

BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION

**BAHA AND ITS OVER 1100 MEMBERS: ENCOURAGING
PRESERVATION OF WHAT IS BEST IN BERKELEY**

UC BERKELEY'S PROPOSED PROJECTS IN BERKELEY

- **DISASTROUS, DESTRUCTIVE, AND OUT OF TOUCH**
- **INCONSISTENT WITH EXISTING LRDP, WHICH PUTS HIGH VALUE ON HISTORIC RESOURCES**
- **BASED ON HIDING THE BALL AND PAYING LIP SERVICE TO COMMUNITY INPUT**
- **DOWNRIGHT HIDEOUS**

BERKELEY DESERVES

- **TRANSPARENCY**

- **DISCLOSE THE LRDP NOW**

- **IDENTIFY PLANS FOR HISTORIC STRUCTURES NOW**

- **ACCURACY**

- **THE UC PROPOSAL IS NOT ACCURATE, NOR DOES IT DISCLOSE ALL POSSIBLE IMPACTS TO THE HISTORIC RESOURCES THAT UC OWNS, ESPECIALLY THOSE OFF CAMPUS HISTORIC RESOURCES**

- **UC LIVING UP TO BARGAINS IT STRUCK**

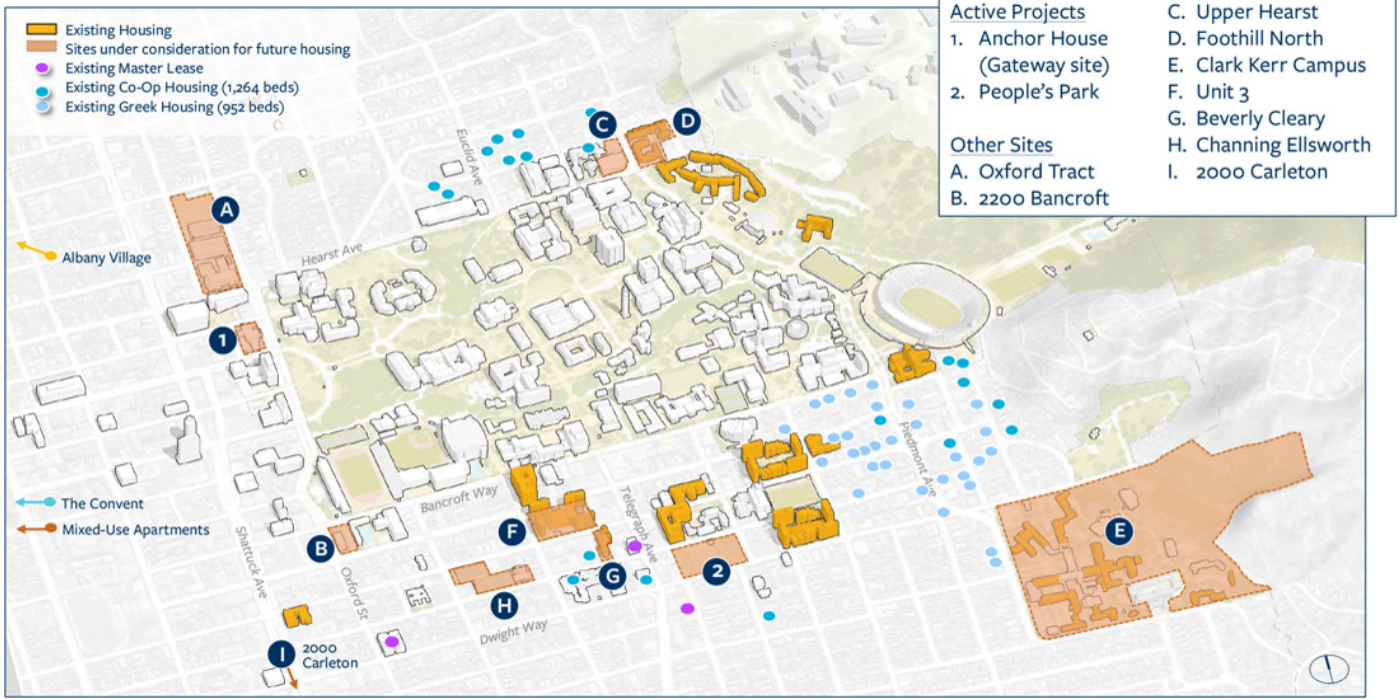
. . . . BERKELEY DESERVES BETTER

WHAT THE LRDP MEANS FOR BERKELEY



MASTER LEASES – WHAT DOES THAT MEAN FOR THE CITY OF BERKELEY? WHERE ARE THE CAMPUS BOUNDARIES?

Graphic 4: Existing and Potential University Housing Locations



INACCURATE LISTINGS OF HISTORIC PROPERTIES

Graphic 3: Potential Age-Eligible Campus Buildings Within LRDP Horizon



HOUSING PROJECT #1

THE “GATEWAY PROJECT”

**BLOCK BOUND BY UNIVERSITY AVE. OXFORD ST.,
BERKELEY WAY, AND WALNUT ST.**

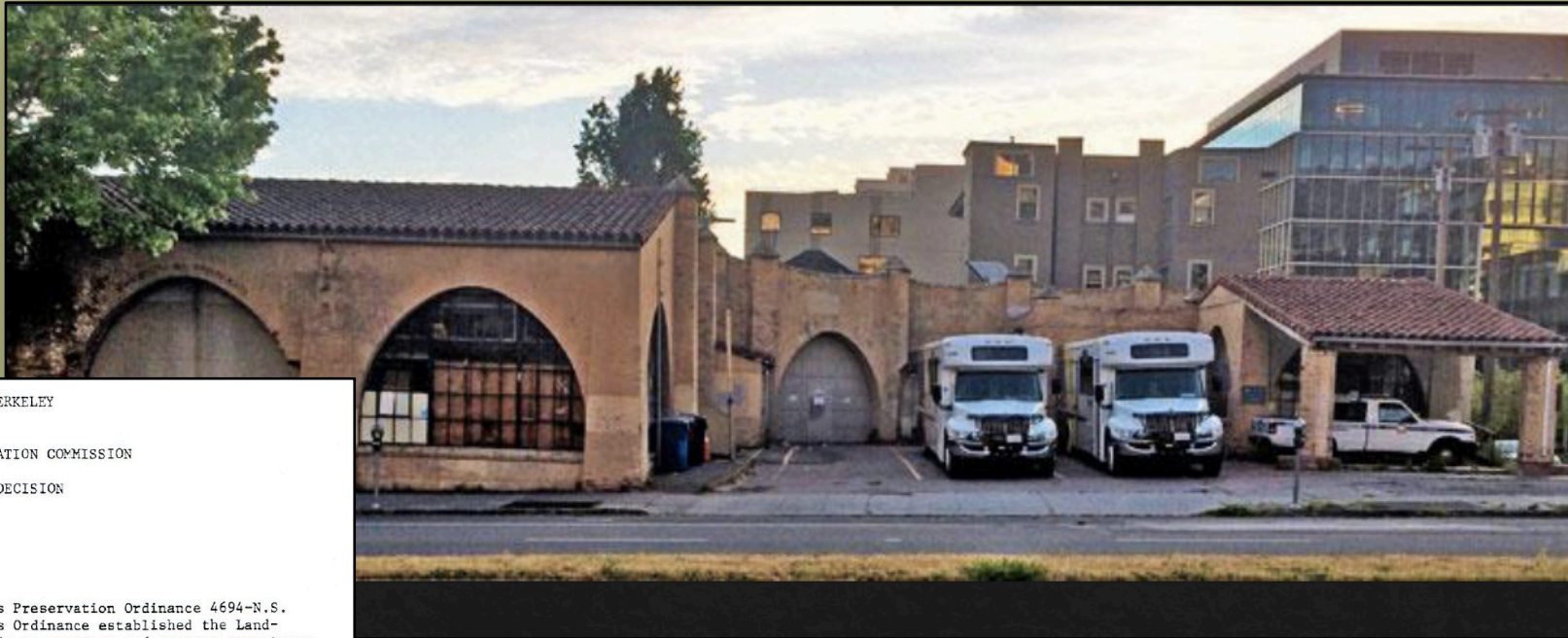
WHAT WE LOSE:

THE UNIVERSITY GARAGE

DESIGNED BY THE CITY OF BERKELEY'S OWN ARCHITECT,
WALTER RATCLIFF, CONSTRUCTED IN 1930-31
FOR RICHFIELD OIL COMPANY.



DESIGNATED IN 1981, THE UNIVERSITY GARAGE IS ONE OF OUR EARLY BERKELEY LANDMARKS



CITY OF BERKELEY

LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

Regents of the University of California
2200 University Avenue
Berkeley, California 94720

Dear _____ Sir _____:

The City of Berkeley adopted the Landmarks Preservation Ordinance 4694-N.S. which went into effect June 6, 1974. This Ordinance established the Landmarks Preservation Commission whose duty is to preserve and protect structures, sites or areas in the City having special historical, architectural, cultural, or educational value.

In accordance with this Ordinance, a public hearing was held on December 21, _____, 1981, to consider landmark designation of your property, commonly known as University Garage and located at 1952 Oxford Street _____. At its meeting of December 21, 1981, the Commission voted to grant your property Berkeley landmark status.


AND BAHA HAS BEEN A CHAMPION FOR ITS PRESERVATION FOR MANY YEARS.

ps have
garage.
from the
near the

City groups fear garage demolition

Campus committee has final say in fate of possible landmark

2-6-97



al Heritage Association and
ervation Commission have
keley Chancellor I. Michael
ve the garage, which they say
register.
lter Ratcliffe Jr. designed the
in 1930. The architect also
Mobilia Furniture buildings
to establishing the city's first

style courtyard and Mediter-
rorated in the years before the
ester. And according to the
er, Campus Planning Direc-
lled the building "a blight to

ciate director of the Campus
ay no decisions either to keep
been made yet. She did say
considering a variety of pro-
shop space, or storage for

chancellor in its k
features are part
downtown Berke
In a letter to
Liskamm promis
and the commis
building.
But Leslie Jone
has heard rumors
out to contractor
eminent domain
through regular
demolition plans
Walker, who str
said yesterday th
notify the public
Architectural a
however, said We
pus committee "h
Both associati
have yet to receive

Groups want to save the UC garage, and designate it as a city landmark.

Daily Cal

January 9, 1987

Ira Michael Heyman, Chancellor
Chancellor's Office
University of California
Berkeley, California 94720

Dear Chancellor Heyman:

I am writing to you on behalf of the Berkeley Architectural Heritage Association to protest vehemently the proposed destruction of the University Garage at 1952 Oxford Street.

March 31, 1987

Ms. Susan Cerny, President
Berkeley Architectural Heritage Association
P.O. Box 1137
Berkeley, California 94701

Dear Ms. Cerny:





Chancellor Heyman has asked me to respond to your recent letter to him regarding the University Garage structure at 1952 Oxford Street.

The Berkeley Campus is currently considering the long term use of this site and structure, as the building is no longer in use as a garage. This site has long been considered inappropriate for a garage and was identified to the City of Berkeley some years ago as an important site for redevelopment, possibly for a mixed, public-private development to serve both the university and the community.

INACCURATE LISTINGS

PROJECT #1 - UC'S PRESENTATION IS INCORRECT. THE TWO PROPERTIES AT 1907 AND 1925 WALNUT ST. ARE CA HISTORIC RESOURCES AS STATE HISTORIC REGISTER (SHRI) PROPERTIES, WITH A #3 RATING, AND THEREFORE POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER.

