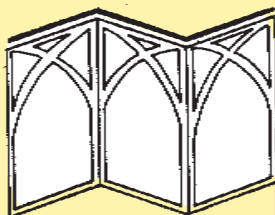
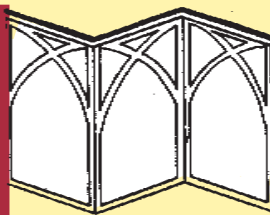


BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION



THE BAHHA NEWSLETTER



No. 122

ANNUAL PRESERVATION AWARDS NUMBER

SUMMER 2006



2006 PRESERVATION AWARD WINNERS ANNOUNCED





THE BAH NEWSLETTER

No. 122

SUMMER 2006



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COVER: The Haste Street Building of McKinley School (A.H. Broad, designer, 1906). This early photo-postcard of the school—the first old photo of it to surface after a 30-year search—shows how close the restoration is to the original design. See Awards article beginning on page 6. (postcard courtesy Anthony Bruce) The three inset photos are also award-winners: the Loren Hunt House, the Gorman Building, and the Stanley-Sadler-Finney House. (all photos by Daniella Thompson, 2006). ABOVE: Woodruff Minor, author of the soon-to-be-published *The Architecture of Ratcliff, with Thalia and Steve Lubin*; and Dave Weinstein, author of *Signature Architects*, Susan Dinkelspiel Cerny, author of *Berkeley Landmarks*, Anthony Bruce, author of *Walter Ratcliff's Berkeley Work*, and Richard Schwartz, author of *Earthquake Exodus*, captured digitally by Daniella Thompson at the Ratcliff House Tour. See below for information on new books.



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NEW BOOKS ON ARCHITECTURE

— Several New Books of interest to BAH A Members are available through BAH A —

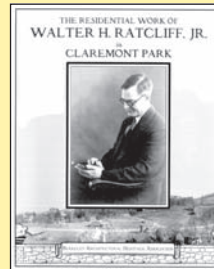


SIGNATURE ARCHITECTS OF THE SAN FRANCISCO BAY AREA, published by Gibbs Smith and written by Dave Weinstein, who also writes a monthly series on Bay Area architects for the *San Francisco Chronicle* (you will certainly recall his recent piece on Walter Ratcliff). The book profiles 15 of the architects featured in Dave's articles, including, Ernest Coxhead, Leola Hall, John Hudson Thomas, and Warren Callister. Photography by Linda Svendsen. **\$30. (\$25. BAH A members)**

THE RESIDENTIAL WORK OF WALTER H. RATCLIFF, JR., IN CLAREMONT PARK

is the guidebook from the Ratcliff Centennial house tour. The architect's grandson, Walter W. Ratcliff, wrote the introductory essay, and many of the historic photographs used in the book are from his collection. \$7.50 (\$5. BAH A members)

WALTER H. RATCLIFF, JR., ARCHITECT: HIS BERKELEY WORK was compiled by Anthony Bruce and published by BAH A in conjunction with the tour. It is an illustrated, annotated compendium of *all* Walter Ratcliff's Berkeley work. \$5.



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PRESIDENT'S MESSAGE



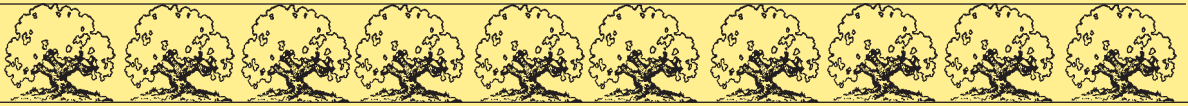
Dear BAHA Members,

It was such a pleasure being the President of your organization last year and I am looking forward to the upcoming year as President again. BAHA's work done throughout the City for many, many people has been rewarding and exciting. From the 100th Birthday of the Wallace (Rose 'n' Arch) House, to the Walter Ratcliff Centennial House Tour, and including the event commemorating the 1906 Earthquake, we have taken special notice of the pivotal importance of 1906 in the growth of the City of Berkeley.

Encourage your friends and acquaintances to join BAHA and share the pleasures of membership with them.

Wendy Markel, President

Above: Wendy Markel with John Aronovici, Co-President of the Berkeley Historical Society, and Julie Nachtwey at the Walter Ratcliff Centennial House Tour. Daniella Thompson, 2006.



• BULLET BITES •

WHILE Berkeley is in flux over the Summer months — family vacations and weekend get-a-ways, summer school students and faculty coming and going, City Council on recess in August — the BAHA office will continue to be open and, of course, the many issues of the day that affect either particular neighborhoods or the entire City, will continue to be discussed and will remain relevant when all return in September.

By the time you receive this Newsletter, BAHA's June "Sunday Summer Afternoon Ramble & Picnic" in the ecologically important area of Strawberry Canyon, co-sponsored with the East Bay Chapter of the California Native Plant Society, may have already occurred. It is important to be reminded about the significance of our natural heritage, especially at a time when it is further threatened. In this instance the Native Plant Society has highlighted the grove of trees on the western side of Memorial Stadium, fragmented from the mouth of Strawberry Canyon, where a distinct landscape of California Coast Live Oaks is well established alongside Frederick Law Olmsted's historic Piedmont Way. To lose this invaluable natural resource, "indicative of the local landscape prior to European conversion," because of the proposed new construction and rebuilding of the Stadium would be an irreplaceable loss.

Still, in August a wonderful serendipity lecture is being calendared, entitled "William Morris: Socialist and Shopkeeper." It is BAHA's privilege that Alan Crawford, a British historian specializing in architecture and the decorative arts in Britain during the decades round 1900, will be in Berkeley to share his recent studies. Save the date of August 15th.

