culinary Institute of America.

FACILITIES MAGAZINE
"FAITH LIFT"

June 2002
Restoration of Montgomery and Scott Halls at San Francisco Theological Seminary.

ARCH NEWS NOW

"RUINS RECLAIMED: SCOTT AND MONTGOMERY HALLS AT SAN FRANCISCO THEOLOGICAL SEMINARY BY ARCHITECTURAL RESOURCES GROUP"

April 2002

Story about how historic preservation saved a religious institution; Montgomery Hall was vacated following 1989 Loma Prieta earthquake and Scott Hall had been vacant for decades when Architectural Resources Group structurally stabilized and rehabilitated exterior and interior of buildings.

ARCHITECTURAL RECORD

"TECH BRIEFS: SEISMIC UPGRADE FOR FRANK LLOYD WRIGHT'S 1937 HANNA HOUSE"

November 2000

Process of structurally stabilizing Hanna House at Stanford University.

STANFORD MAGAZINE

"STANFORD'S HANNA HOUSE IS ABOUT TO GET THE MAKEOVER OF ITS LIFE"

March/April 1997

History of Hanna House at Stanford University and efforts undertaken by nominee to restore building following Loma Prieta earthquake and preserve it for future generations.

ARCHITECTURE MAGAZINE

"EARTHQUAKE-PROOFING POLK"

December 1995

Article describing ARG's efforts in structural stabilization of Filoli mansion, designed by noted and eclectic architect Willis Polk, and challenges posed by his style of work.

SECTION 2.3

Publications and Presentations

PRESENTATIONS BY NOMINEE

- 2015 CALIFORNIA PRESERVATION FOUNDATION
"DESIGN ROUNDTABLE: PROCESS OF REVIEW, COOPER MOLERA ADOBE"
Role: Presenter
Location/Event: California Preservation Foundation Conference, San Diego, CA
- 2014 ASSOCIATION FOR PRESERVATION TECHNOLOGY CONFERENCE
"HISTORIC MASONRY WINERY STRUCTURES OF THE NAPA VALLEY"
Role: Presenter
Event/location: Association for Preservation Technology Conference, Quebec City, Quebec
- CONSTRUCTION SPECIFICATIONS INSTITUTE: REDWOOD EMPIRE
"THE BUENA VISTA WINERY PROJECT"
Role: Presenter
Event/location: AIA Redwood Empire chapter, Windsor, CA
- AIA REDWOOD EMPIRE & AIA EAST BAY
"SEISMIC REHABILITATION OF THE HISTORIC WINERY CELLAR AT THE CHATEAU MONTELENA WINERY"
Role: Presenter
Event/location: AIA Wine & Learn Event, Sonoma, CA
- 2012 CALIFORNIA PRESERVATION FOUNDATION
"FROM FOX TO PFLUEGER: GOLDEN AGE OF THEATRES"
Role: Presenter
Location/Event: California Preservation Foundation Conference, Oakland, CA
- CALIFORNIA PRESERVATION FOUNDATION
"SUCCESSFUL REHABILITATION TAX CREDIT APPLICATIONS: ADVICE AND EXAMPLES"
Role: Presenter
Location/Event: California Preservation Foundation Conference, Oakland, CA
- CALIFORNIA PRESERVATION FOUNDATION
"AFFORDABLE HOUSING: SUCCESSFULLY COMBINING HISTORIC TAX CREDIT [HTC] AND LOW-INCOME HOUSING TAX CREDITS [LIHTC]"
Role: Presenter
Location/Event: California Preservation Foundation Conference, Oakland, CA
- 2011 CALIFORNIA PRESERVATION FOUNDATION
"ACHIEVING LEED FOR THE NON-PROFIT CLIENT, JACKSE WINERY REHABILITATION"
Role: Presenter
Location/Event: California Preservation Foundation Conference, Santa Monica, CA
- 2007 CALIFORNIA PRESERVATION FOUNDATION
"SINGLE SCREEN THEATERS: ADAPTIVE REUSE"
Role: Moderator
Location/Event: California Preservation Foundation Conference, Hollywood, CA
- NATIONAL TRUST FOR HISTORIC PRESERVATION
"SUSTAINABLE DOWNTOWN REDEVELOPMENT: REVITALIZATION OF HISTORIC THEATERS"
Role: Presenter
Location/Event: National Trust for Historic Preservation, Main Streets Conference, Seattle, WA

