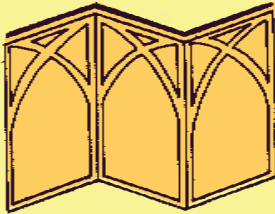
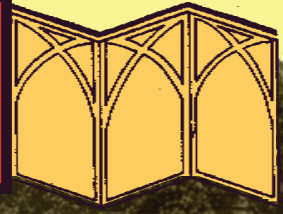


BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION



THE BAH NEWSLETTER



No. 132
SUMMER 2009
AWARDS NUMBER



"TREE-HAVEN"



Benvenue Avenue

THE BAHA NEWSLETTER

No. 132

SUMMER 2009



Nogaes Street

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Cover: Treehaven Apartments (George W. Patton, 1909), 2523 Ridge Road. One of BAHA's 2009 Preservation winners. Photo-postcard courtesy of Anthony Bruce. Above: Out and about in Berkeley, two early photos from the BAHA Archives, gift of Jerry Sulliger. In front of the Heaton House (1906), 2824 Benvenue Avenue, and at the Rowley House (E. T. Huffman, 1909), 41 The Plaza Drive, showing the Nogaes Street side of the house.

Upcoming BAHA Events!
see pages 14 & 16

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Gifts to BAHA

Since the last Newsletter, the BAHA Archives and BAHA activities have been enriched by the gifts of a number of individuals:

- **Jill Korte:** several monetary donations to the Kenney Cottage Preservation Fund.
- **Richard Schwartz:** 2 large framed photographs that probably once hung in a Mason-McDuffie Co. office. They depict the Studio Building and the Mason-McDuffie Co. Building, both at Shattuck and Addison.
- **Katherine Trow:** a photo essay of the Maybeck Cottage done on boards by a student about 1959. Katherine and Martin Trow were the first to rent the Cottage after Bernard Maybeck died in 1957. This is an invaluable record of the Cottage as it was when May-



*The Kellogg House, 2251 Hearst Avenue.
Courtesy of John Bellquist.*

beck knew it.

- **John Bellquist:** digital copies of photos of the Kellogg House (Joachim Mathisen, 1894), which stood at 2251 Hearst Avenue until it was demolished for a Values, Inc. apartment building in 1956. The house was in his family for many years.
- **Jerry Sulliger:** a collection of miscellaneous photographs (see top of page), glass lantern

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PRESIDENT'S MESSAGE

Each year, the BAHA Preservation Awards Committee evaluates renovation and rehabilitation projects completed in the past year. From a list of nominations submitted by BAHA members, homeowners, architects, and contractors, the Committee selects for recognition outstanding projects that have renewed the life of historic properties and neighborhoods in the city of Berkeley. Nominations are judged according to such criteria as aesthetic quality, historic significance, and contribution to the fabric of the city.

This year, the Preservation Awards winners' range of ages and styles is broader than ever. The oldest house was built in 1890, the youngest in 1993. Architectural styles vary from Victorian to ultra-modern, from Arts & Crafts to International Style. Among the honorees are three apartment buildings, a cottage built of Thermotite blocks, a dwelling clad in plywood, and another that used to be plywood-clad but is now partially covered with modular cement panels.

These widely ranging selections remind us that we are now a decade into the 21st century, and that a building wearing the "Modern" tag can be 80 years old. Architectural history doesn't stop with Maybeck and Morgan; as architectural preservationists, we pay attention to all good architecture, regardless of style or age.

One historic structure about which BAHA has been concerned for almost a decade is the Kenney-Meinheit Cottage, a prefabricated panel house built in 1887. Former home to two Berkeley Fire Chiefs, the cottage was originally located at 2214 Addison Street, east of Shattuck Avenue. In 1906, it was moved to 1725 University Avenue. Hidden for decades behind a paint store, the cottage was uncovered in 2000, when the entire site was cleared for a housing development.

Designated a City of Berkeley Structure of Merit in 2001, the Kenney Cottage was transferred to BAHA two years later and moved to a temporary location at 1275 University Avenue. Since then it's been awaiting a permanent location and restoration.

A likely location may turn out to be a public lot at 1631 Fifth Street. A community group called Friends of the Kenney Cottage Garden has organized. A budget for moving and restoring the cottage has been prepared. A \$3,500 matching grant secured from the National Trust for Historic Preservation will aid in assessing rehabilitation plans.

BAHA will hold a series of fundraising lectures in the fall to benefit the Kenney Cottage Restoration Fund. These should be of interest to home improvers and history buffs alike. **See back page** (an announcement also will be mailed). Note that details of these events are now available in our online events calendar, berkeleyheritage.com/calendar.html.

If you wish to make a tax-deductible donation to the Kenney Cottage Fund, please send your check to BAHA, P.O. Box 1137, Berkeley, California 94701, indicating Kenney Cottage Fund at the bottom of the check. Donations by credit card may be made on our website, berkeleyheritage.com.

We are rewriting and expanding our popular *41 Walking Tours*, and a **series of walking tours** will be given to celebrate the publication this fall. **See page 14 for details.** We encourage all BAHA members to sign up for our e-mail bulletins (write to baha@berkeleyheritage.com) and to visit our website for the latest event announcements and stories.

Daniella Thompson,
President

2009 BAHA PRESERVATION AWARD WINNERS

BAHA's annual preservation awards again celebrated the best of preservation and restoration projects in Berkeley. It is heartening to see the value that Berkeleyans place on our architectural heritage, which is manifest in the beautiful restorations and sensitive remodelings being undertaken. The presentation of the 2009 Preservation Awards was made by the Awards Committee—Susan Chase, Richard Ehrenberger, Mary Lee Noonan, Sally Sachs, Daniella Thompson, and Jane Edginton, chair—at the BAHA Annual Membership Meeting, May 21, at the Hillside Club. Here are the award-winning projects, which include Noteworthy Projects and Special Commendations. As you travel around town, look for these inspiring preservation successes, and think of nominations for next year!