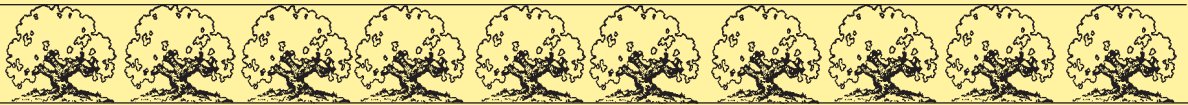
Here are brief updates about some of the important preservation planning issues that will continue to "brew" during the next months (ref: BAHA most recent Newsletters):

Berkeley's Landmarks Preservation Ordinance (LPO)—At this juncture it appears that the tried and true LPO, first passed in 1974 and Certified by the State Office of Historic Preservation (SHPO) in 2000, will be on the November ballot. Enough signatures were gathered for an LPO Initiative, with those updates suggested by SHPO, thus bringing the Certified LPO to the citizens for a vote.

Concurrently, there is a proposed Mayor's Revised LPO which may come to the City Council for passage in July. Both BAHA (with the counsel of environmental attorney Susan Brandt-Hawley) and the Landmarks Preservation Commission have provided critiques of the Mayor's Revised LPO, concerned that it weakens the long-standing provisions and protections of Berkeley's preservation program which were designed to protect neighborhood character, as well as the historic character of City as a whole. BAHA has taken the position that the significant changes in the Mayor's Revised LPO would mandate full environmental review, in compliance with the California Environmental Quality Act (CEQA).



Public attending the SCIP Draft EIR meeting. Daniella Thompson, 2006.



University of California Southeast Campus Integrated Projects (SCIP), seven projects (or is it 8, or is it 9?), commonly known as “The Stadium Project”—Publication of the Draft Environmental Impact Report (EIR) appears to have aroused a concerned public, including BAHA. Comments are due on July 7. Not only is it irrefutable that environmental harm will be done to the significant historic setting, recognized nationally as well as locally, but there are substantive issues regarding the intensification of buildings and uses on and/or near the Hayward Fault. The DEIR contains neither an adequate description of the cumulative impacts to the surrounding cultural resources nor does it contain an adequate description of the geological conditions and potential dangers. At the DEIR public hearing speaker after speaker requested that the University seriously consider alternatives for each SCIP project such as Albany’s Golden Gate Fields, sites surrounding Edwards Field and the Haas Pavilion, properties in the Downtown, the University Museum site, and the Anna Heads property. Serious project analysis, alternatives and review are a mandate of the CEQA process.

Downtown Area Plan Advisory Committee (DAPAC)—From an historic preservation planning perspective the outcome of the joint City Council/University (University financed) DAPAC remains a troubling concern. DAPAC, one of those familiar task forces selected “from the top down,” thus eliminating the opportunity for true citizen participation, is charged with recommending a new area plan for the Downtown. Naturally, the concern is that the adopted goals of the current Downtown Area Plan, which clearly recognize the economic benefits of enhancing the area’s historic character, will be nullified. It is heartening to know, however, that Architectural Resources Group (ARG), a nationally recognized firm committed to the preservation of historic resources, has been selected to work with DAPAC. ARG’s lead principal Bruce Judd, FAIA, who is a Berkeley native and who recently spoke at a DAPAC meeting about the many advantages of historic preservation in all its aspects, is remembered for his support when he and BAHA implemented a restoration planning grant from the National Trust for the handsome Downtown Morse Block property way back in 1979!



A detail of an early photo showing the Hoffman Building, 1905, adjacent to the Webb Block, a City of Berkeley Landmark, in Ashby Station. Typical of a shop building of the period, the Hoffman Building has been initiated by its current owner for landmark designation. Photo by McCullagh, courtesy of Janet Rohrer.

South Berkeley—The recent interest in the historic transit corridor along Adeline Street, as it runs through the turn-of-the-century streetcar suburbs of Ashby Station and the Lorin District, is alive and “hot” from both the vantage point of City Hall and the neighborhoods. While City Hall is courting more Federal and State Funding for development opportunity (remember affordable housing will be on the ballot in November in the form of a \$2 billion “infrastructure” bond), the local residents and merchants are asking many questions. BAHA, too, has expressed concern, in accordance with the guidelines of Section 106 of the National Historic Preservation Act of 1966, about the effects of incompatible designs for federally funded projects, most recently the proposed Prince Hall Arms Project sited within the distinctly historic commercial area of the Lorin District.

2006 Preservation Awards Announced at BAHA Annual Meeting

ON Thursday, May 25, BAHA members and award recipients gathered at the Hillside Club (John White, 1924), for BAHA's 32nd Annual Membership Meeting. After the election of officers, the treasurer's report, and applause for Wendy Markel, who will continue as BAHA President for a third term, we heard from keynote speaker, Jane Powell. Her rousing, enlightening, no-holds-barred talk on the current disregard for historic preservation by planners and developers was quite well-received.

Following Jane, was the presentation of the 2006 Preservation Awards by the Awards Committee (Richard Ehrenberger, Wendy Markel, Sally Sachs, Daniella Thompson, Richard Wesell, and Jane Edginton, chair). Here are the award-winning projects, which include two Commendations and two Honorable Mentions. As you travel around town, look for these inspiring preservation successes, and think of nominations for next year!