SECTION 2.3

Publications and Presentations

- 2006 CALIFORNIA PRESERVATION FOUNDATION
"THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION: THE ALTENHEIM"
Role: Presenter
Location/Event: California Preservation Foundation Conference, Martinez, CA
- 2004 ASSOCIATION FOR PRESERVATION TECHNOLOGY
"BUILDING CODES AND HISTORIC REHABILITATION: FIRE SEPARATIONS & STAIRS"
Role: Presenter
Location/Event: Association for Preservation Technology Code Conference, San Francisco, CA
- 2003 CALIFORNIA PRESERVATION FOUNDATION
"SECRETARY OF THE INTERIOR'S STANDARDS"
Role: Moderator
Location/Event: California Preservation Foundation Conference, Sacramento, CA
- 2002 CALIFORNIA PRESERVATION FOUNDATION
"STANFORD MAIN QUAD PRESERVATION DESIGN SOLUTIONS WORKSHOP (BUILDING 30 & HANNA HOUSE)"
Role: Presenter
Location/Event: California Preservation Foundation Conference, Santa Rosa, CA
- 1999 ASSOCIATION FOR PRESERVATION TECHNOLOGY
"HANNA HOUSE"
Role: Presenter
Location/Event: Association for Preservation Technology Conference, Alberta, Canada

SECTION 3

Exhibits List

- EXHIBIT 1 BUENA VISTA WINERY CELLAR BUILDING
SONOMA, CA
COMPLETION DATE: 2012
- EXHIBIT 2 CULINARY INSTITUTE OF AMERICA AT GREYSTONE
ST. HELENA, CA
CHUCK WILLIAMS CENTER COMPLETION DATE: 2004
RUDD CENTER COMPLETION DATE: 2003
MASTER PLAN COMPLETION DATE: 2001
- EXHIBIT 3 CHARLES KRUG WINERY
ST. HELENA, CA
COMPLETION DATE: 2008
- EXHIBIT 4 HANNA HOUSE AT STANFORD UNIVERSITY
PALO ALTO, CA
COMPLETION DATE: 1998
- EXHIBIT 5 ALAMEDA THEATRE
ALAMEDA, CA
COMPLETION DATE: 2008
- EXHIBIT 6 MONTGOMERY AND SCOTT HALLS, SAN FRANCISCO THEOLOGICAL SEMINARY
SAN FRANCISCO, CA
COMPLETION DATE: 2001
- EXHIBIT 7 NAPA VALLEY VINTNERS, JACKSE BARN
ST. HELENA, CA
COMPLETION DATE: 2009

SECTION 3

Exhibit 1

LOCATION
Sonoma, CA

ORIGINAL ARCHITECT
Unknown

PRESERVATION ARCHITECT/
ARCHITECT OF RECORD
Architectural Resources
Group

COMPLETION DATE
2012

ROLE OF NOMINEE
Principal-in-Charge

PUBLICATIONS
› 2015 “Grape Expectations,”
Preservation Magazine
› 2014 “How Buena Vista
Survived the Quake,”
Sonoma Index-Tribune

LECTURES
› 2014 “Historic Masonry
Winery Structures of the
Napa Valley,” Association
for Preservation Technology
Conference
› 2014 “The Buena
Vista Winery Project,”
Construction Specifications
Institute, Redwood Empire

AWARDS
› 2013 Preservation Design
Award, California
Preservation Foundation

BUENA VISTA WINERY

CHALLENGE

The Buena Vista Winery was established in 1857 and is believed to be the oldest commercial winery in California. The Cellar Building, constructed in 1864, was the first gravity-fed stone winery building in Northern California. Although placed on the National Register of Historic Places in 1986, the building was not in use because of seismic concerns about unreinforced masonry buildings. It had been closed since 1989, and by 2011, water was flowing through the building from the hillside and the structure was near collapse.