— NOTEWORTHY PROJECTS —

1. Noteware House, 3124 Eton Avenue

(Henry Houle, Builder, 1908)

owner: Mimi and Dev Krakowski, and Ari Krakowski and Scott Amendola

architect: Fred Hyer, Hyer Architecture

contractor and carpenter: Michael Follstad



Noteworthy Noteware House dormers. Courtesy Sally Sachs.

Dormer Addition. When this house was built, the attic was largely unfinished. With two children younger than five, the current owners

anticipated that their flat would not accommodate the growing family for long. Their solution was to turn the attic into bedrooms for the children. A single dormer in the middle of the east façade lighted the attic. Two dormers flanking the original were added. Once the work was complete and the house painted, it was as if the new dormers had always been present.

2. Bennington Apartments, 2508 Ridge Road

(two houses from 1892 moved and combined in 1915)

manager: Premium Properties

Reshingled Restoration. An important apartment house on the Northside, the Bennington Apartments were built in 1892 as two adjacent single-family homes on Euclid Avenue at Ridge Road. In 1915, the houses were moved to the rear of the lot by then-owners William and Mary Henry (parents of future Mills College president Aurelia Henry Reinhardt) and combined to create the present hybrid building. The building was



The intriguing Bennington Apartments, assembled from two 1890s houses that faced Euclid. At right, the front facade; below the west side at the rear. Daniella Thompson photos, 2009.

3. Treehaven Apartments, 2523 Ridge Road
(George W. Patton, Designer and Builder, 1909)
owner: JD Management Group, Inc.

Restoration Duplicating Original Stucco and Details.

Across the street from the Bennington is another important Northside edifice, the Treehaven Apartments, built for James M. Pierce, manager of the Cloyne Court Hotel. When it opened in October 1910, the *San Francisco Call* proclaimed it “perhaps the most modern structure of the kind built in Berkeley.”

A century later, the Treehaven is virtually unchanged. It has been under the same ownership and well-maintained for the past 35 years. Recently, failing stucco on the east wall required replacement. The new stucco coating replicates the rough texture of the original, the wooden windows were preserved, and concrete corbels that could not be saved were replicated in wood.

4. Palache House, 3015 Garber Street

(Edgar A. Matthews, Architect, 1894)
owners: Jane Chartz and Howard McEldowney
architect: Jarvis Architects (Edward Buchanan, Project Architect)
kitchen designer: Carlene Anderson Kitchen Design
structural engineer: Van Maren Associates (Peter Van Maren, Structural Engineer)
contractor: CJ Construction (Chuck Jenkins, owner)
cabinetmaker: Robert Pike, C.J. Construction

Kitchen and Rear Remodel. An early shingled house in the Colonial Revival style, it had undergone various remodels and additions over the years, not all of them in character with the original design. The present project included a small addition at the rear of the home to create



The Palache House, showing one-story rear addition. Courtesy Jarvis Architects.

more space for the kitchen. Hidden inside the walls are a new foundation and steel-frame seismic strengthening to the rear of the house. New eight-foot high windows and a door connect with the existing frieze and cornice detailing outside, while opening the inside to the rear yard. Pilasters matching an existing pergola in the yard flank the new window and door openings. New leaded-glass windows, matching existing windows in the original house, replace a hodge-podge of differently styled windows and doors across the back. The existing fire escape ladder is supported by the new addition but recedes into the background.

— **COMMENDATIONS** —

1. Taylor House, 1615 La Vereda Road

(Michael Goodman, Architect, 1933)
owner and architect: Jerzy Wollack
engineer: Monte Stott & Associates
contractor: Gillispie Construction

Interior and Exterior Restoration and Remodel.

Built for an artist, this International Style house was originally clad in plywood that failed after less than a decade. Subsequently, the exterior underwent various modifications, some unsympathetic. An addition tacked onto the living room had obscured the southern half of a corner steel window. For several decades, the upper floor was covered in unsuitable rustic shingles. Water and dry rot left damage within and without. As part of the renovation project, the building’s original volume was restored. The addition was re

The Taylor House. Daniella Thompson, 2009



placed with a deck to expose the full corner window (all the original steel windows were preserved). Two new corner windows were added, one on each floor, to follow one of the main design traits of the house.

Exterior horizontal siding damaged by dry rot was replaced in kind. The shingle siding on the upper floor was changed to modular cement panels, more in keeping with the original design. Inside, all major design features were preserved and refinished, including the central fireplace, paneled ceiling and walls in the living room, beamed ceilings in the bedrooms, built-in cabinetry and artwork, and even the original bathroom fixtures, some kitchen cabinets (relocated), and Wedgewood stove. Remarkably, the owner-architect improved on Michael Goodman's original without having access to the original building documents or even knowing who had designed the house.

2. Johnson House, 2 Hillcrest Court

(John Hudson Thomas, Architect, 1912)

owner: Melissa and Frank Williams

architect: Wilson Associates

contractor: Jetton Construction, Inc.

architectural metal: Hellikson Design

cabinetmaker: Tharp-Hamilton Woodworking

roofer: WestCo Roofing Co., Inc.

door hardware: Jonathan Rosales

countertops, stone: Fox Marble & Granite, Inc.

countertops, concrete: Concreteworks Studio

stucco and plaster: Armando Plastering

tile: Tek-Tile, Inc.

painting and staining: Mark Westburg Painting

Historic Sensitivity and Craftsmanship in Renovation.