Housing Project #1: Existing Buildings Historic Context

	1952 Oxford	1925 Walnut	1990 Oxford	2161 University
Year Built	1930	1901	1950	1939
Architect	Walter H. Ratcliff, Jr.	William G. May	Unknown	Unknown
Historic Designations	City Historical Landmark*; Eligible for CA Register of Historic Resources** <small>*City of Berkeley LPC **Knapp Architects</small>	Not Eligible* <small>*Knapp Architects</small>	Campus historic resource evaluation indicates property is not eligible	Campus historic resource evaluation indicates property is not eligible
				

1907 & 1925 WALNUT STREET ARE ON THE SHRI, AND ARE THEREFORE HISTORIC PROPERTIES



HISTORIC RESOURCES INVENTORY

City: _____ Loc: _____ Etc: _____ St: _____
 Adm: T2 _____ T3 _____ Ctl: _____ HABS: _____ HAEP: _____ Fee: _____

IDENTIFICATION

1. Common name: Three Brown Shingle Houses on Walnut Street

2. Historic name, if known: _____

3. Street or rural address: 1922, 1925, & 1930 Walnut Street

City: Berkeley ZIP: 94700 County: Alameda
 City: Alameda ZIP: 94601 County: Alameda
 4. Present owner, if known: 1922 & 30 - J.J. Acheson Address: 1560 Spruce Street

City: Berkeley ZIP: 94709 Ownership is: Public Private

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

These three houses are part of the row of brown shingle structures which lined Home Street in the early 1900's. Previously, five houses graced the west side of the street-- now, only two, 1922 & 1930, remain. Two of the original five buildings were moved to the NW corner of Cedar and Spruce in 1915, to make way for the construction of the Sills' Grocery and Hardware Store on University Avenue. And sometime after 1924, a third two-storey dwelling was demolished or removed from its location at 1932 Walnut. Lelita Acheson, widow of the late John A. Acheson, builder of the Acheson Hotel, was residing in 1934 Home Street when the disastrous fire broke out in the Hotel in 1896. Numbers 1922 & 1930 are presently owned by the Acheson estate, having been acquired by the brothers William and Albert in 1950. The dwelling on the east side of the street which complements the row of shingled structures is presently owned by Mason-McDuffie.



The Home Apartments
 Constructed in 1909 for William B. Heywood, part a Berkeley pioneer family.

Built by George L. Mohr, credited with Berkeley Landmarks such as the Acheson Physicians' Building, William Such Building and the Bonita Apartments.

Four story clapboard with classical details.

Appears eligible for listing in the National Register of Historic Places.

Home to Berkeley residents for over 100 years to the present day.

WHAT THE CORNER LOOKS LIKE NOW ...



