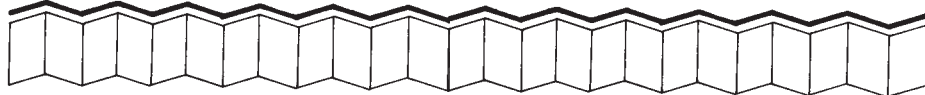


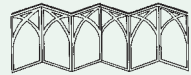
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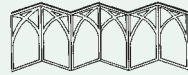
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BAHA TURNS 40



Celebrate 40 years of preservation, education, and action!

Join us Sunday, **November 23**, (2–4 pm), at *the* Berkeley Landmark, Bernard Maybeck’s **First Church of Christ, Scientist** (1910) for remarks by founders and leaders of BAHA. We welcome the entire community to this free event as we also celebrate the 40th anniversary of the Landmarks Preservation Ordinance and the many struggles to preserve the heritage and texture of Berkeley.

Reserve a seat and a slice (of cake), but come in any case, reserved or not. Watch for an invitation in the mail . . .



*BAHA has endorsed Measure R,
the Downtown initiative on the
November ballot.*

BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION

THE BAHA NEWSLETTER

FALL 2014
NO. 144
AWARDS NUMBER



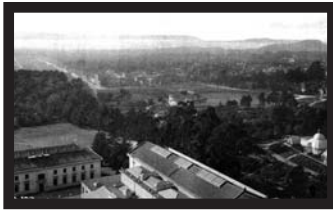
2014 Preservation Awards



CAMPANILE IN 1915

THE BAH NEWSLETTER

NO. 144 FALL 2014



VIEW FROM CAMPANILE

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Cover: *The rebuilt porch at Chez Panizze.*
Gene DeSmidt, 2013.

Above left and right: Albertype postcards of the new Campanile and the western view from the tower, c.1915, courtesy Anthony Bruce.

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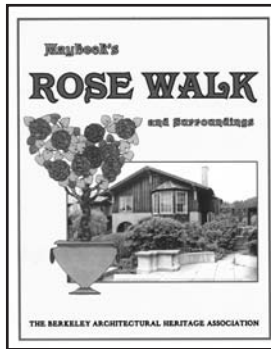
Jerry Sulliger

Michael Yovino-Young

EXECUTIVE DIRECTOR
Anthony Bruce

NEW BAH PUBLICATION

The guidebook from the spring house tour can be purchased at the BAH office or ordered by mail (\$7 post-paid). The booklet contains a history of Rose Walk, history and descriptions of all the houses, and photographs, both new and historic. Our exhaustively researched house tour guidebooks provide a permanent record, not only of the featured houses, but of architecture in their neighborhoods. Guidebooks from most of the past tours are available. See BAH's website for the current list: http://berkeleyheritage.com/house_tours.html



GIFTS TO BAH

BAHA received monetary gifts from **Katherine B. Dunlap** (who grew up near Rose Walk in the Coxhead-designed house her parents built shortly after the 1923 Berkeley Fire, and has shared her memories of the neighborhood and of the private school she attended on Greenwood Terrace), **Megan Thurmond-Smith**, **Susan Chase** (a gift earmarked for further work on the McCreary-Greer House), and **Tom Dalzell**.

Jerry Sulliger donated early years of the *Blue & Gold* and several University directories. **Charles W. Ragsdale** gave a copy of his new book, *The Electronic Side of Planet Berkeley*, which discusses not only the electronics history of Berkeley but also architecture, ambience, and colorful Berkeley personalities.

WEBSITES YOU SHOULD KNOW

- BAH's website includes notices of coming events, a complete list of Berkeley landmarks, illustrated essays, and more: www.berkeleyheritage.com/
- BAH also maintains a blog where stories and notices of immediate interest are posted in a timely manner: www.baha-news.blogspot.com/
- BAH is on facebook: www.facebook.com/berkeley.architectural.heritage?ref=hl

The **BAHA Newsletter** is published quarterly by the Berkeley Architectural Heritage Association and is sent to all members of the Association. Entire contents of this issue © 2014 by the Berkeley Architectural Heritage Association, P.O. Box 1137, Berkeley, California 94701. tel: 510-841-2242; e-mail: baha@berkeleyheritage.com; website: www.berkeleyheritage.com.

Produced July-Oct. 2014. Contributors this issue: Jeannie de Vries, Jane Edginton, John English, Steven Finacom, Mary Lee Noonan, Sally Sachs

WELCOME NEW MEMBERS

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

Madeleine Adkins	Josef Kewekordes
Susan Austin	Mary Korn
Camille Behnke	Loren S. Lewallen
Jennie Best	Robert Livsey
Lori Bird	Dorothy Miao
Dave Bohn	Emily Miller
Shannon R. Brown	Anja Plowright
Linda Carothers	Elizabeth Powell
Rex K. Dunn	Mark Quady
Susan Fassberg & Richard Logan	Charles W. Ragsdale
Ron Firman	John Rassier
Jim Fisher	David Rolnitzky
Josie & Joshua Gallup	Pamela & Sean Rouse
Maryl Gearhart	Elaine Seed
Elizabeth Giarrantana	Bret Taber
Dr. Stephen Goodman & Elisabeth Katz Goodman	Stephen Tobriner
Suzanne Gore	Jesse Watson
Jeanne & Ed Griffiths	Linda Worthman
Elaine Halnan	HONORARY
Kate Harrison	Carolyn & John Armitage
April Hopkins	Susan Becher & Bruce Gilbert
Barbara Hunt	Georgette Maria Delvaux & Michael Salvesson
Cynthia Johnson	Sarah Holzman & Matthew White
Darby Johnston	

AND MEMBERS RENEWED!