HONORARY MENTION RECIPIENTS



A section of the wall along Warring Street. Anthony Bruce, 1979

1. Stone Wall on Warring Street, Clark Kerr Campus (1900)

owner: University of California

The north, west, and south edges of the Clark Kerr Campus (formerly the Deaf and Blind School) are marked by a large stone wall topped with a coping. A significant section of the wall along Warring Street gave way, causing the large stones to spill onto the sidewalk. This past year, the University rebuilt the damaged portion of the wall, reusing the stones and original coping. They chose to lower the height to match other lower portions of the surrounding walls. An important point about the wall is that the stones came from the original building, which burned on January 17, 1875. It had stood for only eight years (since 1867). The facing stone of the building was salvaged, stockpiled, and, in about 1900, was used to build the wall, which is part of the 1982 National Register of Historic Places designation for the site. It is to the credit of the campus Landscape Architect, Jim Horner, that this beautiful wall was so elegantly repaired.

2. Claremont Court Entry Gates on Derby Street

(John Galen Howard, Architect, 1907)

owner: City of Berkeley

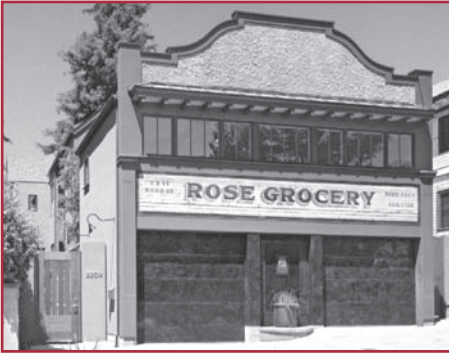
A series of refined, classically-inspired gateways, designed by John Galen Howard, define the entrances to Claremont Court. One of the pillars on Derby Street was badly damaged by the impact of a large truck, which managed to knock the central brick shaft of the pillar off the base, and caused cracks throughout the pillar. A large portion of the upper cornice was broken off and the modeled cluster of acanthus leaves on the top was missing. Discussion followed as to whether to remove the pillar completely. The neighborhood submitted a landmark application for the gates and street markers which were designated City of Berkeley Landmark No. 283 in May,



2005. Shortly after, the City found a contractor who could very successfully fix the pillar and replace the cluster of acanthus leaves. It is thanks to the attention of Council Member Gordon Wozniak, the City's Public Works Department, and the Landmarks Preservation Commission that this elegant pillar has been restored for all to enjoy.

*One of John Galen Howard's acanthus leaf-topped pillars at Claremont Court.
Anthony Bruce, 2004.*

COMMENDATION RECIPIENTS



The reconstructed Rose Street Grocery, now known as Rose Street Townhouses. 2006 photo courtesy Trachtenberg Architects.

1. Hunrick Grocery, 2209-11 Rose Street

(C. R. Madison, builder, 1908)

“Rose Street Townhouses”

developers: David Trachtenberg and Lawrence White, Rose Projects, LLC

architects: David Trachtenberg, AIA, Alex Vondeling, Robert Nishimori, Trachtenberg Architects

general contractor: Marty Kaufman, Kaufman Construction

landscape architect: Robert Trachtenberg, Garden Architecture

structural engineer: Kelly Cobeen, Cobeen Associates

lighting designer: Alice Prussin, Alice Prussin Lighting

real estate agent/advisor: Laurie Capitelli, Red Oak Realty

Built for George Hunrick in 1908, the structure was designed to be used as a grocery and residence. Mr. Wing Pon was the last owner to operate it as a grocery store (1960 to 1966), and he then permitted the structure to fall into total decay. The building was boarded up and unused for many years. It was landmarked as Structure of Merit No. 119 in 1988. The existing building was beyond repair, so the developers' strategy included razing what was left of the existing structure and reconstructing a small new structure at the street that retained existing elements of the landmarked Mission Revival façade including the historic signage.

2. Haste Street Building, 2407 Dana Street

(A.H. Broad, Designer, 1906)

“McKinley Hall”

owner: First Presbyterian Church, Members of the Facilities Task Force

First Presbyterian Church dedicated the refurbished McKinley Hall on Sunday, September 25, 2005. The so-called Haste

Street Building of McKinley School was built as an annex across Haste Street from the school, which faced onto Dwight Way (now site of Rochdale Cooperative Apartments). The building was used for classes until 1944 when it was converted to twelve apartments for the World War II housing shortage. In 1983, the church purchased the property and in 1987 the Landmarks Preservation Commission designated the building Structure of Merit Landmark No.115.



The reconstructed Haste Street Building, now known as McKinley Hall. Daniella Thompson, 2006.

The \$25 million, two-year building project included erecting three-story Geneva Hall, renovation and conversion of the McKinley School building, and construction of a two-story underground parking garage. Church officials originally contemplated demolishing the old Haste Street Building. But after hiring Mark Gillem to replace the original project designer, a plan was settled on that turned the building 180 degrees, allowing it to form part of the church's inner courtyard plaza. Construction crews lifted up the old building, set it down in a corner of the lot, built the underground garage, and then lifted the building up again and set it on top of the parking structure. Work included a new foundation, seismic upgrades, and the return of the original 13-foot ceilings. McKinley Hall is used for counseling services and youth rooms. For the dedication, Berkeley Landmarks Commission member Lesley Emmington Jones said, “The church has done something very sophisticated, incorporating the original McKinley building into their plans in a way that knits together something which had only been a fragmentary reminder of the historic Telegraph Avenue area, as well as changing the original design of the new building so that it better interfaces with the historic one.”

2006 Preservation AWARD Recipients



High-Peaked Colonial Revival houses at 2132 and 2130 Haste Street, designed by C. M. Cook in 1905. Daniella Thompson, 2005.