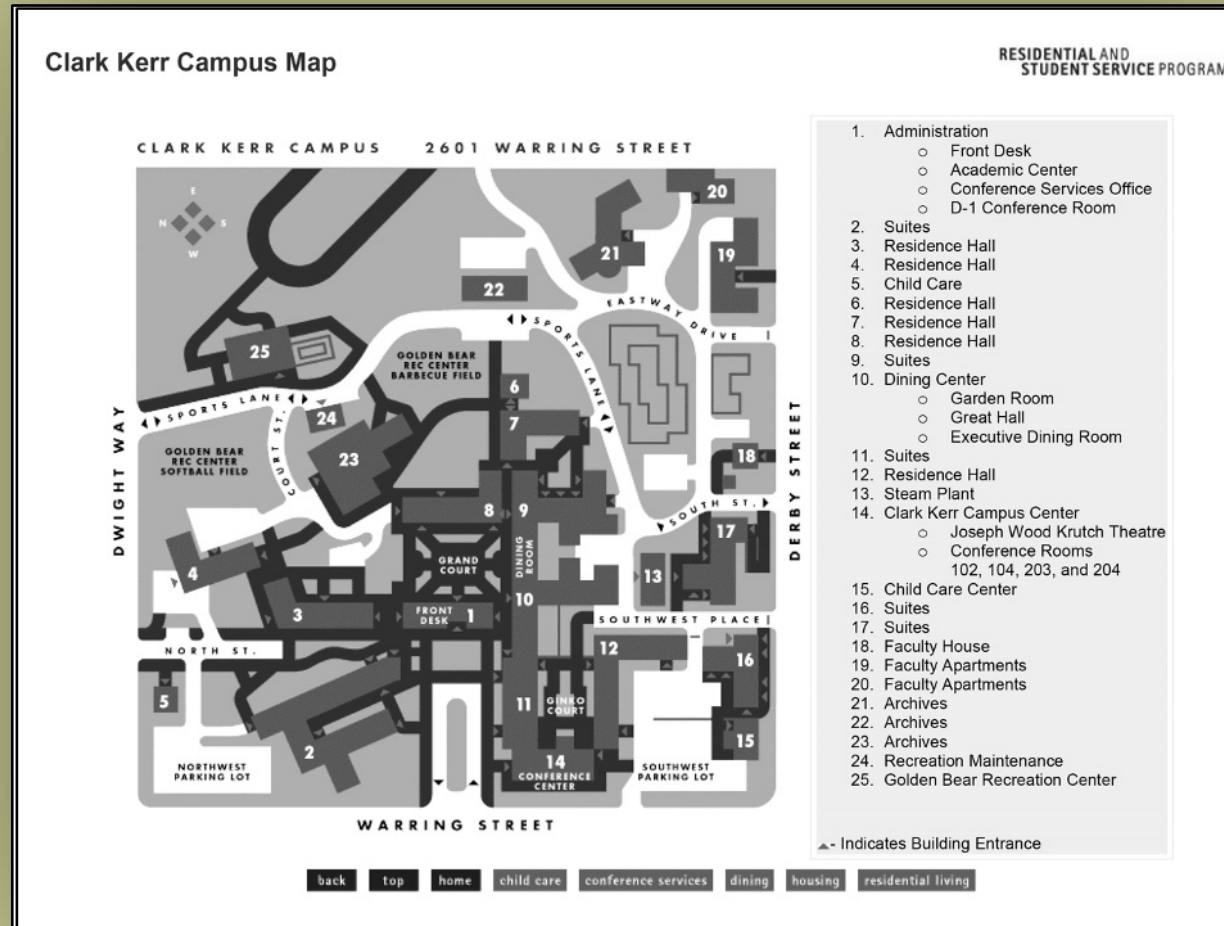
WHAT THE CORNER WILL LOOK LIKE:

**IRVINE COMES TO
BERKELEY:
CREATING A CONCRETE
WASTELAND**



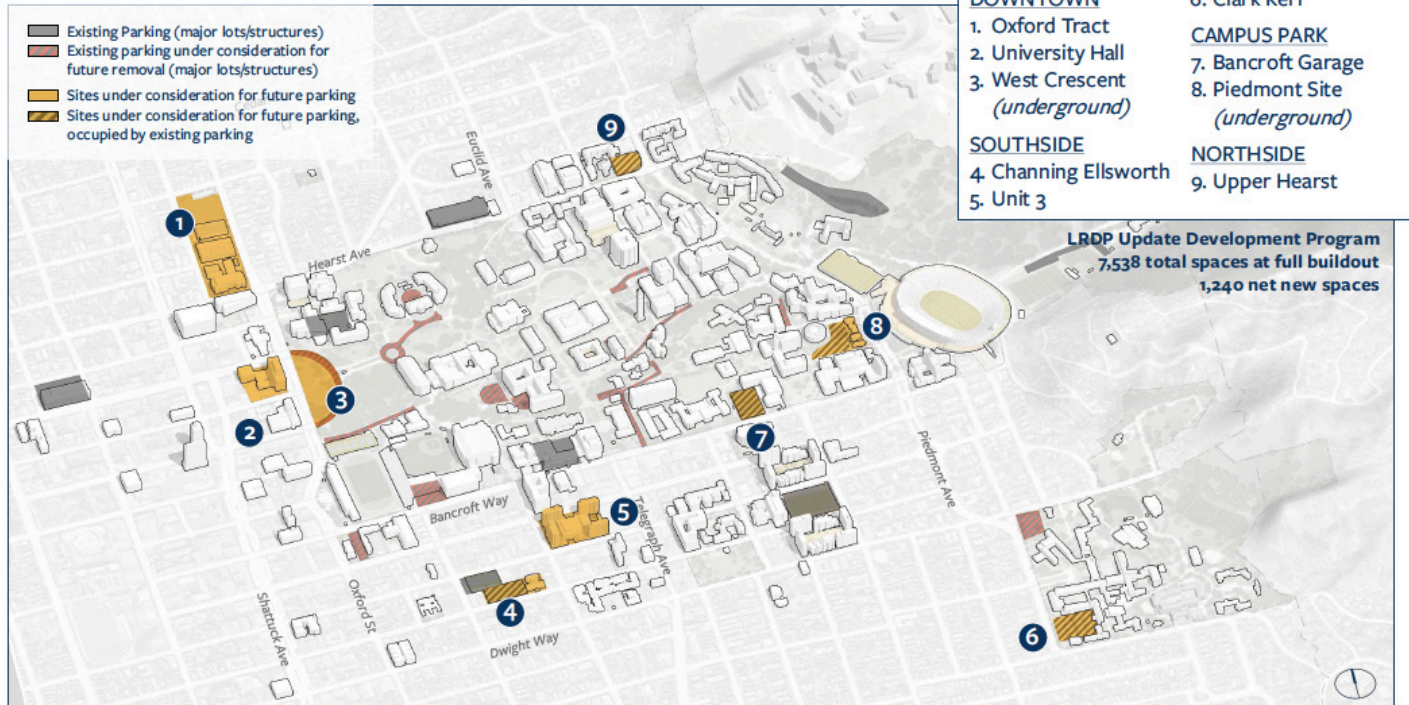
CLARK KERR CAMPUS

BUILDING 21



UC'S LRDP PARKING PLAN

Graphic 9: Existing and Potential Parking Locations



ANNA HEAD SCHOOL

SERIOUSLY, A POTENTIAL “PARKING” SITE?