Ira Jacknis, Steven Jacobsohn, Don Jacobus, Sarah Jaffe, Dwight Jaffee, Donatas Januta, Roy Jarl, Glen Jarvis, Madeline & Bill Jay, Todd Jersey, Lee Jester, Bill Joffille, Barbara & David Johnson, Dan Johnson, Heidi Johnson, Janet Johnson, Raymond Johnson & Sharon Muneno, Rita Jones, Robert Warren Jones, Diane Joy, Faye Joyce;

Kathleen Kahn, Ed Kallgren, Sara Kane, Jane Kaneko, Barbara Kaplan, Neil S. Kaplan, Patricia A. Kates, Michael Katz, Judith Kays, Robert & Diana Kehlmann, Colette Kelley, Fred Kellogg, Carol & Bob Kelly-Thomas, Lee Kempf, Faye Keogh, Sheila Keppel, Angela Keres, Robin Kibby, Ann Killebrew, Bonnie Killip, Will King & Patty Radez, Walt Klemchuk, Karen Klitz, Frederic Knapp, Jan Knicht, Sara P. Knight, Judy Knoll, Lisa Kolbeck, Jill Korte, Joyce Kraus, Tim Kraus, Tom Krem, Michael Kreps, Fred Kroger, Deborah & Alan Kropp, Kenneth Krug, Eileen Kumatat, Pansy Kwong;

Margery Lackman & Daniel Smith, Mary Laird, Stephen W. Lakatos & Miriam Y. Ng, Mary Lamprech, Nora & Paul Land, ;

Meike Maag, Sahdu Mannell, Jesse Manning, Stephanie Manning & Kevin Vance, Vincent Marsh, Kathryn Masson, William D. Mastin, Jr., Marlon Maus & Alan Selsor, Marie McLean.

Dr. Sheila Krystal & Martin Aston

Mary Alice & David Lowenthal

Susie Medak & Greg Murphy

Vali & Bill Roberts

Herta Weinstein

SUSTAINING

Jacquelyn McCormick

CONTRIBUTING

Susan & John Acquistapace, Sheila & Lloyd Andres, John K. Ballantine, Alice London Bishop, Mary Brennan & Brian Ullensvang, Kevin Bruce, Janet G. Clyne, Kim & Kazumi Cranney, Mr. & Mrs. Philip Darnall, Lynne & Audel Davis, Helen G. Dierkes, Bruce Dodd, Susan Ellard & Judy Harte, Blake Gilmore, Louise Goldberg Friend, Robert J. Geering, Amos Goldhaber, Jaci Harris, Dan Johnson, Faye Keogh, Jeremy Knight & Barbara Adair, John McArthur, Michael McCutcheon, Ellen McKaskle, Susan Messina, Anne Middleton & Gene Rochlin, Keith Miller & Jacqueline Beth, Madeline & Joseph Mixer, Jean & Roger Moss, Judith & John Ratcliffe, Melinda & Roy Samuelson, Sally & Bernard Sklar, Carolyn & Marvin Smoller, Judy Stonefield, Rebecca & Robert Tracy, Lenore E. Vogt, Katinka Wyle.

PATRON

Bancroft Hotel, Eunice Childs, Susan & Chuck Fadley, Deborah Finch, Angela & Nathan George, Corina & James Grandison, John Lineweaver, Robert Norton, John Northmore Roberts, G. Michael Yovino-Young.

BENEFACTOR

Patricia V. Angell.

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Lawrence Farb, Barbara & David Johnson.

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Mariece Matthew Batey

Patricia Blyth

George W. Crapo, Jr.

Paul E. Land

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Ann Livingstone

Esther Mipaas

Sharon A. Moore

John Woodbridge

You can join BAH –

Send completed form and payment to P.O. Box 1137, Berkeley, California 94701

NAME _____

ADDRESS _____ ZIP _____

TELEPHONE _____ E-MAIL _____

I want to be ACTIVE!

Special interests or talents:

\$35 Individual

Right to cast 1 vote per election. Receipt of quarterly *Newsletter*. Member discount on 2 tickets to spring House Tour. Discount on most books bought through BAH.

\$50 Household

Right to cast 2 votes per election. Receipt of quarterly *Newsletter*. Member discount on 4 tickets to spring House Tour. Discount on most books bought through BAH.

\$100 Contributing

Same benefits as Individual and Household categories, plus member discount on 6 tickets to spring House Tour.

\$250 Sustaining

Same benefits as Contributing, plus member discount on 8 tickets to spring House Tour.

You may now join BAH over the Internet! Go to the BAH Website at this address: <http://www.berkeleyheritage.com/membership>.