ROLE

The structural engineer who had worked on earlier projects at the winery advocated a solution with large visible plates. Seeking a less visible solution, Miroglio suggested a center core approach and found a new engineer who agreed. There are 40-foot cores on tall walls, four feet on center, using a single piece of rebar and then grout. With many voids in the walls, the grout migrated to the open spaces, providing stability. Miroglio went to the county and suggested an “emergency stabilization” designation, which allowed the project to be fast tracked. On the exterior, the masonry was repointed with lime mortar (like the original), with rebedding of the mortar on highly stressed corners (because of strength and short curing periods). Behind the building are three wine caves dug into the stone hillside. One of them had been reinforced with gunite. For the two remaining caves, the client wanted a solution that maintained the original stone, including the pick marks. Working with a mining cave engineer, Miroglio came up with a solution that was the opposite of the one for the walls: the coring and grout were inserted from the ground up into the rocks every four feet (with ongoing measurement for movement). This meant that the seismic solutions for the entire building and its caves are invisible.

RESULT

The building was repaired and opened to the public nine months after the owner purchased the winery. The facility once again houses winemaking and a winemaking museum, hosts daily tours, and offers events including concerts and a Shakespeare festival. It is the heart of the complex. The building was not damaged in the 2014 Napa earthquake, whose epicenter was eight miles from the winery.



I have personal knowledge that the nominee was largely responsible for design of the project listed above.

Jean-Charles Boisset
Owner, Buena Vista Winery

SECTION 3

Exhibit 1



1



4



2



5



3



6

1. Cellar Building circa 1940s.

2. Cellar Building cave collapse circa 1940s.

3. Cellar Building ground floor interior. Original hand hewn stone wall. Center core strengthening not visible.

4. Restored Cellar Building 2012. Center core seismic strengthening.

5. Cellar Building ground floor interiors. Heavy timber structure. Reinforcements are not visible.

6. Original hand hewn stone caves are reinforced with soil anchors; not visible.

SECTION 3

Exhibit 2

LOCATION

St. Helena, CA

ORIGINAL ARCHITECT

Unknown

PRESERVATION ARCHITECT/

ARCHITECT OF RECORD

Architectural Resources
Group

COMPLETION DATE

2004 (Gate House)

2003 (Stillhouse)

2001 (Master Plan)

ROLE OF NOMINEE

Principal-in-Charge

PUBLICATIONS

- › 2004 "Drinking Lessons,"
Contract Magazine

AWARDS

- › 2005 Preservation Design
Award for the Rudd Center,
California Preservation
Foundation
- › 2005 Award of Merit for the
Chuck Williams Center,
Napa County Landmarks
- › 2004 Award of Merit for the
Rudd Center, Napa County
Landmarks

CULINARY INSTITUTE OF AMERICA AT GREYSTONE CAMPUS

CHALLENGE

The Culinary Institute of America took over the former Christian Brothers Winery for its Napa Valley campus in 1995. In 2001, Naomi was responsible for a master plan that focused on the outbuildings, which were vacant. In particular, two buildings, the distillery and the gatehouse, were in states of extreme disrepair.

The distillery had endured an explosion, which destroyed the original gable, leaving only the original walls standing. A gatehouse featured a unique river rock exterior but no distinguished interior spaces and was serving as a garden shed. The client, a nonprofit educational institute that trains people for the hospitality industry, saw an opportunity to develop new programs.

ROLE

Miroglio determined that the distillery building could be a two-story space and that a new interior structure could also act as the seismic stabilizer for the building, which had suffered from being abandoned. The new expanded square footage within the structure would permit a new wine education center and thus attract a donor.

For the gatehouse, Miroglio suggested that the desire for a large dining room (with microrecorders for tabulation and observations) and professional kitchen could be accommodated if the false ceiling were removed as well as some non-load-bearing partition walls. This revealed original stained glass windows in the former attic, which had not been seen for over 100 years.

RESULT

Both revitalized buildings have contributed to the profitability of the facility by reinforcing the historic campus's brand. The quality of the design (especially the invisibility of the seismic solutions) attracted donors who funded the renovations. Although programs held in these buildings are intended partly for midcareer hospitality professionals, they have created so much interest that the school has seen a significant jump in undergraduate enrollment at this campus. This has resulted in a revised master plan that Naomi is preparing. Additionally, these elegant historic renovations suffered no damage in the 2014 Napa earthquake.