1. 2424 Fulton (1884), 2426 Fulton (1884), 2130 Haste (1905), 2132 Haste (1905)

Landmarks Preservation Commission, Mr. Robert Johnson,
chair, 2006

To the City of Berkeley Landmarks Preservation Commission on behalf of the public, a BAHA Preservation Award was given both in recognition of the difference the Commission can make in the preservation of Berkeley's irreplaceable historic resources, and for the contribution that these projects make to the streetscape in a fragile residential neighborhood bordering the commercial corridor. As a result of their effort, a cluster of early houses at the busy corner of Fulton and Haste streets has been preserved and renovated over a period of several years. These houses have become splendid examples of preservation and adaptive reuse as they were transformed from a state of staggering dilapidation. Now complete, all are visibly pleasing with the two houses on Haste as fine examples of the High-Peaked Colonial Revival Style so prevalent in Berkeley; these remain single-family buildings. The Victorian houses on Fulton Street were raised to become two-story, 2- and 3-unit residences, completing the restoration of this group of early houses.

We commend the Landmarks Preservation Commission for the lovely gift of encouraging restoration of these irreplaceable houses, and for supporting the architectural preservation of Berkeley's unique heritage.

2. Berkeley Piano Club, 2724 Haste Street

(Woollett & Woollett, Architects, 1912)

owner: Berkeley Piano Club, Nancy Amini, president, 2001-03; Ellen Hahn, president, 2003-05

preservation co-chairs: Poppy Tanner, Mary Ellen Fine

architect: Tom McMillan

contractor: Jonathan Dougall

A distinguished hidden Berkeley treasure, not visible from the street, is the understated and gracious Berkeley Piano Club, one of the oldest clubs in Berkeley. The restoration of the Club was a four-year project that involved major fundraising and the landmarking of both the clubhouse and the house in front of it. Committees of dedicated members dealt with every phase, including financial details and planning. Nearly every part of the small building was carefully restored and updated—made safer, brought up to code, and all with a gentle touch, which still allows the concert attendee to walk through the gate and the garden, across the patio and enter the redwood-clad concert hall—which would still be recognizable to the early members of the club of nearly a century ago.

Special recognition is given to architect and consultant Tom McMillan, who solved all problems large and small with such care and passion that the building appears unchanged. The renovation of the Piano Club is an outstanding success with credit to those involved and the support of the entire membership.

3. J. Gorman & Son Building, 2599 Telegraph Ave.

(architect unknown, 1877, 1906)

owner-developer: David Clahan

contractor: Jason Brown

The Gorman Building has been a prominent feature on Telegraph Avenue for over a century, housing Berkeley's oldest continuing business, run by four generations of Gormans until 1997. The Gormans sold the building in 2001. After sitting empty for several years, the building was acquired by David Clahan, who beautifully restored it to its original appearance.

Like many historic structures, the building underwent undesirable "renovations" in the mid-20th century. At that time, the witch's cap on the corner turret was removed, as was the false-front parapet on top of the Telegraph Avenue façade. On the second- and third-floor façades, more than twenty windows were boarded up, including all eight windows in the corner turret. The storefront windows, originally wood-framed and graced with small-paned clerestories, gave way to plain aluminum-framed windows. The clapboard on the exterior walls was covered over with asbestos siding.

The witch's cap and the false-front parapet were recreated to match the originals. The storefront windows are once again framed in wood, with attractive small-paned clerestories. Best of all, twenty-two new windows on the second and third floors

replace those that had been removed in the process of “modernization.” The Gorman Building is a prime example of adaptive reuse. Its turreted façade, which for so many years presented a semi-blind aspect to the street, is now the pride of the Telegraph-Parker intersection.

4. Jockers House, 1709 La Loma Avenue

(Maybeck & White, Architects, 1911)

owners: Elisabeth Meyer Wechsler and

Jeffrey M. Seideman

architect: Bennett Christopherson

contractor: Geoff Semans, Original Crafters

landscape architect: Edward Janelli

landscape contractor: Barry Friesen,

Dawn Landscaping

supplier: Harlequin Gardens & Nursery

When the current owners purchased this intimate Maybeck gem, the exterior was looking tired. Maybeck’s color scheme—natural textured stucco with cream-colored trim and roof-eaves accents in turquoise and red—could use some freshening up. The owners also found the kitchen dark and depressing. Seeking a more workable living space that would be respectful to Maybeck’s design, they called in Bennett Christopherson, who had remodeled their previous home. Christopherson looked up Maybeck’s original plans at the University of California’s Environmental Design Archives. On the elevation drawings he found window shutters that had long since disappeared. Shutter replicas were fabricated, and the original color scheme carefully matched.

The kitchen was opened up to include space previously occupied by a pantry, a closet, and a service porch. All original exterior walls and windows were retained. With light streaming in from three sides, this room has become airy and inviting. Vertical-grain Douglas fir cabinetry and a copper stove hood flood the space with warm tones. A door-height board-and-batten wainscot, also fir, lends coziness to the eating area. The extensive countertops are faced with light-blue Heath tile, a modern reference to Arts and Crafts. Peach- and sky-blue Marmoleum flooring echoes the tile.

A solid wood swinging door between kitchen and hall was removed; the door frame moved; and a new pair of swinging redwood French doors installed, which blend seamlessly with the hallway’s existing door and china cabinet. The living and dining rooms were painted in wine tones, compatible with the redwood molding. The extensive landscaping includes the addition of over twenty trees; thirty shrubs; 1,500 daffodils; mature potted plants; and attractive stone pathways and steps.