\$500 Patron

Same benefits as Contributing, plus member discount on 10 tickets to spring House Tour.

\$1000 Benefactor

Same benefits as Contributing, plus member discount on all tickets to spring House Tour.

\$15 Student/Low-Income

Same benefits as Individual and Household categories.



A THANK-YOU TO HOUSE TOUR VOLUNTEERS

On a sparkling afternoon in May, participants in the BAHA house tour, “Maybeck’s Rose Walk,” had the opportunity to visit a classic group of Berkeley houses in the neighborhood around the famous pedestrian path. The generosity of the owners who opened their homes and gardens was gratefully appreciated by all in attendance. We send a special “thank-you” to the volunteers listed below who helped make the event a success:



President John McBride with Susan and Joe Cerny. Betty Marvin at ticket table at Hillside School. Dennis Lewis, Lisa Bruce, and Nancy Clark at one of the houses.

Christina Ahlstrand • Caryn Anderson • Sara Anouoshfar • Michel Arendareff • John Aronovici • Susan Aumiller
 Marilyn Ausubel • Karen Baccaro • Eric Baker • Barbara Barbour • Tom Beil • Jan Berckefeldt
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 Elaine Chernoff • Karen Cilman • Nancy Clark • Janet Cox • Laurie Craise • Al Crofts • Lynn Crosby
 Diane Crowley • Jeannie de Vries • Matthew Delaney • Riley Doty • Steve Douglas • Jane Edginton
 Richard Ehrenberger • Kat Eiswald • Joan Embree • Michael Engle • Sharon Entwistle • Barbara Ferenstein
 Bob Fernekes • Steven Finacom • David Fletcher • Rodney Freeland • Philip Gale • Phyllis Gale
 Neysa Garrett • Jim Gasperini • Margot Gegg • Jeff Gillman • Connie Gillmar • Ann Goldman • Gary Goss
 Michael Gray • Austene Hall • Judith Frisk • Tatjana Haschemi • Becky Hemann • Louise Hendry
 Walter Holmen • Lynda Hurley • Pearce Hurley • Tasha Isolani • Gitta Jalivand • Mitra Jalivand • Kathy Jarrett
 Sarah Jarrett • Janet Johnson • Jill Johnson • Linda Keilch • Patrick Keilch • Keni Madden Landscape Design
 Ann Killebrew • Sharon Klein • Penelope Kuykendall • Laura Latt • Dennis Lewis • Eleanor Lindgren
 Andy Liu • Sue Loeb • Stephanie Manning • Daisy Marshall • Elizabeth Martin • Betty Marvin • Ann May
 Jacquelyn McCormick • Yvonne McCredie • Mara Melandry • Elizabeth Minor • Gerry Montmorency
 Patty Montmorency • Laura Natkins • Mary Lee Noonan • Liz O’Hara • Barbara O’Hay • Carrie Olson
 Janet Pape • Martha Peck • Gary Peterson • Linda Phipps • Therese Pipe • Alan Proctor • Martha Proctor
 Claudia Reet • Cathy Roha • Linda Rosen • Esther Sabin • Sally Sachs • Gary Samonsky • Sarah Samonsky
 Dottie Sauer • Leonard Schwab • Scott Selmanoff • Elizabeth Shun • Franz Snyder • Louise Specht • Mary Staats
 George Strauss • Allen Stross • Josh Taxson • Teresa Donovan Landscape Design • Daniella Thompson
 Sandra Tillin • LaWanda Ultan • Dennis Watt • Maria Watt • Suzanne Wehausen • Evelyn Wenk • Julia Wenk
 Carl Wikander • Sarah Wikander • Victoria Williams • David Winkler • Mary Woolsey • Elaine Yamaguchi
 Alyson Yarus • Ines Yearwood • Marie Christine Yue • Judy Ziajka



Kat Eiswald. John McBride with pianist Mamiyama.



Arthur van der Beek, John Zankis, Sahdu Mannell, Bob Kelly-Thomas.



Dmitri Belser and Tom White at the book table. Therese Pipe.



MESSAGE FROM THE PRESIDENT



Dear BAHA Members:

Getting it right, whether it’s a modest porch or a building, or a whole city block, is the hope of every responsible builder, whether owner or architect. Public recognition of “*getting it right*” is a welcome consequence.

BAHA every year tries to recognize the best projects completed in Berkeley. Our hardworking committee has announced its awards. We think these projects *got it right*. We eagerly welcome your nominations for next year.

The cityscape of Berkeley deserves no less attention. On page 6, Steve Finacom discusses the looming menace of the project at 2211 Harold Way (*The Residences at Berkeley Plaza*), which would engulf the historic and iconic Shattuck Hotel. That battle is far from resolved, but we urge the City to reject the gigantism of this project.

Now that environmental review of the project replacing the BART Rotunda (at Center and Shattuck) and building a new plaza is underway, it is not too late to object to this needless waste of precious transportation funds. The Rotunda simply needs to be cleaned up, not demolished. The decals of roses on the windows could be removed; clear windows would light up the interior, showcasing the escalators and the proposed staircase. The plan to tear up the brick between Center and Allston is equally misguided. It’s perfectly serviceable: removing the brick and the benches will not solve the social problems of these sidewalks. Certainly, improvements are possible. What if the open entry staircases for BART were handsomely canopied and gated? Now, *that* would be an amenity, both by day and by night. Would it cost 12 million dollars to achieve this?

