

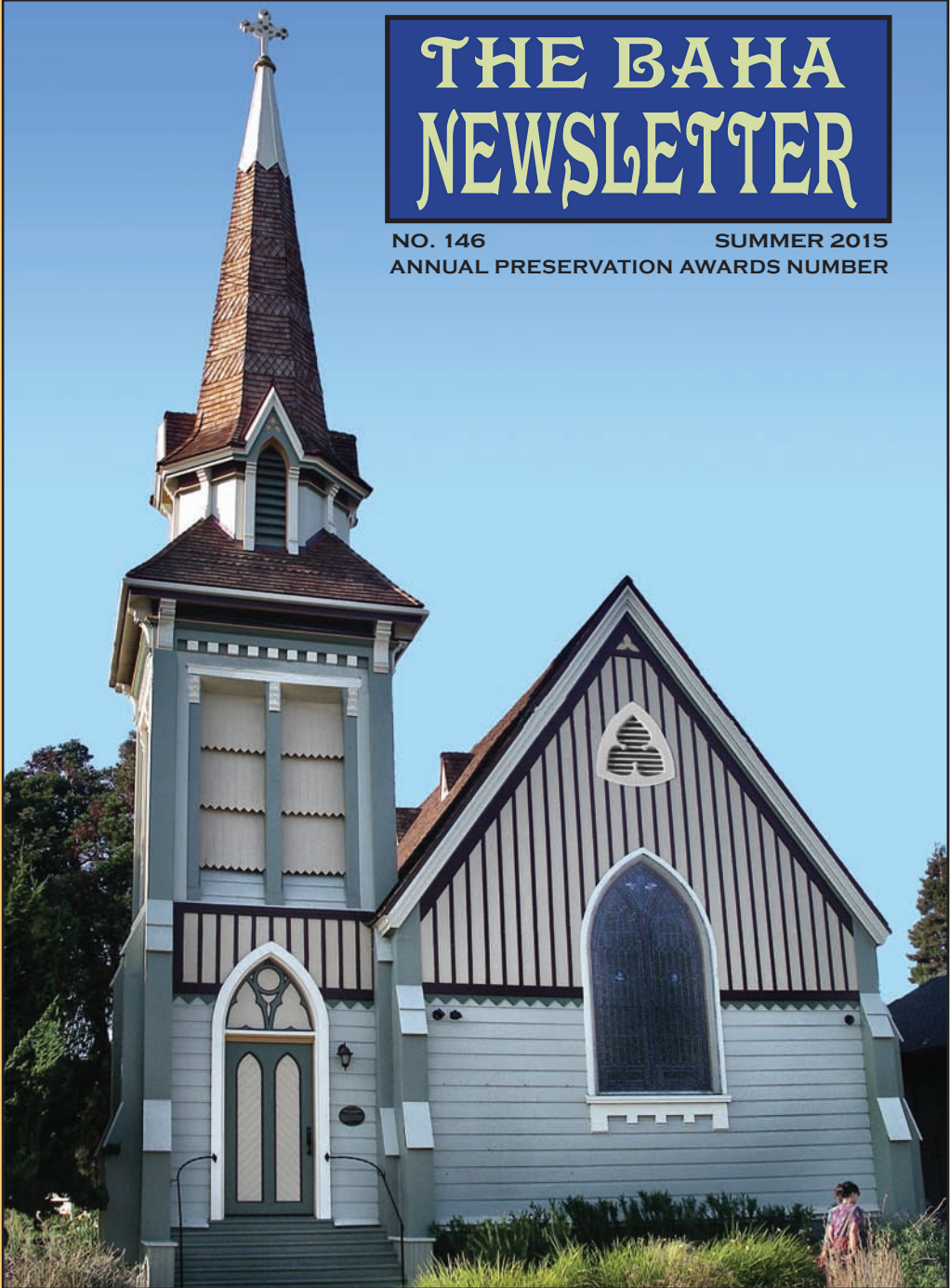
BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION

# THE BAHHA NEWSLETTER

NO. 146

SUMMER 2015

ANNUAL PRESERVATION AWARDS NUMBER





Palace of Fine Arts

# THE BAHHA NEWSLETTER

NO. 146

SUMMER 2015



Festival Hall

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Cover: *Church of the Good Shepherd*. John McBride, 2015 (Photoshop by Kathleen Burch).  
 Top left: Bernard Maybeck's *Palace of Fine Arts from a souvenir view book*, 1915.  
 Top right: *Buffington family in front of Festival Hall*, 1915. Both courtesy Anthony Bruce.

### WEBSITES YOU SHOULD KNOW

- BAHHA's website includes upcoming events, a list of Berkeley landmarks, illustrated essays, and more: [berkeleyheritage.com](http://berkeleyheritage.com)
- BAHHA maintains a blog where notices of immediate interest are posted: [baha-news.blogspot.com](http://baha-news.blogspot.com)
- BAHHA is on facebook: [facebook: facebook.com/berkeley.architectural.heritage?ref=hl](https://www.facebook.com/berkeley.architectural.heritage?ref=hl)

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## THANKS FROM BAHHA

**Candice Basham** and **Louise Hendry** gave BAHHA their copies of old house tour guides. From **Richard B. Silver**, a former owner of City of Berkeley Landmark, Fox Court, came a gift of blueprints and original drawings (including a color rendering) from the Fox Brothers office, and one of the original pieces of furniture from the complex, a chair with a rawhide seat.

Monetary gifts were received from **Jean K. Reilly**, **JoAnn B. Price**, and **Susan Chase**. A donation earmarked for the Sara Holmes Boutelle Fund came from **Jim Kantor**.

Board member **Carrie Olson** has been generous of her time and expertise in outfitting the office with new computer equipment purchased by BAHHA. The last upgrade of computers, scanner, and printer was ten years ago.

BAHA had a booth at the 2015 Solano Stroll (Sunday, September 13). This year we ganged up with the Berkeley Historical Society, sharing two full booths. Thanks to **Phyllis Gale**, **John Aronovici**, **Steven Finacom**, and their dedicated crew. **John McBride** led the BAHHA crew, with volunteers, **Sally Sachs**, **Karen Cilman**, **Paul Newachek**, **Christina Bailey**, **Barbara Hunt**, and **Ann Killebrew**. Our thanks to them all.

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*Produced July-September 2015. Contributing writers this issue: Jeannie de Vries, Jane Edginton, Mary Lee Noonan, Carrie Olson, Sarah Rohrs, Sally Sachs, Daniella Thompson*

## PRESIDENT'S MESSAGE



Perhaps the most intriguing word in BAHBA's title is "Heritage." *Berkeley, Architectural*, and *Association* can be readily defined, however complicated the phenomena they represent: one need only think of the many styles of our buildings, the diversity of our membership, and the variety of our civic landscape. But "*Heritage*" ties these three other words together. *Heritage* is both the legacy as well as the process of receiving and handing on that legacy. For BAHBA, heritage implies a complex of activities.

In this belated Summer Newsletter, we feature the Annual Preservation Awards. BAHBA honors many of the best projects of the last year whereby you can discover improvements in our built landscape. Consider nominating a project next year. Come to the Annual Meeting in late May, when the Awards are bestowed.

The central event in BAHBA's year is the spring house tour. "Elmwood Park" was the 41st in a chain going back to 1976. Counting a handful of fall tours, BAHBA has published 45 house tour booklets. At the Berkeley Book Fair in June, we displayed and sold the 35 that remain in print. Our members and volunteers as well as the general public were surprised at BAHBA's deep "heritage of houses"—these tour booklets, so ably overseen by Anthony Bruce (*et al*), are a prime document of Berkeley's architectural and neighborhood history. Every year, we seek a new and different slice of the City to explore. For spring, 2016, we will likely feature Hawthorne Terrace and the area near the Rose Garden.