I have personal knowledge that the nominee was largely responsible for design of the project listed above.

Thomas Bensel

Managing Director, Culinary Institute of America, Greystone

SECTION 3

Exhibit 2



1



2



5



3

1. Distillery Building prior to rehabilitation.

2. New interior window assembly to bring natural lobby light into classrooms.

3. New circulation.

4. New ground floor wine tasting classroom.

5. Rehabilitated Distillery Building, 2003, with reconstructed gable.

6. Contemporary infill structure creates a second floor lounge area and stabilized the masonry building.



6



4

SECTION 3

Exhibit 2



1



2



3



7



4



5



6

1. & 2. Gate House prior to rehabilitation.

3. Gate House (now known as Chuck Williams Center) exterior, 2004.

4. Gate House entry door detail.

5. Williams-Sonoma founder Chuck Williams at opening ceremony.

6. & 7. Gunite covered in plaster reinforced the river rock walls. This solution captured the unused attic, allowing for a high-volume dining center.

SECTION 3

Exhibit 3

LOCATION

St. Helena, CA

ORIGINAL ARCHITECT

Unknown

PRESERVATION ARCHITECT/

ARCHITECT OF RECORD

Architectural Resources
Group

COMPLETION DATE

2008

ROLE OF NOMINEE

Principal-in-Charge

PUBLICATIONS

- › 2013 “The Home Front,”
Here Tomorrow

LECTURES

- › 2014 “Historic Masonry
Winery Structures of the
Napa Valley,” Association
for Preservation Technology
Conference

RECOGNITION

- › 2010 Governor’s Award for
Historic Preservation, State
of California
- › 2009 Preservation Design
Award, California
Preservation Foundation
- › 2009 Award of Merit, Napa
County Landmarks

CHARLES KRUG WINERY

CHALLENGE

Napa Valley’s oldest continually operating winery, the Krug winery began making wine in 1861. In 1943, Cesare Mondavi purchased the site. His family renovated the landmark Redwood Cellar and the Carriage House, originally constructed in 1874, using techniques of the time, which resulted in water being trapped in the building’s volcanic limestone.

Since the original construction consisted of stone rubble walls with a plaster finish coat, exposed stone was limited to the arched door and window surrounds, as well as stone quoins at building corners. In the 1940s, the gunite was applied over the plaster surface, but the stone details remained. The density of the gunite surface is greater than that of the original stone, and over the years it has caused concentrated water evaporation and deterioration in the stone. In the 1970s, the winery built a new facility. The historic buildings and their barrels were probably abandoned at that time. In the Redwood Cellar the internal wood structure was compromised by dry rot, with some collapse. In the Carriage House the interior wood structures had already been replaced by concrete structures.

ROLE

Miroglio saw that the Redwood Cellar could be returned to winemaking, making visitor tours and events far more interesting. In collaboration with the engineer, she determined how to work with the 1940s renovation scheme and identify the damage it had caused. The strategy: supplement the gunite treatment with improvements to the floor and roof diaphragms, as well as with concrete bond beams and shear walls. Interior shear walls have been kept to a minimum, retaining the wide-open character of the original winery. Interior column grids have been returned to original configurations. The team designed narrow relief joints to be cut at the edge of all gunite/stone interfaces and installed lime mortar to encourage evaporation in this joint, preserving the material.

The Carriage House lent itself better to hospitality uses. An out of date and seismically unsafe second floor barrel storage contraption was removed. A drop ceiling concealed an ornate barrel vaulted cupola and wood trusses. The building has only four structural columns permitting flexible layouts for all kinds of events. Only a few concrete shear walls and a few reinforced trusses were required.

RESULT

The 2.5 inches of cementitious gunite coating over a wire mesh that had been applied to both the interior and exterior surfaces of the stone walls were retained in order not to further damage the walls. In addition, interior columns and beams were repaired and reconfigured to their original arrangement. New interior concrete shear walls were designed to fit into the industrial aesthetic of the building and do not interrupt the visibility of the large barrel room. No improvements are visible on the exterior.