The BAHA Board has recently endorsed Measure R, the Downtown Initiative. We urge our readers to check our website and that of the Measure itself. Developers who stand to benefit from the wholesale crowding of Berkeley are throwing large sums to defeat this timely measure. As usual, the proponents have limited funds but sensible arguments to pass, by initiative, a comprehensive plan to guarantee that the Downtown is green. BAHA’s endorsement is in line with its history of preserving Downtown. Remember that Berkeley joined the Main Street program in 1991, and that BAHA has tracked the Downtown Area Plan in recent years. Important, too, for BAHA, Measure R eliminates that persistent and insidious threat to the Landmarks Preservation Ordinance: the process known as a “*request for determination*,” which needlessly and carelessly accelerates the evaluation of historic resources.

BAHA has staunchly supported the retention of the Berkeley Post Office, and supports the restoration of City Hall and the Veterans’ Building as key elements in the Civic Center. Along with the City office buildings, the Community Theater at Berkeley High, and the former PG&E building (now a youth center), these at-risk landmarks frame the Civic Center Park and form a National Register Historic District.

Do not be persuaded that the recent overlay for the Civic Center, passed by the City Council, will afford the protection that the Civic Center so urgently needs. A future Council could cancel that protection at will. Instead, we urge that Measure R be passed to guarantee, by a vote of the citizens, the integrity of our Civic Center. Forty years ago, the people of Berkeley passed the Neighborhood Preservation Ordinance to stop the widespread destruction of historic and viable housing. That initiative halted the intrusion of cheaply-built warrens of apartments into our neighborhoods. Most of those “sixties specials” are soft-storied, and are the very buildings most in danger of collapse and in need of costly retrofits. They are the current blight of Berkeley, but in those years, were promoted as modern and inevitable by the developers who benefited financially. Those builders did not *get it right*.

In *getting it right*, there’s an essential element of resistance, of saying no now, so that something better can be conceived and built later. We can look beyond Berkeley for a few examples.

Take, for instance, the controversies in the Presidio of San Francisco. Some years ago, a major modern museum was proposed at the southwest corner of the historic Parade Ground. Much money, much prestige fueled this project. But the National Trust for Historic Preservation stepped in and helped opponents stop the Fisher Museum. In the end, that project went to the SF MOMA where it belongs, driving the expansion of the Botta building on Third Street. “Saying no” at the Parade Ground led to a better building downtown (with, I might add, far better access and transit options!). Furthermore, at the Presidio, the splendidly restored Officers’ Club has opened to great acclaim; the historical integrity of the Presidio has been preserved and enhanced, an outcome impossible if the Fisher cement-bunker museum had been placed next door to the Club.

More recently, the Presidio Trust itself called a halt to a project between the Parade Ground and Crissy Field. All the proposals in hand were put on hold, including George Lucas’ museum. The Trust has decided to consider and to approve a project only after the new Doyle Drive and its green linkages to Crissy Field are complete. This postponement is a courageous and sensible decision on the part of the Presidio Trust. Noses may have been bent, but one of the most important sites in the Bay Area will be given a break, a chance to *get it right*.

In the light of such massive projects, with huge impacts, which *got it right*, is it too much for us to ask the City of Berkeley to *get it right* about our modest downtown? Do we really want a wall of buildings in the downtown, or shall we insist on what Leonard Pitt has suggested, “That we can see the hills and sense the bay”?

—John McBride

We are saddened to learn of the death of Patricia Blyth (1938–2014). She was a valued member of the BAHA board for many years and she served as President in 1987–88. During Pat’s term, the City of Berkeley agreed to include a Preservation Element (written by BAHA) in the Downtown Plan.

* * *

PROJECTS: OLD AND NEW

- Lodged on University Avenue for over ten years after its rescue from a nearby building site, the **Kenney Cottage** has received a boost from the recent efforts of board member Dmitri Belser who has removed most of the stucco. This summer, with the encouragement of the Board, Dmitri and Carrie Olson prepared a grant application to the National Trust for Historic Preservation, which was administering a mitigation fund stemming from a lawsuit about the demolition of the South and West Berkeley branch libraries. The grant had to be used for preserving or rehabbing physical elements of a building in South or West Berkeley. BAHA applied for \$10,000, promising a match of \$10,000 to furnish the custom lumber for the façade trim and for the staircase (both now missing) of the Kenney Cottage. BAHA received its grant. The other grants went to the Church of the Good Shepherd, Ashkenaz Dance Hall, and the Berkeley Day Nursery (Walter Ratcliff, 1927), now the home of LifeLong Medical Care.