Anthony Bruce's brief notice on Walter Williams Ratcliff reminds us that BAHBA consists of numerous and generous individuals, some of whom have passed all too soon. We all have memories of folks we've known through BAHBA. I myself have particularly fond memories of the late Pat Devaney who chaired our Preservation Action Committee. I'm sure Pat was known to many of you, what with his involvement with the neighborhood groups; his trenchant wit and passion for excellent preservation planning are much missed.

If Berkeley's population hovers around 100,000, our membership of some 1,000 constitutes 1% of that population, a lively and beneficent 1% that touches many, many more people within this city. Let's try to refresh our membership and draw more of you into our activities. We need volunteers. Our modest dues support this Newsletter; invitations to our events (note the Fall Lecture Series: *The Panama-Pacific International Exposition Centennial*) as well as to the House Tours (tickets discounted for members); and, lastly, free research at BAHBA for members.

But BAHBA is not simply a purveyor of pleasant and informative events. From the beginning, it has been an advocate for preservation. We helped establish the Landmarks Preservation Ordinance, by which over 300 properties have been designated—most are in Susan Dinkelspiel Cerny's *Berkeley Landmarks* (2001), a classic still available. The most recently designated landmark, the Hull Mortuary and Little Chapel of the Flowers, stems from a most meticulous application prepared by Daniella Thompson, the tireless editor of BAHBA's website. BAHBA has identified many potential landmarks and invites collaborators to help prepare landmark applications—work both informative and engaging, if occasionally arduous. Designating landmarks conserves and celebrates the architectural and cultural legacy of Berkeley. You can support research and landmarking by donating to the Sara Holmes Boutelle Fund (named for the author of the groundbreaking book on Julia Morgan).

This Summer Newsletter features much of the fortunate and happy side of life in Berkeley. With the Fall issue, we will return to some of the current struggles to preserve and protect Berkeley's architectural and civic texture. The battle over 2211 Harold Way—the behemoth (including a slab over 180 feet high) that would overshadow the Shattuck Hotel—is not lost, despite the shameless campaign to approve the project. When Mayor Bates "re

placed” Rose Marie Pietras on the LPC, he removed a seasoned and thoughtful professional planner who had serious questions about the Harold Way project. Is this the civic and ethical legacy that he wishes to leave Berkeley? Doesn’t Berkeley deserve better from its Mayor, Council, and their appointed Commissioners?

On a brighter note, we can declare that BAHA helped the City staff and the Landmarks Preservation Commission complete the *Shattuck Avenue Commercial Corridor Historic Context and Survey*. LPC staff secretary Sally Zarnowitz shepherded this study through many public meetings; the LPC voted to send the results on to the State Office of Historic Preservation. BAHA provided research materials for the consultants the City hired. The Fall Newsletter will carry a fuller account of this important survey which documents the historic resources of Shattuck and University Avenues; albeit incomplete yet expandable, the survey is a worthy inventory of historic resources in downtown’s challenged core.

The ten-year struggle to preserve two buildings in the Southside, the Woolley House (1876) and the Blood House (1891), has resulted in their re-siting and renovation on the corner of Dwight Way and Regent Street, anchoring a small but choice historic district. Local developer John Gordon and architect Burton Edwards drove the actual renovation. Look for a full report in a future Newsletter.

For BAHA, a debt has been repaid in the reopening of the Blood House. For many years, that house at 2526 Durant was owned and occupied by Miss Alice Greer who, in 1986, gave the McCreary-Greer house at 2318 Durant to BAHA under a nonprofit trust. A circle has been closed: BAHA, led by Lesley Emmington Jones and colleagues, saved the house of Miss Greer, much as Miss Greer gave BAHA a home for the decades to come. We are grateful for this nearly complete project on Regent and Dwight (*see photo below*).