When this house was built, as was typical in its era, utilitarian areas such as the kitchen, the pantries,



Johnson House kitchen. Courtesy Jetton Construction, Inc.

and the laundry were the domain of servants. Over the years, changes had been made, but it was not until this project was initiated that these spaces were recaptured, enlarged, and transformed to serve another way of life.

The harmony be-

tween these changes and the original design is remarkable. Leitmotifs repeated in John Hudson Thomas' work—especially the foursquare element—are successfully echoed in the new construction. Beyond the skillful orchestration of surfaces, the majestic sweep of the new spaces unites these areas with the dramatic central hall, the public rooms, and the terrace that adjoin it. The project has literally given a new dimension, almost a century later, to a distinguished hilltop home.

— AWARDS —

1. Hicks House, 2901 Benvenue Avenue

(Chapin A. Martin, Builder, 1904)

(This is Part 2 of an Award given in 2002.)

owners: Kristin and Shmuel Weissman

architect: Jerri Holan, FAIA, & Associates

structural engineer: W. J. Cain, SE

contractor: Jetton Construction, Inc.

cabinetry: Tom Brown

stucco: Armando Plastering

tile: Riley Doty

painter: Mark Westburg Painting

wood finisher: Steve Peterson

countertops, stone: Amazon Granite

shingles: Shingles on the Side



Hicks House kitchen. Courtesy Jerri Holan, FAIA, & Associates.

Kitchen and Seismic. What appears to be a simple kitchen remodel was actually a complex design project, addressing existing circulation and historic features within an older house, as well as the home's small corner lot, which gave the kitchen close proximity to property lines and very few outside views. As a result, the kitchen was completely reoriented and all existing walls in this quadrant of the house removed.

Cagliostro House, carport and entry pergola.
Daniella Thompson, 2009.

As many windows were added, steel moment frames were required to satisfy lateral loads. The frames in turn required foundation work. The frames were skillfully hidden inside the original walls. Then floor joists were discovered, bearing on unreinforced historic clinker bricks. These had to be removed and reinstalled over a new foundation. Shear walls were built, stucco and shingles replaced, and exterior plumbing was rerouted. The result is a kitchen that looks as if it were built at the turn of the 20th Century but will last well into the 21st.

2. Apartments for J. T. McClymonds, 2626 Hillegass Avenue

*(J. H. McClymonds, Designer, 1923)
owner and contractor: David Clahan
architect: Owen Tan*

real estate agent and co-designer: Barbara Hendrickson

Interior and Exterior Restoration. This two-story fourplex and its twin to the south were built on the courts of the Berkeley Tennis Club after the latter had moved next to the Claremont Hotel. In August 2006, a three-alarm fire caused extensive damage to both floors of this building. It was purchased in 2007 and restored the following year, preserving the integrity of the original building. The four apartments were converted into 2-bedroom, 2-bath condominiums that retain the original fireplaces and handsome windows. Damaged hardwood floors were replaced in-kind, and new fixtures



are consistent in style with the building's period. The developer worked with the neighbors in the twin building to come up with an exterior color scheme for both buildings, so they maintain their unified appearance. Even the mature cypress trees standing guard over both entrances were preserved.

3. Dominic Cagliostro House, 49 Vicente Road

(Jack Hillmer, Architect, 1977 and 1993)

owners: Helene and Erik Jepson

*restoration and preservation work: Greg Tolman, GV
Tolman Design + Build*

*assessment report authors: Berkeley Design Build,
Inc. (Mike Pond and Chris Linvill)*

Exterior Restoration. The Cagliostro House is an exceptional example of modern architecture. Breaking with tradition involves risk—sometimes asking materials and design details to do too much. Some of the very features that contribute to the visual drama and uncompromising clarity of Hillmer's design were also contributing to the building's failure to protect itself and its occupants from water intrusion and damage.

The redwood plywood used throughout the building as both interior and exterior siding proved to have little decay resistance. By the time this house was rebuilt in the early 1990s, redwood plywood was no longer being laminated from redwood but consisted of Douglas fir plywood covered on one side by a thin redwood veneer. There was extensive decay of the plywood concealed behind many of the heavy redwood trim boards, while



The McClymonds Apartments. Courtesy Barbara Hendrickson.

The market no longer offered a viable replacement product for the damaged plywood siding that had been removed. The novel construction sequence used here meant that it would be nearly impossible to remove most of the siding, because it had been installed against the massive exoskeleton of poles and horizontal 2-by-12s.

After ascertaining that each section of the exterior is sound enough to leave in place, the plywood is clad with solid redwood shiplap siding over a layer of building paper, allowing the inclusion of a conventional copper flashing detail to direct any water to the outside of the assembly. In the deck railings and other assemblies outside the building envelope, the original plywood is being replaced with pressure-treated plywood covered by the new shiplap siding. In this work-in-progress, the kitchen deck and the entry deck and railing have been rebuilt. New rain collectors and leader pipes carry the water into buried drain lines. The siding necessary to clad the remaining exterior plywood has been custom-milled and awaits installation. This exemplary work stands as encouragement to anyone facing a similarly daunting challenge.