- This summer, a surprising historic and cultural resource emerged in a neighborhood south of the campus. Real estate agent Ortrun Niesar was preparing for sale a brown-shingle at **2419 Oregon Street**, only to discover that the house was full of murals painted by Jess (Collins) (1925–2004), the celebrated collagist and long-time companion of poet Robert Duncan (1919–1988). Pauline Kael bought the house in the 1950s and commissioned the murals; the house was a salon for the emerging film critic. After her departure for New York in the 1960s, the house was bought by Robert & Ann Basart, whose family still owns the property. Robert, a composer and head of the music department at Hayward State, and Ann, a music librarian at UC Berkeley and publisher of Fallen Leaf Press, had some of the murals painted over, but otherwise preserved the art and the house. A group led by Christopher Wagstaff, scholar and head of the Jess Trust, has been formed to preserve both murals and house, a trove of Berkeley’s artistic heritage in the 1950s & 1960s. While the group pursues full non-profit, tax-deductible status, BAHA has agreed to be their fiscal agent. Contact the *Committee to Preserve the Jess Murals at the Kael/Basart House* at: P.O. Box 5091, Berkeley, California 94705. Websites: jessmurals.org or kaelbasarthouse.org.



5. Chez Panisse

1517 Shattuck Avenue

Restaurant Restoration

Owner: Pagnol et Cie, Inc., Alice Waters, principal

Designer: Kip Mesirow, Verdigris Copperworks

Contractor: Gene DeSmidt, DeSmidt Builders

Architect: Shizue Sao

Engineer: Eugene Tuan, Tuan and

Robinson, Structural Engineers, Inc.

Japanese Framing: Paul Discoe, Joinery Structures

We honor not only the splendid restoration of Berkeley’s iconic Chez Panisse restaurant after the devastating fire of March 8, 2013. We also celebrate a remarkable creative process and the people who made it possible. Working under great pressure, the Chez Panisse community rose to the challenge with exemplary dedication and generosity. The result was the joyous reopening on June 21, only three and a half months after the fire. The glowing ambiance of redwood and copper was not only restored. The delightful improvisations of the original design had been given a new structural integrity and order, not to mention an added refinement of detail.

How did it happen? When asked how he had completed a major decorative scheme in Rome so quickly, a contemporary sculptor once replied, “It’s like riding a bicycle. Velocity is conducive to equilibrium.” Yes, but that equilibrium presupposes the focus of an artist’s vision. When Kip Mesirow jumped on a plane in Vermont, he brought with him years of experience with design and construction at Chez Panisse. As a result, on his first day back in Berkeley, he could “pretty much” come up with the overall design. The team of workers was assembled, some of whom had actually worked on earlier remodeling projects at Chez Panisse. As much as possible was salvaged. The pace never



Chez Panisse. Rebuilt porch and trellis. Carrie Olson, 2014.

slackened. The goals were defined by Alice Waters and sustained by her spirited determination. The solutions were given shape by Kip, by Gene DeSmidt, the Project Manager, the engineers, the Japanese joiners, the crafts people, the restaurant staff who continued to work in a multitude of ways, even the supportive insurer among others. Their restoration of the restaurant is a spectacular success, demonstrating to all of us the vitality of the Bay Area’s Arts and Crafts tradition in the twenty-first century.

of the Berkeley Day Nursery as the home of West Berkeley Family Practice. “I love it. It’s so warm,” commented one patient. “It’s not like a doctor’s office.” “I love the new building,” said another. “It’s still the same place, but it’s brand-new.” Walter H. Ratcliff’s 1927 design, incorporating the picturesque vocabulary of Tudor England in its exterior and elements of our local Arts and Crafts tradition within the interior, has met the test of time.

The playground is gone. The service wing had already been supplanted and is now the site of an harmoniously connected clinical addition. But despite these changes, there is an overwhelming sense of continuity in both the building itself and in its service to the community.

The Berkeley Day Nursery was started in 1908 by the Berkeley Charities Organization, responding after the 1906 earthquake to the increased need for child care for working mothers of limited means. As the program outgrew its original location, Ratcliff, who insisted on taking no fees for his work, designed a new nursery. Its scale was appropriately domestic, its style comfortably historical and welcoming: exactly the qualities that make today’s patients feel at home. In 1908, the Berkeley Day Nursery was the first of its kind in California for the children of working parents. In a parallel way, West Berkeley Family Practice is a leader in the delivery of quality, integrated medical care to patients of limited means.



Entrance of original building. Carrie Olson, 2014.

The Berkeley Day Nursery is in the very best sense a living landmark. Locally and nationally it has been designated a place of special historical and architectural value. But although conscientiously rehabilitated in keeping with the Secretary of the Interior’s standards, the detailed process of preservation has not created a sterile museum. The building has always vigorously served the community and will continue to do so. We salute its most recent incarnation and wish it well.

New addition. Carrie Olson, 2014.



MC CREARY-GREER HOUSE PROJECTS

WHEN Miss Alice Greer gave us the McCreary-Greer House, 2318 Durant Avenue, in 1986, BAHA assumed stewardship of an historic house with many, many needs. Some fifteen years ago, BAHA re-roofed and painted the building at a cost of nearly \$125,000. We have maintained the three apartments for our tenants, replacing water heaters, stoves, and refrigerators, as needed. Of course, the plumbing always needs work in a house over a century old. We routinely clean and paint the apartments and the common areas. We know the carpeting upstairs and down needs replacing. However challenging, 2318 Durant is a happy home to BAHA and to our tenants.