The Jockers House after restoration. Daniella Thompson, 2006.

5. Hunt House, 2625 Ridge Road

(Frederick Esty, Designer, 1896)

owners: Paula Smith and Corey Limbach

contractor: McCutcheon Construction

This brown-shingle house with a Dutch gambrel roof is one of the Northside’s oldest surviving buildings. Members of the Hunt family lived here for almost a century. When the present owners acquired the house, the interior was in good shape, but the exterior shingles were worn, making the house look dowdy. The old double-hung windows were not only drafty, but provided no soundproofing. This was a major disadvantage, considering that the house is located in close proximity to two large student residential co-ops, Kingman Hall and Cloyne Court. The second-floor front windows had been previously replaced with aluminum, further contributing to the house’s disheveled look. One would expect a reshingling job to be a straightforward project. Not so in this case. At first, the City plan checkers refused to allow wooden shingles on the gambrel sides, insisting that these were part of the roof and had to be clad in composition shingles. The homeowners fought back valiantly and eventually overcame the obstacle by citing a surface percentage technicality. Owing to their persistence, the gambrel sides received the same wooden shingles applied to the other walls. When it came to the windows, no corners were cut. The twenty-one replacement windows are custom-made, double-paned, and match exactly the original windows. The brown trim gave way to smart black paint, which lends an extra touch of elegance.



The restored Hunter House with its new staircase. Carrie Olson, 2006.

6. Hunter House, 2418 California Street

(architect unknown, 1895)

owners: James Novosel and Celia Karian

architect/general contractor: James Novosel

This 19th-Century farmhouse (owned for many years by a dedicated BAHA member who was not able to restore the house) had been designated Structure of Merit Landmark No. 230 in 2000 after neighbors feared the then-dilapidated house might be demolished by a new owner. Instead, the property was purchased by local architect James Novosel and his wife Celia, who were seeking a house with a garden on flat land to raise their family. But they had many challenges to overcome. There were holes in the roof and raccoons in the attic. The new owners installed a new foundation. The basement ceiling was raised two feet to accommodate two two-bedroom apartments. The second and third floors were extended into the back to enlarge bedrooms and add a kitchen and an internal staircase.

Because there were no pictures indicating the color of the house, or the design of the front staircase, the owners chose a color combination and staircase design that capture the flavor and sensibility of the late 19th Century.

7. Menefee House, 2131 Prince Street

(architect unknown, circa 1888)

owners: Dean Smith and Doug James

ornament fabricator: Brian Harte

This delightful modest Italianate False Front was a unanimous “pick” for the Awards Committee both for the tasteful and excellent work of its exterior restoration and for the special grace it gives to its South Berkeley streetscape. Although Dean and Doug owned this hidden treasure since 1990, its exemplary qualities were achieved through concentrating mutual effort over the past two years. They collaborated on extensive research and design decisions which were then brought to fruition with Doug’s construction talents and craftsmanship. Much of the essential Victorian detail had been stripped away and a great deal of inferior material and workmanship had to be corrected. Substantial quantities of new redwood moldings and brackets had to be created to achieve its current elegance. Before and after photos are an excellent lesson in the importance of accumulated small details. Note the corner brackets and turned drop over the rear angled window, the clever structural connection of the false front wing wall to allow drainage to the gutter below, and how correct the side entrance is in scale and detail. The deceptively simple color palette celebrates the restoration with richness, grace, and respect. BAHA and Berkeley are honored by their example.



The Menefee House. Carrie Olson, 2006.

8. Sadler House, 2--- Fulton Street

(A. W. Pattiani, Architect, 1889)

owners: Steve Johnson and Erna Andre

architect: Ron Bogley

structural engineer: Sven Thomasen

general contractor, interiors (1985): Jamie Carlen Construction

carpenter & painter (stairs & porch): Cal Crew Painting

bathroom designer: Jennie Gisslow, Winans Construction

kitchen designer: Joy Wilkins, Custom Kitchens

general contractor, interiors (1997-2000): Winans Construction

general contractor, exterior: Christopher Osborn, Assand Construction

color consultant, exterior: Linda Hanson

painter: Enrique Rodriguez Painting

carpenter, interior stairway: Ernest Machen

*(and numerous others)**

This splendid testimonial to Victorian exuberance, was built for Samuel B. Stanley just outside the then Berkeley border. Shortly after completion he sold it to its first residents, Caleb and Lydia Sadler, San Francisco merchants who had immigrated from England in 1885. Charles and Mary Finney purchased the home with two adjoining vacant parcels in 1894, and in 1909 moved it to its present corner location to accommodate other structures on the land. By 1920 it had been converted to a duplex, and in 1944 the third floor was added and it was further converted to four units. The award recognizes the vast twenty-year effort of its current owners and their team in restoring it back to a grand single family residence.

The challenge of the interior created by the substantial prior modifications and the daunting necessity to reconvert from rental units back to single family use was met with great courage and perseverance. Inside, this landmark now very convincingly portrays the essential Victorian spirit as well as does the exterior. We are grateful to Steve and Erna for meeting this challenge so well, and giving the neighborhood patriarchitecture another reign.