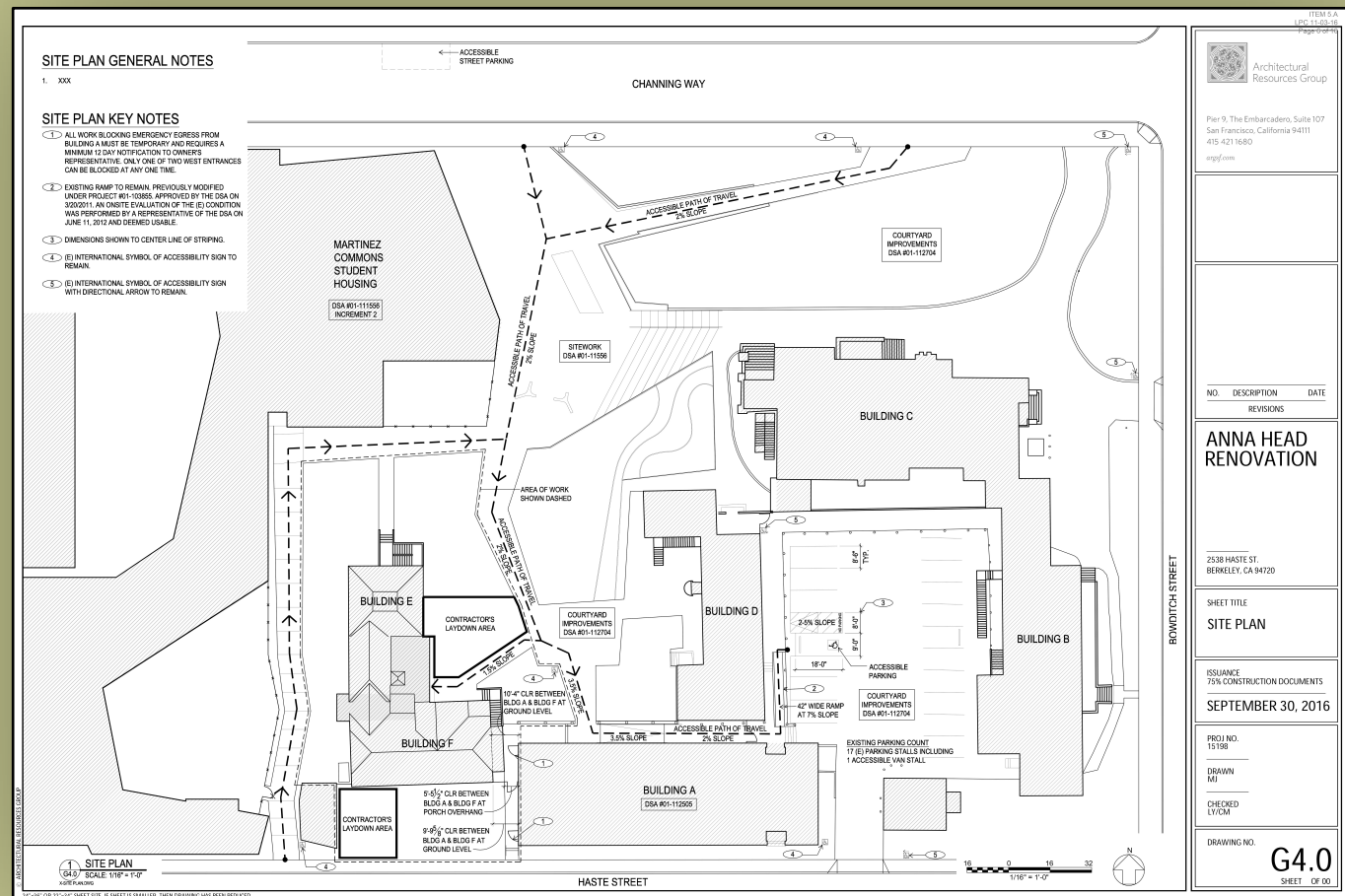
Channing Hall, Anna Head School, 2538 Channing Way at Bowditch Street (Soulé Edgar Fisher, architect, 1892; Walter H. Ratcliff, Jr., architect, 1911–1927), listed in the National Register of Historic Places; City of Berkeley Landmark

We recommend UC Capital Planning consult its own Historic Resources reports: Knapp, 2008, and ARG, 2016



ARCHITECTURAL RESOURCES GROUP

UC PRESENTATION TO COB LPC, 2016



ITEM: G4
LPC: 1515B
Page 0 of 10

Architectural Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111
415 4211680
argf.com

NO.	DESCRIPTION	DATE
REVISIONS		
ANNA HEAD RENOVATION		
2538 HASTE ST. BERKELEY, CA 94720		
SHEET TITLE SITE PLAN		
ISSUANCE 75% CONSTRUCTION DOCUMENTS		
SEPTEMBER 30, 2016		
PROJ. NO. 1515B		
DRAWN MJ		
CHECKED LYC/M		
DRAWING NO. G4.0	SHEET 0F 10	

PAVE PARADISE?

UNDERGROUND PARKING UNDER THE CRESCENT ON OXFORD ST.

FROM THIS...



TO THIS?