Not only has the restored winery featuring the Redwood Cellar become a popular destination, but the Carriage House has also become one of the most popular wedding venue in the Napa Valley, more than paying for itself. The restored winery survived the 2014 Napa Earthquake without damage.

I have personal knowledge that the nominee was largely responsible for design of the project listed above.

Peter Mondavi Jr.
Co-Proprietor, Charles Krug Winery



SECTION 3

Exhibit 3



3

1. & 2. Redwood Cellar prior to rehabilitation.

3. Redwood Cellar barrel room returned to wine-making operations.

4. Redwood Cellar exterior after rehabilitation.



4

SECTION 3

Exhibit 3



1



2

1. Carriage House second floor prior to rehabilitation and removal of dropped ceiling.

2. Detail of cupola framing after seismic strengthening.

3. Dramatic cupola after rehabilitation and seismic strengthening.

4. Rehabilitated Carriage House, exterior.



3



4

SECTION 3

Exhibit 4

LOCATION

Palo Alto, CA

ORIGINAL ARCHITECT

Frank Lloyd Wright

PRESERVATION ARCHITECT/

ARCHITECT OF RECORD

Architectural Resources
Group

COMPLETION DATE

1998

ROLE OF NOMINEE

Project Manager

PUBLICATIONS

- › 2000 “Tech Briefs: Seismic Upgrade for Frank Lloyd Wright’s 1937 Hanna House,” *Architectural Record*
- › 1997 “Stanford’s Hanna House is About to Get the Makeover of its Life,” *Stanford Magazine*

LECTURES

- › 2002 “Stanford Main Quad Preservation Design Solutions Workshop,” *California Preservation Foundation Conference*
- › 1999 “Hanna House,” *Association for Preservation Technology Conference*

RECOGNITION

- › 2000 Merit Award, AIA California Council
- › 2000 Historic Preservation Design Award, California Preservation Foundation

HANNA HOUSE AT STANFORD UNIVERSITY

CHALLENGE

The “Honeycomb House” designed by Frank Lloyd Wright was completed in 1937 and donated to Stanford University in 1977 by its original owners, the Paul and Jean Hanna; the house was named a National Historic Landmark in 1989. Following the 1989 Loma Prieta earthquake, it was deemed unsafe for occupancy. The compacted fill shifted beneath the slab foundation and threatened the entire structure. Additionally, much of the exterior of the house was glazed, allowing few solid places to add shear without thickening the walls and altering the original character of the architecture.

ROLE

As project manager, Naomi worked with the civil and structural engineers to devise a multipronged approach to maintain the most important historic fabric. It was determined that replacing the floor would cause the least damage to the historic fabric and provide a solution for future seismic events. It was also determined that additional shear could be added if the sandwich construction were carefully taken apart, stiffened, and rebuilt.

RESULT

The floor was rebuilt with a system of concrete beams that connect the central chimney and retaining walls. Each of the three chimneys is now reinforced with center core strengthening. Ties connect the roof to the walls and the chimneys. Essentially, this made the fill collapse problem irrelevant. The panelized walls were disassembled and plywood was inserted to reinforce the walls and strengthen the roof. The walls were then reassembled with much of the original hardware: the new reinforcement was invisible to the visitor. The restored Hanna House has become the preferred midsize reception venue on the Stanford campus under the oversight of the Office of the President.



I have personal knowledge that the nominee was largely responsible for design of the project listed above.

David J. Neuman, FAIA

Current Founding Principal at Neu Campus Planning/Former University Architect at Stanford University (1989-2004)

SECTION 3

Exhibit 4



3



4



2

1. Main elevation after seismic strengthening and rehabilitation, 1999.

2. Center core strengthening within living room chimney. New topping slab over structural slope and grade beam. Plywood shear stiffening with existing sandwich wall panel. All of these systems are not visible.

3. Emergency shoring after Loma Prieta earthquake.

4. Hexagonally scored topping slab over structural slab and grade beams.

SECTION 3

Exhibit 4



1



2



3



4



5

1. & 2. Original custom designed shear panel between one by six wood framing.