9. King House, 2500 Woolsey Street

(architect unknown, 1911)

owners: Pete and Jean DiMaria

general contractor: Pete DiMaria

foundation contractor: Will Linville, Live Oak Structural
chimney contractor: Steve Pendergast, Pendergast Masonry

roofer: Dave Hamilton, Archer and Guerrero

shingler: Oliver Gover, Govers Sidewall Shingling

windows contractor: Ralph Torres, Frameworks

painter: Dean Byington, Aurora Painting

gutters contractor: Les Williams, O.A. Williams Gutter and Sheet Metal

plumber: Leigh Marymer, Leigh Marymer Plumbing

electrician: John Sanger, Tesco Electric

historical consultants: Jane Powell, Bennet Christopherson, and Denise Hall

color consultant: Victor Cohen-Stuart



The King House. Carrie Olson, 2006.

The two-story brown-shingle house straddles the Berkeley-Oakland border: the street address and front door are in Berkeley, taxes are paid to Oakland, which also issued the building permits. The DiMarias, the third owners, began extensive work in February 2005 and completed the restoration in December of the same year. The foundation was replaced and drainage added. Plumbing and electricity were updated. Chimneys were taken down to the roofline, reinforced and reassembled with stainless steel flues. Three layers of old roof were removed and replaced. The weathered cedar shingles were removed and replaced with new cedar shingles, which were then stained. New copper gutters and downspouts with hand-detailed straps add subtlety to the detailing. The frames of 27 of the 41 windows in the house were so undamaged that they required replacement. New wooden windows with divided lights were constructed and installed. Finally, the trim, window frames and porch were painted. Now a rejuvenated, vibrant brown-shingle, completed in what must be record time, graces two East Bay cities.

10. Emma Sides House, 2528 Regent Street

(architect unknown, 1902)

owners: Mallory O. Johnson and Bruce Rizzo *real estate*

agent: Kimiko Terr

This substantial brown-shingle building is located only one block off busy Telegraph Avenue. It stands out as an excellent

example of what can be done when an inner-city multi-family residential property is restored with attention to detail. It was Kimiko Terry of Coldwell Banker who helped Mallory and Bruce find the house and see its potential. It was a tri-plex when they purchased it and they have brought it back to the original “two flats” configuration.

Two sides of the foundation and the entire roof have been replaced. The building was seismically retrofitted and a new deck put on the outside at the back. All the trim had to be stripped and repainted. The siding was badly weathered and was replaced with new cedar shingles. Mallory and Bruce have begun to strip away layers of paint from the old-growth redwood woodwork inside the house. They have completely updated electrical and heating systems. There is a new arbor and fence that is consistent with the style of the house, and provides for safety of children and pets in a busy part of the city. The landscaping was thoughtfully planned to provide shade, balance, and structure to the grounds.



The Capt. Boudrow House. Daniella Thompson.

is painted in different colors, with olive green the dominant color note. The spindlework arches, floral carving, sunbursts, and fish-scale shingles, all contribute to the breathtaking majesty of this historic gem. (see photo at right)

12. Joralemon House, 168 Southampton Avenue

(Bernard Maybeck, Architect, 1924)

owners: Jeff and Marion Hunt

painting contractor: Jeff Mertens, Mertens Painting

decorative painter: Donna Larimer Aweeka

color consultant: Bob Buchter

As part of a remodel of Bernard Maybeck’s 1924 masterpiece, the new owners rose to the challenge of restoring the unique,



The restored Sides House. Carrie Olson, 2006.

11. Capt. Boudrow House, 1536 Oxford Street

(Julius E. Krafft, Architect, 1889)

owners: Frank Leba and Kelly Brown

master carpenter: Thomas Pedemonte

painters: Gledin Madrin and Alfredo Bonilla

Madrin and Alfredo Bonilla, painters

This is one of the largest and finest Queen Anne Victorian houses in Berkeley; it was designated City of Berkeley Landmark No. 15 in 1976. The front porch is at the top of an elaborately-balustraded flight of fifteen steps. Careful replacement of the entire staircase was part of the recent restoration project. The whole facade

Maybeck’s Joralemon House. Daniella Thompson, 2006.



original exterior coating. Maybeck had originally described “earth color”—a composition intermingling four colors of wet stucco splattered into place: pale chrome yellow, deep ochre, Venetian red, and gray. At Maybeck’s direction, the young Joralemons dipped whisk brooms into the mix and flipped them toward the walls, which scattered the colored stucco and making what Maybeck called “vibrant colors.”

About 15 years ago, because of cracking in the original finish, the exterior was covered with a layer of commercial sprayed stucco. Hidden behind a planter by the front entrance, the new owners found a patch of the original finish and color, and sought to recreate the look and technique, but more efficiently executed with sprayed paint.

Preservation Awards Epilogue

WHEN a favorite building, disfigured by “mis-guided improvements,” has, at last, been restored—often after much investment of time, money, and energy—we tend to think that it has then been restored for all time. Unfortunately, the sad reality is that a new owner can quickly undo the work accomplished by the previous owner, returning the building, and its integrity, back to “square one.”

The office has received numerous calls during the first week of June concerning just such a preservation tragedy. The large, brown-shingle Ada Lacey House (Willis B. Bootes, Designer, 1905), at 2820 Regent Street, corner of Oregon, had been restored by a former owner, Henrietta Perry in 1981. In nominating it for a BAHA Preservation Award in 1982, the BAHA office wrote:

Windows re-leaded; house re-shingled; new columns were found at a salvage yard for the porch. Owner was unsure of what to do about the building and had contacted the BAHA office for advice. She is pleased about the restoration, and enjoyed finding craftsmen to work on it.