4. Ballantine House, 1512 La Loma Avenue

(John K. Ballantine, Architect, 1924)

owners: Freya and Mark Read

engineer: Holmes Culley

contractor: Kipp and Scranton Construction

contractor: James Eggert

plumber and painter: Ron Van Kleeck

Seismic Retrofit. The story begins with the Berkeley Fire of 1923, when John K. Ballantine (an architect in the office of Henry H. Gutterson) and his family lost their home on Buena Vista Way. They decided to rebuild around the corner, and Ballantine, for obvious reasons, chose fire-resistant materials: a slate roof and concrete blocks that imitated stone—an innovative system recently developed by the Thermotite Building Company. Undoubtedly, he knew of the material because Gutterson was using it in two major projects on which Ballantine probably worked: the Flanders Mansion in Carmel, completed in 1925, and the Second Church of Christ, Scientist in Berkeley of 1926.

Little did Ballantine know that he was exchanging one hazard for another: the threat of destruction by fire for destruction by an earthquake. Metal bars tied together



The Ballantine House. Daniella Thompson, 2009.

the grooved Thermotite blocks that constituted the double-sided, hollow walls, giving the walls themselves a reinforced, structural integrity. But the walls were not tied to the foundation, which itself was inadequate by modern standards. Eighty-five years later, this invisible problem was courageously addressed by the present owners.

The solution is as invisible as the problem had been. Stepping into the cottage today, a visitor sees what appear to be the same walls, the same beams, the same fireplace, the same built-in cabinets, but everything has been skillfully reconstructed six inches inside the walls of the original structure. The modern magic of seismic engineering and construction have given the Old World magic of the Ballantine House a new lease on life for the 21st century.

5. Robinson House, 2809–11 Russell Street

(1897; Louis Engler, Designer, 1914)

owners: Stephanie McKown and John Brennan

architect: Jason Kaldis Architect, Inc. (Jason Kaldis,

Billy Paul, and Briana Olson)

structural engineer: Van Maren Associates

general contractor: Whitney Collins Builder

Complete Interior and Exterior Restoration. This excellent preservation project is especially noteworthy as a 180° transformation of a south Berkeley residence that began as a one-story cottage, passing through a pragmatic 1914 expansion. (It was raised to create a new story underneath.) Since then, the house had fallen into a long period of neglect and misguided attempts at improvement that left it in a highly threatened state.



The Robinson House. Daniella Thompson, 2009.

The extensive interior and exterior restoration included foundation work, new mechanical and electrical systems, new kitchen and bathrooms, a small but very effective expansion to the rear, and a new, covered entry porch on the driveway side. All of this was done with conscientious attention to Arts and Crafts scale, materials, and detail, as evidenced in the new windows, cabinetry, box beams, trim, and moldings, skillfully matched to the scant original elements remaining. Now its newly shingled presence is truly a complement to its many classic neighbors and the Berkeley streetscape.

6. Pape House, 1830 Berkeley Way

(Lord & Boynton, Builders, 1889)

owners: Betty and Tom Roland

restoration expert: Michael Woody Vermeire, Vermeire Restoration & Painting

color consultant: Prof. Robert Schweitzer

Exterior Restoration. This elegant Queen Anne house

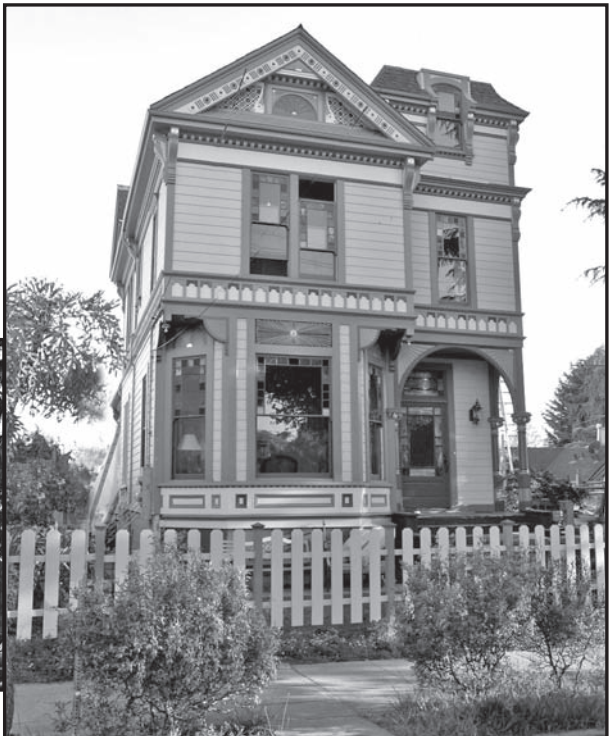


The Pape House in the 1970s. Courtesy Tom Roland. The Pape House today, at the right. Daniella Thompson, 2008.

was originally built on a corner lot at 1901 University Avenue and Grove Street. The first owner was George Pape, proprietor of the East Berkeley Planing Mill, which explains the abundant ornamentation on the house. Pape did not live in this house, and within a year he had sold it to the Puget Sound Lumber Company. By 1907, the property had passed into the hands of Fred T. Williamson, manager of the Berkeley Ice Company. About 1911, Williamson decided to build a store on the site, and the house was acquired by Barzilla P. Bull, Alameda County deputy sheriff, who moved it a block to the north, to its present location.

For many decades beginning in the 1920s, the house was home of the Kaler family. By the time it was acquired by its present owner, the house was badly in need of restoration. Enter a specialist in Victorian painting and restoration, who lavished attention on every detail. Old wood was repaired, rejuvenated, and painted a ravishing rainbow of seven colors. Details that were past revival were replaced with exact replicas. A new rear deck was meticulously built with a turned railing that is period-correct.

BAHA salutes this brilliant labor of love!