3. Detail between suspended original wall prior to installation of topping slab.

4. Restored kitchen.

5. Restored living room.

SECTION 3

Exhibit 5

LOCATION

Alameda, CA

ORIGINAL ARCHITECT

Timothy Pflueger

PRESERVATION ARCHITECT/

ARCHITECT OF RECORD

Architectural Resources
Group

COMPLETION DATE

2008

ROLE OF NOMINEE

Principal-in-Charge

PUBLICATIONS

- › 2009 “Star Quality,”
Contract Magazine
- › 2006 “Return to Grandeur,”
Urban Land

LECTURES

- › 2012 “From Fox to Pflueger:
Golden Age of Theatres,”
California Preservation
Foundation Conference
- › 2007 “Sustainable
Downtown Redevelopment,”
National Trust for Historic
Preservation Conference

AWARDS

- › 2009 Preservation Design
Award, California
Preservation Foundation
- › 2009 Preservation Award,
Alameda Architectural
Preservation Society
- › 2009 Award of Excellence in
Special Citation Category,
California Redevelopment
Agency

ALAMEDA THEATRE

CHALLENGE

The 2,250-seat art deco theater was completed in 1932. In the mid-1970s, the balcony was filled in with two smaller theaters, but the theater was closed a few years later and was, for a time, a roller skating rink and later a gymnastics studio. During that time, the original marquee and materials and finishes and floor level were altered. Although the building had been compromised, and there was a relatively small market for 2000-plus seat movie theaters, the theater held potential to become the center of Alameda’s Park Street Historic District.

ROLE

Naomi Miroglio was the principal in charge. Having been involved with the historic structures report, she knew the building’s condition intimately. Working with the city, the design team determined that a new multiplex theater (designed by others) could be built on a contiguous parcel, and the restored art deco theater lobby could serve as the main entry for the new seven-screen multiplex and then rented out for large events. Naomi determined that a few rows of seating in the rear of the main floor could be removed without harming the theater’s historic integrity, allowing for the enlargement of the concessions area so that it could serve the entire multiplex and meet the operator’s proforma. Naomi balanced economic issues with the highest level of attention to preservation. With careful paint analysis of original finishes and cleaning tests, the restoration of the original decorative finishes, including the painted stage curtain and carpeting could be achieved. The seismic strengthening of the hollow clay tile and reinforced concrete structure is, like most of her work, invisible. The storefront and marquee have been restored to their original grandeur.

RESULT

Since the theater opened in 2008—at the beginning of the last recession—the tax revenues for the entire historic district have risen dramatically. The new cineplex is a success, and the project has received many awards from preservation and civic groups.



I have personal knowledge that the nominee was largely responsible for design of the project listed above.

Leslie Little

Current Assistant City Manager at the City of Morgan Hill/Former Director of Development at the City of Alameda

SECTION 3

Exhibit 5



1



2



3



4



5



6

1. Auditorium prior to restoration.

2. Main lobby prior to restoration.

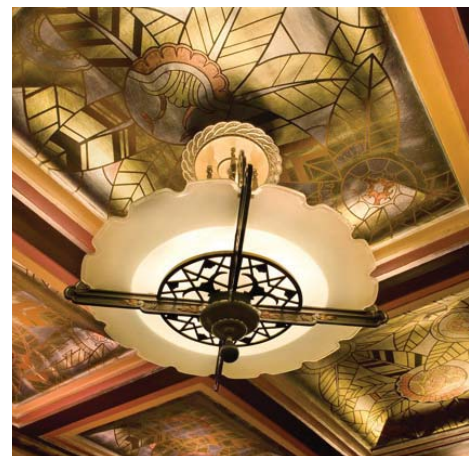
3. Alameda Theatre exterior with restored plaster exterior, storefronts, blade sign, and marquee.

4. & 5. Main lobby and entrance after completion with restored original decorative finishes.

6. Main lobby after restoration.

SECTION 3

Exhibit 5



1. Detail of restored auditorium cast plaster ornament.
2. Blade sign and marquee after restoration.
3. Original light fixture and coffered ceiling after restoration.
4. Auditorium after restoration.