Now, after a subsequent owner, the house recently sold again—reportedly for \$1.45 million—and the new owners immediately went to work stripping off the shingles (which certainly had 50 to 100 years more life in them), preparing the walls for stucco, and surrounding the property with a cement block wall. Of course, the neighbors are frantic. The house is in one of Berkeley’s premier signature brown-shingle neighborhoods, and its prominent corner location ensures that its defacement will certainly have a big impact on its surroundings.

Faced with this intriguing challenge, their painting contractor enlisted the aid of a decorative painter known for her *faux* finishes. With air compressor, sheetrock hopper guns, and hoses, 100 gallons of paint were flung at the thousands of square feet of wall. After trial and error, the technique was refined and mastered, and included brushes and sponges in the capable hands of the *faux* finisher. And—*voilà!*—a spectacular success replicating the original look. It was a remarkable undertaking and judged by all a grand success of returning Maybeck’s touch to the exterior of this masterpiece.



The Lacey House with its exterior readied for stucco and the concrete block wall under construction. Daniella Thompson, June 2006.

One can easily blame the owners for their utter insensitivity to Berkeley’s unique shingle heritage. One can blame City staff for allowing such a detrimental project. But it is we, Berkeley citizens who care about our city’s architectural character, who must shoulder some of the blame for not ensuring that our City staff has a preservation directive with which to respond to such requests from misguided owners. Berkeley is fortunate to have a landmarks ordinance to allow such issues to be addressed in a public forum.

Perhaps Berkeley needs to officially recognize that the term “Berkeley Brown-Shingle” is of significant meaning and defines the City’s sense of place and signature style already recognized by visitors and residents alike. Although too late in this case, this would give protection to our City’s identified character.

Was Harry Alexander Schary the Architect of 1508 Le Roy Avenue?

BY
PAM DREW

THE 1923 Berkeley Fire wiped out the 1500 block of Le Roy Avenue, Block 2 in the Wheeler Tract, one block north of the Daley's Scenic Park Tract. Most of the houses were rebuilt on their old foundations. Under my house I found a partially melted fragment which appeared to be from a lamp globe. The experience conjured up the Fire. 1508 Le Roy was rebuilt on three sides of the original foundation, but the south side was moved about four feet to enlarge the house.

Roy O. Long, the construction contractor for 1508, "built more houses in Berkeley in 1922 than any other builder" according to an old newspaper clipping. He was a rival to the Mason-McDuffie Company. Mr. Long was Vice-President of the Chamber of Commerce in that year, and was later President. His ad in the business directory revealed that he provided comprehensive service for any family needing a house. He sold them the lot, financed the house, designed it, and built it. He employed a great many clerks and tradesmen of all sorts. He started his business in Berkeley around 1909 and "went bust" during the Depression, developing Shattuck Square in the meantime. Unfortunately, the Fire destroyed many of his houses and not much is known of the remaining ones. One presumes that he built houses for the common man, and employed young architects often before they had made their names. The plans for 1508 are just initialed as drawn by "H.A.S."

In BAHA's Architects Files, the architects who could have drawn the plans for 1508 Le Roy, because of their initials and ages, are Houghton Sawyer, Harry A. Schary, Horace Simpson, Harvey Slocum and Harry Starbuck. Harry A. Schary seems the most promising.

The four-bedroom Colonial style house has character and fine lines expressed in the complete set of blueprints dated January 1, 1924 (also, presumably by mistake, on some pages dated January 1, 1923). This character of line is reflected in the drypoint images found on the internet for the San Francisco Fine Arts Museum (Reference Harry A. Schary). The drypoints on-line at



The house at 1508 Le Roy Avenue. Daniella Thompson,

the Museum with his signature visible are *Canyon, The Peak, Industry, Noah's Ark, and Barn.*

In 1922, according to the Oakland city directory, Harry A. Schary was working as a draftsman for J. T. Narbett and living at 834-16th Street. He was not in the 1923 directory, but in 1924, he was listed as "architect" and was living at 214 Grand Avenue. I theorize that he drew these plans just as he was becoming an architect.

According to the Oakland *Tribune*, Harry A. Schary went on to become "a prominent Oakland architect" who died in an automobile accident on October 5, 1947 at the age of 51, twenty-three years after he, as I believe, drew the Le Roy Avenue plans. He was a member of the American Institute of Architects in both the 1940 and the 1942 directories. He was also an artist who exhibited with the Oakland Art League and at the Golden Gate International Exhibition. He belonged to the California Society of Etchers. His private funeral service was held at the Chapel of the Chimes in Oakland. By the time of his death, his office was in San Francisco.

Harry Schary never made it to the 1942 *Who's Who in California*, the earliest edition held by the Bancroft Library, but he did beautiful, detailed work. I am still searching for his son Philip B. Schary or his daughter Barbara. There is a retired professor from OSU named Philip B. Schary who lives in Oregon. Philip may shed some light on the mystery if he will just pick up his phone! He is 76, born about 6 years after the Le Roy house plans were drawn.

Welcome New Members . . .

BAHA welcomes the following people who have joined BAHA since the last Newsletter went out. Tell your friends about BAHA and encourage them to join, too!