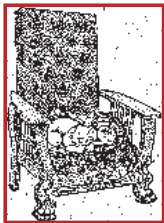


The completion of the Cottage in 1926. Bernard and Annie Maybeck at the left and Jacomena and Wallen Maybeck in the doorway. Courtesy of the Maybeck

Life at the Maybeck Cottage

by Snoops, Sam, Albert, and Alvin, the Maybecks' cats, as told to Jacomena Maybeck

While the mood and atmosphere of "Maybeck Country" still lingers after the May 3 House Tour, we would like to share with you a piece written by Bernard Maybeck's daughter-in-law, Jacomena, about the Cottage, which was a part of the tour. Jacomena's story first appeared in BAHA's weekly series in the Berkeley Independent and Gazette on April 9 and 21, 1981. We think you will find this history of the Maybecks' cottage home, told from a cat's perspective, both charming and informative.



THE COTTAGE arrived on a truck. I was Snoops the cat. I had survived the fire, and I saw the Cottage come. It was set down on the tennis court, the only level place on the hill. The tennis court was up behind the charred ruins of the big house which had just burned when fire roared down the Berkeley hills and destroyed 584 buildings. It was 1923.

The Cottage had been a real estate office thrown up during the rush of repairing, remodeling, and rebuilding that followed the fire. It had a small living room, coffee nook, and bathroom. The grandparents moved in. They weren't grandparents yet, but that wasn't too far ahead.

The place was almost country. As the family cat, I was the friend and observer of mankind. If you want to know about a house, ask the cat. He knows where the sun comes in, where the cold side is, and ferns will grow. He knows the handy trees that make shade and make the roof easy to reach. With this family and this Cottage there was

a dynasty of cats—a long line. One followed another. And why not look with cats' eyes? They are so aware of their humans. They are so involved in each event. They are so adaptive and philosophical. So I checked out the cat door and the spot by the stove. The dynasty saw the Cottage grow into a house: 1923–1981.

In 1924, the Bubblestone sack studio was built, and the family's son, daughter, and two college students lived in it. Everyone ate in the Cottage. The family liked young people. Great complicated meals were produced, and the students washed mountains of dishes. I was only the family cat, but I thought it was a good life. Everyone laughed a lot.

They discovered a chemist, John Rice, who had a process for making light-weight fireproof cement house walls. It was cheap and easy. Large quantities of cement were whipped up with a secret formula. Moist gunny sacks were dipped, pulled out, and hung like shingles on nails, slats or wires against the Cottage walls. Windows and roof edges were smoothly molded. Everybody worked, and the Cottage became a gingerbread house

The quiet life went on. The family planted buckeye and plum trees. The grassy hill behind the Cottage was burned clean each year by the fire department. Over the big wall at the top of the hill rose the gray “Cloisters” of Sam and Portia Hume. The parents sat in willow furniture under a toyon tree. The furniture was hand-made by a man from the Valley who brought up a truckload every spring. In winter bugs ate it and the legs fell off. The Chinese vegetable man came in a truck, and so did the milkman and the laundryman. There was plenty of sunning for cats, and good access to roofs and the mouse regions under the house.

But quiet never seems to last. In 1927 things changed. The family’s son and one of the students got married. They lived in the studio and cooked their own meals. Made it sort of lonesome in the Cottage. I stood by.

In 1929, the parents went to Pasadena on a big job. They had designed the San Francisco Packard showroom and garage for Earle C. Anthony. Also one in Oakland, and one in Los Angeles. Now there was to be the great house in Pasadena.

While they were away, they became grandparents. Girl twins arrived in March and moved into the Cottage with their parents. I was a new cat now, a Siamese named Sam. I liked asparagus. I liked the twin babies, too, but kept a careful distance—one does with babies. It was a sunshine summer. The family’s daughter was there and the twins’ mother’s brother and a stout lady who cooked. She didn’t make an art of it as the grandmother did, and we got very tired of rice, potatoes, and spaghetti.

My Mrs. and her sister-in-law Kerna brought a truckload of shiplap and closed in the sleeping porch. They thought they could do anything. They took the twin babies to Pasadena to show the grandparents. I watched over the Cottage. The grandparents came back to the Cottage, and the twins and their parents moved next door into a big garage remodeled into a small house.

The twins got to walking, and every morning they walked up the path to the Cottage to see the grandparents. They got played with and ate oranges and graham



The entrance to the Cottage, c. 1959. BAHA Archives, gift of Katherine Trow.

crackers. The grandfather told them stories in German. He wanted to be called “Grossvater,” but they ended by calling him “Ben” like the little grandmother did. No one else dared.

I sat on the roof and watched. Men came to talk to the grandfather. One painted his picture. One made a record of his beautiful voice and ideas. He made many drawings and plans in an outdoor studio under a tree.

He was designing Principia College in St. Louis, Missouri. He also designed and built two houses, 2751 for the twins and family, one for himself. He wore sandals and a red beret. The neighbors’ cats said he was a Bohemian!

Though they lived in such a tiny homemade house, they had a huge car called “Showboat,” and fine city clothes, and an office with 36 draughtsmen in the Russ Building. They drove to the City every morning down the three-mile Berkeley pier into the ferry, and off at Hyde Street. They belonged to the Bohemian Club, the Commonwealth Club, and the Berkeley Hillside Club. The Cottage was their retreat. Saturdays they liked to have people come in and sit in the coffee nook and talk. Always a lap for a cat and a hand petting. There is nothing like snuggling into a warm lap.

Once 2751 was built, the twins stayed at home more. They were called Depression houses. So many



The west side of the Cottage showing the 1957 addition to the right and two pieces of willow garden furniture in the foreground. Photo c. 1959, BAHA Archives, gift of Katherine Trow.

carpenters were out of work. A cat's way to get a home is find a warm house and move in. Which is just what a little girl Siamese did. They named her Sing.