SECTION 3

Exhibit 6

LOCATION

San Anselmo, CA

ORIGINAL ARCHITECT

John Wright

PRESERVATION ARCHITECT/ ARCHITECT OF RECORD

Architectural Resources
Group

COMPLETION DATE

2001

ROLE OF NOMINEE

Project Manager

PUBLICATIONS

- › 2003 “Teamwork in Historic Rehabilitation,” Faith & Form
- › 2002 “Faith Lift,” Facilities Magazine
- › 2002 “Ruins Reclaimed,” Arch News Now

RECOGNITION

- › 2001 Historic Preservation Design Award, California Preservation Foundation

SAN FRANCISCO THEOLOGICAL SEMINARY

CHALLENGE

Montgomery and Scott Halls, the two main buildings comprising the San Francisco Theological Seminary, were constructed in 1891 of unreinforced masonry. The halls were vacated following the 1989 Loma Prieta earthquake. An initial study by others suggested an exorbitant construction cost, which left the institution’s board uncertain of which direction to take. When Miroglio first saw the buildings, the condition was so poor that she saw mushrooms growing on the walls.

ROLE

The study that Naomi led at ARG looked at the program elements and needs of the campus and its students as well as the structural deficiencies in the historic buildings. Naomi determined that the students needed a student center and additional classrooms. She suggested ways that Scott Hall (originally the library) could be converted into a new student center and classrooms and Montgomery Hall (originally a campus dormitory) could serve as the central location for faculty offices. By climbing onto the historic roofs and studying the buildings thoroughly, Miroglio and her consultants determined that an original construction defect had caused more than a century of leaks. After a new system for collecting rainwater was developed (and new roofs added), there has been no further leakage. To solve the seismic challenge, both buildings were upgraded with shear walls, collectors, and floor-to-wall ties. Additionally, the two-story domed space in Scott Hall includes steel bracing within the roof, which is entirely concealed in the central plaster dome.

RESULT

When the campus community understood the thoroughness of the investigation (including inspection of every stone) and saw that the budget and programming costs would be solved, it rallied and raised the necessary funds.

What the campus was missing after the 1989 earthquake was a central gathering place for students and faculty, which the renovation provided. The result has been so successful that the new logo for the institution features the two restored buildings.



I have personal knowledge that the nominee was largely responsible for design of the project listed above.

Steve Hixson

Owner’s Representative

SECTION 3

Exhibit 6



1



2



3



4



5

1. Montgomery Hall interior prior to rehabilitation.
2. Montgomery Hall corridor interior after rehabilitation.
3. Montgomery Hall private office after rehabilitation.
4. Aerial view of Montgomery and Scott Halls after rehabilitation.
5. Montgomery Hall main facade after rehabilitation.

SECTION 3

Exhibit 6



1



2



3



4



5



6

1. Scott Hall prior to rehabilitation.
2. Scott Hall classrooms after rehabilitation.
3. Detail of cast iron column capital after seismic strengthening.
4. Scott Hall ground floor classroom after rehabilitation.
5. Scott Hall student center (original library) after rehabilitation. Dome strengthening with steel bracing and concrete shear walls not visible.
6. Scott Hall main elevation after rehabilitation.

SECTION 3

Exhibit 7

LOCATION

St. Helena, CA

ORIGINAL ARCHITECT

Unknown

ARCHITECT OF RECORD

Architectural Resources
Group

COMPLETION DATE

2009

ROLE OF NOMINEE

Principal-in-Charge

LECTURES

- › 2011 “Achieving LEED for the Non-Profit Client,” California Preservation Foundation Conference

RECOGNITION

- › 2010 Award of Merit, Napa Valley Landmarks
- › 2010 Preservation Design Award, California Preservation Foundation

NAPA VALLEY VINTNERS, JACKSE BARN

CHALLENGE

The Jackse Barn was the sole remaining wood frame agricultural building in St. Helena’s downtown district. Built between 1905 and 1913 by Austrian immigrant and vintner Stephen Jackse, the winery has a unique compound gable and a variety of siding that reflect three different phases of original construction. In 1951, the winery closed, and for the next 40 years, it accommodated a variety of tenants, including a machine shop and a basket company, until it was abandoned in the 1990s. The Napa Valley Vintners, a nonprofit group responsible for protecting and promoting smaller Napa area wineries, was looking to move from its rented offices. Miroglio was able to show the group that this empty barn, with an addition, would meet their program needs, give them an appropriate symbol, and help bring diversity to downtown St Helena.