Finally, remember that we are the Berkeley Architectural Heritage Association, for which preservation is central. BAHA embraces the full range of Berkeley’s architectural history, a great diversity of styles. We welcome good modern buildings. We do not welcome demolition of the worthy past. Our entire heritage of architecture can and must guide the future architecture of Berkeley. A thorough student of the Beaux-Arts, Bernard Maybeck understood this continuum of past and present, classic and craftsman. Maybeck at once could design the massive and magnificent Palace of Fine Arts for the Panama-Pacific, as well as site the graceful Guy Hyde Chick House in Chabot Canyon, a house celebrated by the modernist photographer Julius Schulman as “the greatest box of light in California.” Let us hope his successors—architects and clients—can understand and continue his heritage. BAHA is here to help them as well as the citizens of Berkeley preserve this legacy.

— John McBride



*The Woolley House (1876) under renovation, after re-siting at the corner of Regent Street and Dwight Way. At its left, the Blood House (1891); the Needham-Obata Building (1907) is at the left edge. John McBride, 2015.*

# 2015 BAHA PRESERVATION AWARDS

At BAHA's 41st Annual Membership Meeting, held at the Hillside Club on May 28, Jane Edginton, Chair of the Preservation Awards Committee, introduced the awards presentations (begun as an annual event in 1979) after the dinner and BAHA business meeting. In her words,

"We are proud of our long history of encouraging and recognizing historic preservation long before it became known as 'the ultimate green sustainable stewardship.' So we come together to celebrate the best of preservation and restoration projects in Berkeley that have been brought to our attention and nominated. We ask for and encourage your help to nominate any outstanding preservation work newly completed in the next year, and remember, these are the greenest buildings of all.

"Special thanks are due our dedicated and hardworking Awards Committee, Jeannie de Vries, Mary Lee Noonan, Carrie Olson, and Sally Sachs, for their time, dedication, and fine judgement. Special thanks to Carrie Olson, who again created a superb power-point presentation of each awarded project. Special thanks also to this year's owners who have welcomed us into their homes and lives, and to the other project principals, who have cooperated with us in every way.

## COMMENDATIONS

**1. Campanile Esplanade**, University of California campus  
(John Galen Howard, Architect, 1916)

### **Renovation and Restoration**

*Owner:* Regents of the University of California

*Landscape Architect:* Jim Horner,

Campus Landscape Architect

*Contractor:* Veronica Wong, Project Manager,

Construction and Design - Real Estate, UC Berkeley

*Landscape Architects:* Royston Hanamoto Alley & Abey

Landscape Architects; Barbara Lundburg, Project

Principal; Keith Sattler, Jimmy Chan

*Project Superintendent:* Vila Construction, Sean Manion

*Sculptor:* Artworks Foundry, Tom Schrey

*Contractor:* Creative Masonry, George Biczkow

*Contractor:* Herzer Landscape, Eric Herzer

This is a season for centennials on the Berkeley campus. The Campanile, as the Jane K. Sather Tower is familiarly known, is celebrating its 100th birthday this year, followed by the Esplanade below, with its array of London plane trees that traveled across the Bay at the close of the Panama-Pacific International Exposition in 1915. BAHA is happy to add its voice to the chorus of birthday cheers, offering a special commendation for the meticulous restoration of the Esplanade.

Although lacking the fame and dramatic profile of the Campanile, the Esplanade is the podium on which it stands, the essential anchor that visually stabilizes the tower on its Berkeley hillside. It is also the welcoming



*The Esplanade in the 1950s. Lynne Crocker photo, BAHA.*

plaza where students and visitors can enter the tower or enjoy the beautiful vista from the Campanile due west to the Golden Gate. Symbolically we stand at the heart of the University.