The twins were growing. The trees around the cottage grew and nearly hid it. They had plums, the elm tree grew and had golden leaves in October. The buckeyes the grandfather had planted made a row. He stuck red geraniums into the road edge and they grew. Grandmother made flower beds—we helped her dig. It was very rural. Of course, once they had two horses, Tido the donkey, rabbits, and a goat up on that sunny slope above the Cottage. There was a spring under the black acacia trees. The old fruit trees planted on this farm before 1908 were still there. The deed said a portion of Rancho Peralta.

In 1937 the twins and family went over to Marin County for a change and the grandparents moved into 1751. They rented the Cottage to four college boys who drove the car and worked for them. The Cottage was full and happy.

But in 1941, Exodus! That means everybody leaves. The son went into the Air Force, the son-in-law went into the Navy, the college boys went into the Army, the grandparents went to their rustic ski house in Twain-Harte because there were food stamps and gas stamps and no one to drive the car. The Cottage went into decline. We don't remember—there were no cats and none of the family. Us cats went along to Twain-Harte.

Annie and Bernard Maybeck at the Cottage during their last years. Photo by Bertram C. Binning, BAHA Archives.



Lantern hanging from living room rafters. Photo c. 1959, BAHA Archives, gift of Katherine Trow.

Everybody came back though. The grandparents made the Cottage cozy again and planted more geraniums. The twins and their mother were in 2751 and had two Siamese cats—Albert and Ambrose, and a puppy, too small to count. In 1947 the father came home. He was a major now. The grandparents often came to dinner. They were getting old and walked on canes.

In 1956 the little grandmother died and the grandfather came to join us in 2751. It was a bit full. It was too much for Ambrose and he left. There were also a twin and her three-year-old daughter Adrienne, and me, Albert. Something was going on constantly. Two years later the grandfather died. There was one less person to

pet me. The twin went with her husband and Adrienne to Langley Field, Virginia. It was lonesome.

A road had to be built up the hill, and the cottage garage was in the way. A new garage was built, and the concrete floor was poured on a level straight to the Cottage back door. A great productive idea. A pergola of railroad ties was built from back door to garage. Civilization was coming. A nice professor rented the Cottage and enjoyed it. He had a barbeque in the pergola. He had a skunk under the Cottage floor. The plum tree rained plums. There were lots of books and pictures.

A room and bath were built behind the pergola, and a college student moved in. He was working for a Ph.D. He is a professor now and still there. He likes the quiet, but the quiet has sure had bumps and ruffles in it.

My Mr. died, and the world was sad. I stayed near my Mrs. She needed me.

Another ruffle came in 1965. One twin, her Air Force husband and three children came home from Okinawa—into the Cottage. Wow! They had a cat named Yakin for *The Man From Uncle*. I claim no relationship—every family can have a lemon in it. She bit the baby—no more Yakin.

There were only two bedrooms so J. J., age four, was put to bed in the bathtub. He woke in a fright—three faces were peering at him through the window: John, Page, and Gray from next door. They became great friends and got into endless mischief. The Cottage bulged with children, cats, and dogs. It had to be made larger.

Everybody worked. All spring they dug behind the Cottage to enlarge a bedroom and build another on top of it. Wheelbarrow after wheelbarrow of dirt was removed to the front to make a terrace. There was a new kitchen and bathroom. In summer the floor was poured and beams shot up. The new bedroom had a wall of windows to the garden—the second bedroom on top had windows to the trees. The pergola was given a roof and walls and called the Summer Living Room. A big generous terrace was poured of cement and pebbles. The Cottage became a house.



The pergola that later was enclosed as the “Summer Living Room.” Photo c. 1959, BAHA Archives, gift of Katherine Trow.

But what do you know! The Major got a job in Seattle, and off they went. The Cottage was very empty. It was rented again and closed to us cats. For eight years bushes grew wild, the plumbing stopped up, plums rained down and made a mess. My Mrs. called it a disaster. She had to take it back. We, Amanda, Company, and I, Alvin, moved in. She cleaned, painted, and polished and scrubbed. She put in an upstairs bathroom. Floors were tiled and painted. Windows and door stood open and sun flooded in. Amanda, the grandmother cat, died of old age, and the beautiful little Company decided to go and live at the “Cloisters.” I was alone until a stray named Rudi walked in.

And then came the beautiful couple. They had their wedding in the garden and lived in the Cottage for two lovely years. The Cottage glowed and sparkled. Then they bought a house of their own and left. We cried.

But the Santa Cruz twin had an idea. Her two sons were now at UC-Berkeley. Could they have the Cottage with three friends? They could! They are there now—cars come and go, boys shout, study lamps are on all night, Clyde the dog romps, Fat Cat sits on the roof. Like old times.

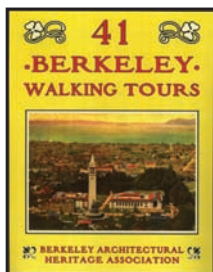
The Cottage is alive and well.

—Jacomena Maybeck



The author at a BAHA open house. Anthony Bruce, 1992.

Fall Walking Tours and Walking Tour Book Announced



IN conjunction with our revised and expanded edition of the popular *41 Walking Tours of Berkeley*, to be published in September, we'll be leading a series of five walking tours this fall. Each tour will take place on a Saturday from 10 am to noon. Space is limited to 25 participants per tour.