ROLE

Although the client liked the idea of having a home in a historic winery building associated with winemaking, the client also wanted a healthy, up-to-date, light-filled, collaborative office environment. Having fallen into disrepair, the agricultural building required an extensive retrofit to accommodate the modern, open, and collaborative workspace. Improvements included weatherizing the envelope and adding contemporary interior finishes, furnishings, and workstations. More extensively, a mezzanine infill structure in the three bays of the main building was removed in order to restore the original, expansive volumes, which helped provide the needed daylight.

RESULT

Since the Napa Valley Vintners was already a certified green business, creating a LEED Silver workplace was the obvious choice. The organization has been so successful with its expanded sustainable wine program as well as its wine tastings (and other promotions) that it has now outgrown this building and has asked Miroglio to design a new building on the site. This restored vernacular agricultural structure gave the nonprofit organization a much-needed identity. The renovated historic structure survived the 2014 earthquake unscathed.



I have personal knowledge that the nominee was largely responsible for design of the project listed above.

Steve Tradewell

Chief Financial Officer, Napa Valley Vintners

SECTION 3

Exhibit 7



1. Jackse Winery before rehabilitation.

2. Jackse Winery after rehabilitation.



2

SECTION 3

Exhibit 7



6



1



2



3



5



4

1. View of new patio from conference room.
2. Landscape display of machinery found in abandoned structures.
3. Conference room artwork from molds found in abandoned structures.
4. Jackse Winery, exterior view of addition to historic building.
5. Interior after rehabilitation with contemporary office furnishings and new punched openings to create collaborative work environment throughout original three bays.
6. Interior office rehabilitation with new skylight to provide natural daylight.

SECTION 4

References

Bruce Judd, FAIA

*Principal at Bruce Judd Consulting Group
Seaside, Florida/Washington D.C.*

David J. Neuman, FAIA, LEED AP BD+C

*Principal at Neu Campus Planning, Inc.
San Francisco, CA*

Kelly Sutherlin McLeod, FAIA

*Founding Principal and President at Kelly Sutherlin McLeod Architecture, Inc.
Long Beach, CA*

Kurt Schindler, FAIA

*Principal at ELS Architecture
Berkeley, CA*

Milford Wayne Donaldson, FAIA

*President at Architect Milford Wayne Donaldson
Sacramento, CA*

Cindy Heitzman

*Executive Director at California Preservation Foundation
San Francisco, CA*

Loring Wylie

*Senior Principal at Degenkolb Engineers
San Francisco, CA*

Reference Writer List

Naomi O. Miroglio FAIA first-year application

1. Name: Bruce Judd, FAIA
Address: Seaside, FL 32459
Telephone:
Title: Principal
Professional relationship to nominee: Colleague
2. Name: David J. Neuman, FAIA, LEED AP BD+C
Address: San Francisco, CA 94111
Telephone:
Title: Principal
Professional relationship to nominee: Client
3. Name: Kelly Sutherlin McLeod, FAIA
Address: Long Beach, CA 90807
Telephone:
Title: Founding Principal and President
Professional relationship to nominee: Colleague
4. Name: Kurt Schindler, FAIA
Address: Berkeley, CA 94704
Telephone:
Title: Principal
Professional relationship to nominee: Colleague
5. Name: Milford Wayne Donaldson, FAIA
Address: Fair Oaks, CA 95628
Telephone:
Title: President
Professional relationship to nominee: Government Review Official for some of Nominee's Projects
6. Name: Cindy Heitzman
Address: San Francisco, CA 94103
Telephone:
Title: Executive Director
Professional relationship to nominee: Government Review Official for some of Nominee's Projects
7. Name: Loring Wylie
Address: San Francisco, CA 94104
Telephone:
Title: Senior Principal
Professional relationship to nominee: Colleague