The newly completed entry porch to the BAHA office. John McBride, 2014.

In the last year, BAHA has managed two major capital projects. Thanks to Dmitri Belser, we hired SESCO Electric to replace and upgrade our service. After six months of work, our panels and circuits are state-of-the-art and safe. While most of the knob-and-tube wiring remains within the walls, we now have new and properly grounded outlets in all the apartments, the office, and the common areas. The floor-lamp outlets of the 20th century could not properly serve the computers of 2014. But it has come at a cost of over \$50,000: it is not inexpensive to upgrade an old house (probably more complicated and intrusive than new construction). Fortunately, we have been able to draw on reserves prudently maintained by Treasurer Stephanie Manning. But these funds do need replenishing!

A project truly visible and impressive to members and guests is the replacement of the decayed back porch, a bare-bones remnant of the 1970s. Thanks to architect Glen Jarvis and contractor Whitney Collins, the porch is a prominent and attractive entrance to our office at the rear of 2318 Durant. Indeed, it was *the* feature of our recent “at home” in August, which many members attended. Along with the new gate and path from the sidewalk to the porch (required, under the handicap access codes, when major work is done on a property) all these improvements cost a bit over \$50,000.

We know in the next months that the heating system is due for replacement; one of the three furnaces is over 30 years old and none meets today’s efficiency standards (95%). Also, there are venting and circulation issues. We have a reasonable bid in hand for this work. The Board will address this project in the next weeks.

Last fall one board member challenged the rest of the Board to match her initial donation of \$5,000, earmarked for painting the exterior of the house: if the Board raised \$5,000 amongst itself, she would give an additional \$5,000. We met her challenge by Christmas Eve, and now have a starter fund of \$15,000. We are talking to contractors who will not only paint, but restore the windows, which, after a century, need much work.

I am presenting these projects and expenses to the membership of BAHA and to the friends of the McCreary-Greer House. We welcome your generous donations!

—John McBride, President

CAMPANILE VIEWS THREATENED

NEXT YEAR the Sather Campanile on the University of California campus will officially turn 100. It will be a time of celebration but, unfortunately, that may also be the year that the City of Berkeley, for the first time in history, allows a developer to construct a building that would seriously compromise the view down Campanile Way towards San Francisco Bay and the Golden Gate.

This famous vista dates back to nearly half a century before the Campanile was built, to the 1870s, when the first two campus buildings, South and North Halls, were situated to flank a pathway pointed at the Golden Gate, and a flagpole stood at the top of the path. That path later became Campanile Way, and in 1913–15 the iconic tower replaced the flagpole.

The City has just released a draft Environmental Impact Report (DEIR) on the proposed high-rise building. As seen from the top of Campanile Way, the view of part of San Francisco Bay, most of Alcatraz Island, and possibly part of the south tower of the Golden Gate Bridge would be blocked by a solid wall of apartments or condominiums.

The DEIR claims this partial privatization of an iconic public view is “less than significant.” When BAHA members have raised concerns with City commissions and project proponents, the responses to date have ranged from “things change,” to “if people want to see the Golden Gate they can go to Grizzly Peak.”

The loss of this view doesn’t need to happen. The massing of the project could be reconfigured, or the number of units reduced, to protect the historic view. But it will take community pressure to bring this about.

You can attend one of the public hearings on the DEIR and speak out. They are on the evenings of Thursday, November 6 (at the Landmarks Preservation Commission) and Thursday, November 13 (at the Zoning Adjustments Board). You can also write a comment letter to the City concerning the DEIR. The com-



The proposed downtown high-rise would block part of the Bay view, nearly to the base of the south tower of the Golden Gate Bridge. Steven Finacom, 2014.

ment period ends November 19. You can find the DEIR and other project documents on the City of Berkeley’s website listed under “2211 Harold Way.” If you would like to stay in touch with developments on this project and get further details on how to comment, you can e-mail BAHA Board member **Steven Finacom** at berkeley1860@gmail.com.

The Campanile Way view corridor, from the Campanile Esplanade toward the Golden Gate, was fully realized by the late 1910s and has been world-famous ever since. Albertype postcard courtesy Anthony Bruce.



The Campanile. Albertype post-card courtesy Anthony Bruce.

3. Berkeley Kitchens

2701 8th Street

(Standard Die & Specialty Company, The Austin Company, Architects, 1924)

City of Berkeley Landmark No. 279 (2005)

Adaptive Reuse

Owners: Jonah Hendrickson, Kenneth Schmier, Eric Schmier, Jacob Aftergood

Owners’ Representative: Victor Hanson

Architect: Benjamin Anderson

Architect: Matthew Wadlund

Craftsmen: José Cruz, Miguel Escribano

Jonah Hendrickson had not intended to develop a center for entrepreneurial food preparers. However, after several persons seeking rental facilities suitable for food preparation approached him, he realized that

such a facility would serve a community need and be fun as well. After a search for a suitable site, he chose a brick building on 8th Street at the corner of Carleton in the west Berkeley industrial area. The building was originally the home of the Standard Die and Specialty Company and during World War II was used to manufacture cluster bombs. Its last tenants, an art collective, had moved out in 2006 and the red brick building stood empty.