- **September 19: "Dwight Way Station: The Downtown That Never Was"** led by **Steve Finacom**. 19th-century boosters tried unsuccessfully to shift the center of Berkeley's Downtown several blocks south to Dwight Way Station. They failed, and instead the area became today's district of fascinating Victorian homes, small-scale commercial buildings, and nearly forgotten historic sites. *Walk is level and accessible, along sidewalks.*
- **September 26: "West Berkeley"** led by **Stephanie Manning**. Berkeley's oldest district, once the independent community of Ocean View, abounds in historic relics and early Victorian architecture, retaining its charming village-like character. *Walk is level and accessible, along sidewalks.*
- **October 3: "North-Central Berkeley"** led by **Daniella Thompson**. This little-explored area was farmland until the trains came to Berkeley in 1876. It was settled

by laborers and tradesmen—some of them quite prosperous—as well as by prominent politicians, architects, and businessmen. In the 20th century, the district housed its share of well-known poets. In the architectural mix are Victorian, shingled Arts & Crafts, Art Deco, and modern buildings, but the dominant style is Colonial Revival, fashionable between 1895 and 1905. *Walk is level and accessible, along sidewalks.*

• **October 10: "Claremont Creekside"** led by **Anthony Bruce**. When Claremont was conceived, much of Berkeley had been subdivided in the traditional grid pattern without regard for the topography, and creeks had been buried. Why not create a "residential park," asked Claremont's promotional brochure of 1905, "where the delightful contours of the land are kept intact, and lots are all so laid out as to be planned for homesites, with oaks and a bit of creek, perhaps?" No doubt, the creek-traversed lots were an inspiration to architectural creativity. *Walk is level, but not wheelchair accessible.*

• **October 17: "Berkeley Villa Tract"** led by **Susan Cerny**. This walk takes us along Codornices Creek through the center of the Berkeley Villa Tract, subdivided in the 1880s by Henry Berryman. *Walk is moderate, requiring some climbing. Not wheelchair accessible.*

Members: \$10 per tour or \$40 the series; General: \$15 per tour or \$50 the series. Call 841-2242.

SAMMIE PROSSER

ON June 2, BAHA lost one of its good friends and long-time members, Sammie Prosser. Sammie joined BAHA in 1976, and we met her the next year, after the BAHA office was established under Lesley Emmington. Sammie and her small daughter Danna lived in a spacious apartment overlooking a garden, but Sammie had her heart set on a turn-of-the-century Colonial Revival house for a home. Her desire to learn about the ones she particularly liked brought her to the office. With



Sammie Prosser at a holiday party at the McCreary-Greer House in 1997.

Lesley's special talent for drawing people in, Sammie soon joined us on a trip to San Francisco to oppose the demolition of the City of Paris building. From then on, Sammie was one of Berkeley's preservation watchdogs, always quick to telephone the office when she noticed a building that looked empty or threatened.

Sammie was fun and had a sense of style; always beautifully coiffed and elegantly dressed. She was originally from Texas and had a wonderful way of speaking that her many years of living in Berkeley did not manage to erase. Visiting with her at the office or at BAHA events was always a pleasure. We will miss Sammie's droll sense of humor, political astuteness, and determined spirit. Sammie is survived by her daughter, Danna, who has been a BAHA member almost as long as her mother.

—Anthony Bruce

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!

Carol Bier
Beverley Bolt
Brigid Brahe
Paul D. Brooks
Sarah & Mathew Brown
Georg Buechi
Mickey Butts
Matt Campbell
Angelo Valentino Cervelli
Sheila Daar
Cathryn
De Wolf-Schmidt
Jennifer Fish
Eileen Gallagher
Karen Garton
Judith Hanlon

Carol Hatfield
Lynda & Dr. J.
Pearce Hurley
Barbara & David Johnson
Barbara Kaplan
Susan Kea
Rob Kelly
Steve Lake
Nancy Litton
Michael Lonergan
Nestor Matthews & Brent West
Robert McGillis
Anne Miller
Diana Painter
Marilyn Proffitt
Pam Riby

Nancy Ukai Russell
Michelle Scholz
Chuck Schwartz
Ray Serb
Ralph L. Stephenson
Jason Strauss
Joan Sugahara
Patricia Swift
John J. Winters

CONTRIBUTING

Charlotte Rea

HONORARY

Tina and Dennis Etcheverry
Allison Pennell & Allen Fish
Bettemie Prins & Marjorie Bryer
Freya & Mark Read
Victor Seeger

Nora & Paul Land, Margaret & Stephen Laner, Sally Lappen, Laura Latt, Ken Lee, Marsha Kay Lehmer, Arthur Levy, Audrey & Norman Lewak, Eleanor Lindgren, Ann Livingstone, Peter Lomhoff, Helen Lore, Rianne Lovett, Yorkman Lowe, Carter Lowrie, Guy Lubroth, Gerald Lundy, Robert Lustig, Sue Lyon, Margaret Lyons;

Dorothy Jane Mack, Jerry Mandel, Sahdu Mannell, Jesse Manning, Stephanie Manning & George Manning, Tamia Marg, Daisy Marshall, Gerald S. Martin, Melville K. Martin, Peggy Martin, Marcia Mattoon, Margaret McAlone, John R. McBride, Kathy & Ed McCarthy, Yvonne McCredie, Mary Ellen McKay, Sylvia McLaughlin, Lynn McMurray, Donna Mehrten, Mara Melandry, Anne Meyer, Christina Meyer, Madeline & Joe Mixer, Mia Mochizuki, Lawrence E. Moehrke, Bill Molmen, Mary Montali, Susan Moon, Hiroshi Morimoto, David Morris, Jean Mudge, Joan Murray;

Julie Nachtwey, Doris Nassiry, Colleen Neff, Jennifer Nice, Burt Norall, Sheri Novak;