Soraya Ali
Janet Amrhein
Amanda Bensel
Vivian Bobka
Mark Brucher
Timothy Cassidy
Roberta & Tom Cook
Katherine Cooley
Jan & Peter Dodge
David Dryden
Lainey Feingold
Janet & Al Ferreira
Karen Ivy Fiene
Karen Frederiksen
April Gilbert
Jane Gottesman & Geoffrey Biddle
Katherine Hamburger

Kimball Hamilton
Tim Holton
Ray Johnston
Diane Kothe
Robert K. Lane
Kenneth Lee
Victoria Leonard
Thalia Lubin
Katherine Gomez
Madrigal
Michael Mills
William Newton
Jud Peake
Mike Pond
Shelley Rideout
Scott's Design & Construction
David Shaw

Jessica Seaton & Keith Wilson
Suki Shepard
Michele Stone
David Strachan
Elizabeth Szudy
Mary Tressel
Patricia Wilder
Brenda L. Wong
Kelly H. Wong

Sustaining
Mark Creedon

HONORARY
Pam & Gilbert Atkinson
Virginia Bale
Laura Blair & Mitch Zeemont
Jerry Boddum & Mary Ann Riselli-Boddum
Deborah Bowman
Francine & Charles Mohn

. . . Members Renewed

Patricia Adler, Jeanne Allen & Marc Grant, Rhoda Alvarez, Lorri R. Arazi;
Carol Bagot, John K. Ballantine, Barbara Fletcher Barbour, Debra Barnes, Jane Barrett, Mary Baxter, Lynne Bell, Joel ben Izzy & Taly Rutenberg, Jan Berckefeldt, Julia Berg, Betty I. Bernstein, Cathy Bolding, Steve Booth, Stephen C. Born, Carol M. Bowen, Robin Boyce-Trubitt, Mr. & Mrs. David L. Bradford, Robert Breecker, Tamlyn & Laurie Bright, Eric Brink, Siegfried Brockmann, Stafford Buckley, Grace Buzaljko;

Nancy Callahan, Jim Canty, Shirley & Dennis Caputo, Eleanor Carpiaux, Patricia Carroll, Bob Cassidy, George Clark, Courtney Clarkson, Marilyn & Jack Clifton, Robert Cooter & Blair Dean, Diana Daane Cornelius, Kazumi & Kim Cranney, Renate Crocker, Marie & Wallace Curtis, Phoebe Cutler;

Robert de Vight, Stanley Dickover, Helen J. Gross Dierkes, Peter DiMaria, Kevin Donahue, BK Doyra, Paul Duchscherer, Arthur K. Dunlop, Tedi Dunn, Joanna Dwyer;

Anita C. Eblé, Jacque Ensign, Jane L. Erwin, Karen Euston;

Nancy & Jerry Falk, Grace Fawcett, Beni & Michael Fein, Barbara Ferenstein, Jennifer & David Fickenscher, Deborah Finch, Mrs. Sean Flavin, Barbara & Douglas Floyd, Alyce T. Foley, Nancy H. Francis, Martin Freedman, Margaret Freeman, Douglas Freitag;

Shifra Gaman, Robert Geering, Elwood Gerrits, Diane & John Gossard, Jane Greene, Judith Palache Gregory, Lillian "Walli" Grove, Dolly Gurrola, John Gusman.

Bronwyn H. Hall, Daryl A. Halverson, Margaret Han, Kay Hardy, Robert Haslam, Becky Hemann, Winifred Hess, Ward Hill, Barbara Hischer, Barbara Holzrichter, Roberta Mashuta Horton & Mary Mashuta, Colleen Houlihan, Jacqueline Housh, Ann Hughes, Joyce & Mark Hulbert, Rick Hunter & Diana Demeter.

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Willa Klug Baum
Dr. Frederick "Ted" Binkley
Susan P. Booth
Margaret "Marge" Garrett
David Todd



Hink's arcade. Ken Stein, Johnnie Dell Robinson, Anthony Bruce. Photo: Betty Marvin, 1982

CALENDAR OF EVENTS

Visit BAHA's website (berkeleyheritage.com) for up-to-the-minute information on all upcoming events!

JUN 25 — RAMBLE & PICNIC

A tour of the natural history in and around Strawberry Canyon, with a picnic on the lawn of the Willis Lynn Jepson House (Julia Morgan, 1925). By now you have received your *olive green* flyer in the mail.

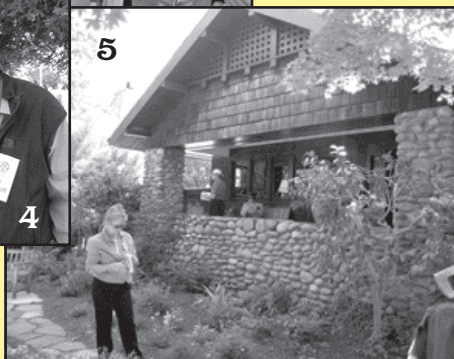
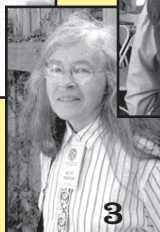
JUL 16 — LECTURE

Susan Dinkelspiel Cerny, author of *Berkeley Landmarks*, will talk about Berkeley's architectural heritage, the unique quality of its early 20th-Century neighborhoods, and why preservation is essential to maintain Berkeley's charming old-fashioned character. 4 pm. Mrs. Dalloway's Bookstore, 2904 College Avenue.

AUG 15 — LECTURE

"William Morris: Socialist and Shopkeeper" by British architectural historian Alan Crawford. At the Hillside Club. Watch for announcement in the July mails.

Scenes from the Ratcliff House Tour



1. Margaret Emmington;
2. Michael Kelly, Fredrica Drotos, Tom Ratcliff; 3. Betty Marvin; 4. Christopher "Kit" Ratcliff; 5. the Chamberlain House; 6. Ratcliff family members with Walter Ratcliff's bowler. Daniella Thompson photographs.



Four authors at the Ratcliff Tour: Anthony Bruce, Dave Weinstein, Richard Schwartz, Susan Dinkelspiel Cerny. Daniella Thompson, 2006.