The first floor is currently occupied by fifteen food manufacturing enterprises. Each workspace includes sink and oven, items that add to the expenses of a fledgling business if it has to provide them itself. The walls throughout are gleaming white, thus underscoring the sense of cleanliness and sanitation. The products of these small businesses are currently found in local markets. There is no doubt that Berkeley Kitchens is another contribution to the gastronomic as well as the historical texture of the city.

Offices and artist studios are located on the second floor. The owners have incorporated some of the rails from the track of the railroad spur line that served west Berkeley when it was an industrial site.



Carrie Olson, 2014.

4. West Berkeley Family Practice

2031 6th Street

(Berkeley Day Nursery, Walter H. Ratcliff, Jr., Architect, 1927)

City of Berkeley Landmark No. 19 (1977); listed in the National Register of Historic Places

Adaptive Reuse

Owner: LifeLong Medical Care, Marty Lynch, CEO

Architects: SGPA Architecture and Planning, Stuart Stoller, Associate Principal; Alexis Burck, Associate; Steve Swartzendruber, Senior Construction Administrator

Consulting Architect: Barbara Winslow, Principal, JSWD Architects

Consulting Preservation Architect: Burton Peek Edwards, Siegel & Strain Architects

General Contractor: Richard Spickard, Robert Blake, Oliver & Company

On-Site Project Supervisor: Carey Fraulino, Oliver & Company

Structural Engineer: Nellie Ingraham, Ingraham DeJesse Associates, Inc.

HVAC Engineer: Tommy Siu & Associates

Recent comments by patients eloquently express what we honor in this project: the remarkable adaptive reuse

1925, the Thomas Quigleys converted the gaslights to electricity. More recently, a fire in the rear of the house necessitated further repairs, resulting in a structure that melds history with the latest technology.

Because Michael Sewell's family resided in the house for four decades, he was determined to restore the house to the style of its era and to make it as invulnerable as possible to natural- and human-caused misadventures. Therefore, a thorough upgrade of the basic systems—electrical, plumbing, heating, roofing, seismic—was undertaken. These are located within the structure and are not easily visible.

Victorian decorative elements were replaced with bespoke period reproductions or with genuine objects from the period. The rooms and exterior were painted in the exuberant colors of the palette utilized by the Victorians.

The front garden features a low wrought-iron fence and a plaque that offers a brief capsule history of the house. Within the boundaries so marked is a garden that enhances the house and celebrates the season.

2. William Sharp House

2723 Webster Street

(F. E. Allen, Designer and Builder, 1907)

Restoration

Owner: Virginia Abascal

Architect: Bill Mastin

Structural Engineer: Ralph Kratz

Title 24 Compliance: Gary Farber

General Contractor: Gordon A. Kullberg & Son

Site Superintendent: Rod Schaffer,

Gordon A. Kullberg & Son

Public Adjuster: Robert Crown



Bill Mastin, 2014.

“Building a new house with the old house in the way” are the words used by the architect Bill Mastin as he described the task before him in restoring a home damaged by fire, smoke, and water. Whereas 2723 Webster Street did not burn to the ground, the house was a “total loss.” The footprint and layout were retained but almost everything else is new. And, of course, it had to comply with new building codes. There is new foundation work, new shear walls, and new construction from the dining room to the back of the original house. Some trim, woodwork, and flooring were able to be refurbished and kept.

Not only has this nearly one-hundred-ten-year-old home been repaired, but many features have been improved. A highlight of the “new house” is in the dining room, where a fireplace chimney was removed. This created a light, open effect in what had been a dark room. Skylights “up the chimney” now bring in natural

light. The change also allowed for a pass-through with counter retaining the shape of the original fireplace and chimney. The kitchen, remodeled in the 1990s, has been rearranged, and an open arch leading to a back alcove was recreated. The recent remodel now includes a tidy back deck overlooking the garden.

Other rooms and areas of the house also received improvements. The front porch roof has been extended and is supported by handsome new columns. The bathroom sports a commodious walk-in shower in place of the bathtub, while a sleeping porch at the rear was changed to one large room under a new gabled roof, to the benefit of roomers upstairs. To quote Bill Mastin again, “a damaged piece of Elmwood’s architectural fabric has been repaired on Webster Street by a threading together of old and new.” It is now most livable!

CIVIC CENTER OVERLAY ZONE



The Berkeley Civic Center (Berkeley’s public commons) in a 1950s view taken from the tower of City Hall. The Post Office, at Allston and Milvia, is to the right, and beyond are the former Elks Club and the back of the Shattuck Hotel.

OUR community’s prime “public commons” is the remarkable and historic Berkeley Civic Center. Envisioned over a century ago and then assembled step-by-step over several decades, this is a handsome and functionally cohesive group of buildings for civic purposes, including the City Hall, the Community Theater, the Veterans’ Memorial Building, and the Main Post Office—arrayed around and near an attractive park. The Berkeley Historic Civic Center District is listed in the National Register of Historic Places, and the area has also been designated as a Historic District under the City’s Landmarks Preservation Ordinance.