Bruce Race, Linda Race, Nancy Raff, Suzanne S. Renne, Diane Resek, Walter E. Rex, Shelley Rideout, Rhonda Righter, Jane & Bill Robbins, Laurel Robinson, John Roberts, Helen Rogers, Wendy Rogers, Linda Rose, Sam Rosenthal, Patricia Russell;

Sandra Sackman, Jim Schee, Judith Schelly, Eloise Schmidt, John Schmiedel, Renata Schmitt, Peter Schorer, Kay Schwartz, Susan Schwartz, Steven Sekiguchi, Heidi Seney, Shari Ser, Ira Serkes, Brenda Shank, David Shaw, Lindsey Shere, Lynn Sherrell, Robert Harshorn Shimshak, Elizabeth Shugart, Richard Silberman, Ken Silbert, Candy & Tom Simonen, Ann Singer, Barbara & Sam Skelly, Ann Slaby, Sherrick Slattery, Dan Slobin, Dan Smith, Gibbs Smith, Grace Smith, Harvey Smith, Roger Smith & Gene Erickson, Jane Sokolow, Winsor Soule, Patricia Spear, Paul Spencer, Carrie Sprague, Patricia & Martin St. John, Christine Stark, Harry Stark, George Starr, Kris Steensma, Romer Stevenson, Sallie Stockton, Carol Stone, Susan Stone, Judy Stonefield, David Strachan, Karlyn Strand, George Strauss, Liz Strauss, Susan Subtle, Kathleen Sullivan, Siri Swan, Linda & Charles Swift, Joan Symonds;

Sara Wages, Aleta Wallace & Peter Nussbaum, Rebecca Waring, Suzanne Weakley, Paul Widess, Gloria Will, Marilyn Willats, John B. Williams, Roderic Williams, Kristin Wilson, John J. Winters, Kelly H. Wong, Katinka Wyle, Helen Wynne.

CONTRIBUTING, Bruce Aidells, Pauline & Kevin Bruce, Lynne & Audel Davis, G. Pete Encinas, Deborah Finch, Sandra & Thomas Friedland, Marilyn Goldhaber, Hilary & Daniel Goldstine, John Harris, Bill Jetton, Jeremy Knight & Barbara Adair, Ellen McKaskle, Mary Lee & John Noonan, Peter Nussbaum & Aleta Spaulding Wallace, Margaret L. Pillsbury, Judith & John Ratcliffe, Olga & Greg Reznick, Roselyn Rosenfeld, Laurie & Ken Sarachan, Lawrence Schear, Conness Thompson & Dave Norman, Sylvia W. Tower, Katherine Trow, Ann K.U. Tussing, Marilyn B. Willats,

Yovino-Young, Inc.

SUSTAINING, Fred & Judy Porta, Shawn Smith

HONORARY, Robert Birge, Siegfried Brockmann, Norah & Robert Brower, Katherine Brown, Kate & Dan Funk, Thad Kus-mierski & Anna Berger, Joan McDonough, Alta Tingle

IN MEMORIAM
Virginia Reinheimer Bloch
George Break
Sammie Rosser
Roselyn B. Rosenfeld
Winsor Soule



The Kellogg House (Joaquim Mathisen (1894), 2251 Hearst Avenue (demolished). Courtesy of John Bellquist.

CALENDAR OF EVENTS — *for more details, please visit berkeleyheritage.com*

SEP 12—WORKSHOP

Repair, Don't Replace! Learn how to repair your double-hung wooden windows in this hands-on workshop led by architect and BAHA board member Shawn Smith. McCreary-Greer House, 2318 Durant Ave. 2:00 pm. \$15. Advance registration required. To register, e-mail BAHA or call 510-841-2242.

SEP 13—SOLANO STROLL

Look for BAHA at Booth #1758. 10 am to 6 pm.

SEP 19—BAHA WALKING TOUR

Steve Finacom, *Dwight Way Station*. \$15. Reservation required: e-mail BAHA or call 510-841-2242.

SEP 26—BAHA WALKING TOUR

Stephanie Manning, *West Berkeley*. \$15. Reservation required: e-mail BAHA or call 510-841-2242.

OCT 3—BAHA WALKING TOUR

Daniella Thompson, *North-Central Berkeley*. \$15. Reservation required: e-mail, or call 510-841-2242.

OCT 8—BAHA SPECIAL LECTURE

Robert Judson Clark, *Inventing a Masterwork: Bernard Maybeck and the First Church of Christ, Scientist, Berkeley, 1909-1911*. First event of a 2-year observance of

the centennial of this National Landmark. 7:30 pm, First Church of Christ, Scientist, 2619 Dwight Way. Co-sponsored with Friends of First Church, Berkeley. \$15. Watch for announcement.

OCT 10—BAHA WALKING TOUR

Anthony Bruce, *Claremont Creekside*. \$15. Reservation required: e-mail, or call 510-841-2242.

OCT 17—BAHA WALKING TOUR

Susan Cerny, *Berkeley Villa Tract*. \$15. Reservation required: e-mail BAHA or call 510-841-2242.

OCT 21—BAHA FALL LECTURE SERIES

Gray Brechin, *A New Deal for the East Bay: Excavating the Buried Civilization of the Great Depression*. \$15. Hillside Club. Watch for announcement about this series.

NOV 4—BAHA FALL LECTURE SERIES

Jane Powell, *Smart Growth, Green Buildings & Other Oxymorons*.

NOV 18—BAHA FALL LECTURE SERIES

Paul Growth, *Ordinary Storefronts of the 20th Century: Clues to the Local Histories of Shopping and Retailing*.



The McCreary-Greer House.