But such designation doesn’t specifically regulate buildings’ uses: a shortcoming that became prominent when the U.S. Postal Service (USPS) announced its wish to sell off the Post Office building. That raised concern not only about incompatible reuse of this building but also about potential weakening of the overall Civic Center’s integrity.

To guard against such effects, and lessen the

USPS’s incentive to sell off the Post Office, a proposal was made in July 2013 to create a Civic Center *Overlay Zoning District* that would restrict allowable uses in the area.

Although this proposal was discussed by the Planning Commission in the fall, official consideration of it subsequently languished.

Then this spring, citizens gathered signatures for an initiative that would establish a Civic Center District Overlay while also amending various provisions of, or relevant to, the Zoning Ordinance’s C-DMU Downtown Mixed Use District. This initiative will be on the ballot at the November 4 general election as Measure R. But meanwhile, the City Council on June 24 asked the City Manager to draft an ordinance that would establish a Civic Center District Overlay Zone. The Council instructed that this “should be consistent with the Civic Center District Overlay section of the proposed initiative ordinance.” Then, in September, this was adopted by the Council.

2014 PRESERVATION AWARDS

BAHA is proud of our long history of encouraging and recognizing historic preservation, since the first BAHA Preservation Awards were presented in 1979. This year, at the BAHA Preservation Awards presentation at the BAHA Annual Meeting on May 29, we again celebrated the best preservation and restoration projects in Berkeley that had been brought to our attention and nominated.

Thanks are due to the Awards Committee: Jeannie de Vries, Mary Lee Noonan, Carrie Olson, Sally Sachs, and Jane Edginton, Chair, for their time, dedication, and fine judgment. Special thanks to Carrie, who, once again, created the superb power-point presentation of each awarded building. Heartfelt thanks, also, to this year's owners, who have welcomed the Awards Committee into their homes and lives, and to the other principals in the projects, who have cooperated with the Committee in every way. We ask for and encourage your help to nominate any outstanding preservation work newly completed in the next six months.

COMMENDATIONS

1. Ridhwan Center for Spiritual Development

2075 Eunice Street

(Reorganized Church of the Latter Day Saints Church, Corlett & Anderson, Architects, 1954)

Adaptive Reuse

Owner: Ridhwan Foundation

Architect: Karen Mar, Yamamar Design

A church complex, built in 1954 for the Church of the Latter Day Saints, was purchased in 2009 and now has been renovated by the Ridhwan Center for Spiritual Development. The most recent improvement is a building addition that has added downstairs space for a common room, meeting rooms, more office space, and a better kitchen. The upstairs "former-sanctuary-now-assembly-hall" sports larger windows and more doors that lead out to a deck overlooking a reconfigured and newly landscaped parking area. The complex has been painted in bright shades of burnt red and orange, reminiscent of Maybeck, and highlighted with teal and the black of the window frames. The building and bathrooms are now wheelchair accessible. BAHA commends the Ridhwan Foundation for this adaptive reuse of an existing structure.



Ridhwan Center for Spiritual Development, 2075 Eunice Street. Carrie Olson, 2014.



2. Orloff House

2931 Shasta Road

(Firehouse No. 10, James W. Plachek, Architect, 1948)

Adaptive Reuse

Owner: Olga Shalygin Orloff and Clifford Orloff

Architect and Co-designer: Phillip Moss; *Co-designer:* Olga Shalygin Orloff

After more than fifty years in one spot, the fire station on Shasta Road moved a few blocks uphill to a new building at the edge of Tilden Park, thus allowing the conversion of the surplus property into a private residence.

The transformation of the old firehouse has completely disguised its former life; the new residence appears to have always been there. A few steps lead up to a pair of handsome Craftsman front doors and two pairs of Craftsman porch lights. Across the front of the house, small, overhanging bays have symmetrical triple windows, and the new design makes it impossible to imagine where fire engines could have driven into this single-story building. Tan stucco, brown trim, and beautiful landscaping complete the view from this three-way intersection.

Firehouse No. 10 was designed in 1948 by well-known Berkeley architect, James W. Plachek, who acted informally as Berkeley City Architect for many years. Other buildings he designed include: the Berkeley Public Library, the Claremont Branch Library, John Muir School, the Cedar Street firehouse, and the Farm Credit Building (now the Martin Luther King, Jr., Civic Center Building, housing the Berkeley city offices since 1977).

BAHA commends the owners for adaptive reuse at its best.

A W A R D S

Carrie Olson, 2014.

1. Rose-Goldsmith House

2919 Lorina Street

(Josiah J. Rose, Builder, 1891) City of Berkeley Landmark No. 205 (1998)

Restoration

Owner: Michael Sewell

Architect: Ron Bogley

Kitchen and Bathroom Designer: Meredith Mill

Plumber: Elliott Gornall

Project Manager: Michael Sewell

Public Adjuster: Robert Crown

This 1891 Queen-Anne Victorian house, located in a community once known as Newbury, was first occupied by Mr. Goldsmith in 1892. In



*Firehouse No. 10: after and before.
After: Carrie Olson, 2014.*