But even timeless symbols can suffer with age. Now, thanks to a team of landscape architects and craftsmen, the setting for the Campanile has been prepared for another century. The pavement bricks were lifted one by one, marked and replaced in their original patterns on a carefully integrated bed, solving the problems of poor drainage and tripping hazards. Decaying redwood headers that framed the plantings were replaced with Sierra White granite edging, the same granite that sheaths the Campanile itself.

Decorative elements such as the Mitchell Fountain were restored. And within this refreshed hardscape, white roses and other shrubs were introduced. John Galen Howard, the architect of the Esplanade, would rejoice to see his design reborn with such respect and devoted care.

**2. Fish-Clark House**, 1545 Dwight Way

*(A.H. Broad, Architect, 1883)*

*City of Berkeley Landmark No. 310 (2010)*

**Exterior Renovation**

*Owner:* Dwight-Spaulding, LLC

*Architect:* Kirk E. Peterson & Associates/ Kirk E.

Peterson, Mills Martin

The house was restored on the exterior and given a sparkling new paint job.



*Fish-Clark House. Donogh Files, BAHA Archives.*

## AWARDS

**1. William Bunker House**, 67 Parkside Drive

*(Harry C. Knight, Designer, 1909; altered 1932 and 1940)*

**Exterior Renovation**

*Owners:* Ken Dupee and Nancy Scanlon

*Architect:* Jarvis Architects/ Robin Pennell

*Architect:* Carolyn Van Lang

*Structural Engineer:* Peter Van Maren,

Van Maren Associates

*General Contractor:* Columba Duffy,

C A Duffy Construction

*Landscape Designer:* Andy Packer, Acorn Landscaping

Ken Dupee and Nancy Scanlon planned to adapt their new house to the needs of their family. In addition to internal alterations and developments, the exterior was in need of repair. Moreover, the house presented a bland look: both the painted upper shingled story and the stuccoed ground floor. The poorly patched trim and painted windows did not improve the appearance.

As work began, dry rot was discovered beneath the shingles. When that was replaced, new shingles were applied and stained, not painted. A bottom flare, in keeping with the Arts & Crafts practice of the era of the house's construction, was added. The extant diamond windows at the front of the house were repaired and new matching windows were constructed and installed. The entry porch was enhanced with end beam details that match the existing corbels. The rear deck was extended from the kitchen into the yard.



*Carrie Olson, 2015.*

The 100-year-old unfinished foundation was cracked and water damaged. The owners decided to excavate and deepen the foundation, which was replaced with seismic consideration. The basement has been turned into a recreational space for family and guests.

The house, with its fence-enclosed garden, fits neatly into the streetscape of Parkside Drive.

**2. Richard D. Felt House**, 2316 Jefferson Avenue

*(1922)*

**Respectful Lower Addition**

*Owners:* Erin Diehm and Keith Johnson

*Designer:* John Voekel & Kristen Dahl, Groundwork Design  
*Builder:* Francisco Ramos, FCO General Construction

We salute a delicate balancing act, the remodeling of 2316 Jefferson Avenue. How do you double the size of a modest bungalow without building up, violating the scale of the streetscape, or building out and destroying the potential for your garden?

How do you respect the character of a simple home from the 1920s at the same time that you incorporate the sophisticated technology of the 21st century? Using extraordinarily thoughtful strategy, the owners and their architect have managed to do just that.

Instead of building up or out, this project went down, excavating a spacious, light-filled second story below the original level. In the process, they added only one foot to the height of the house. Solar panels fuel the electrical system and the hot water for the new radiant heat. Thousands of gallons of rainwater from the roof can be stored in a tank hidden behind the garage. Economy and efficiency have been goals at every turn.

At the same time, the original structure has been patiently renovated. Windows, the main floor's bathroom, ceilings, a wall and columns on the porch, and the fireplace are examples of elements that have been renewed. A new kitchen has opened the back of the house to light and air. In short, a traditional Berkeley bungalow has been brought to life with honesty and creativity. The values that Charles Keeler celebrated over a century ago in his classic book *The Simple Home* are still alive and well in Berkeley.



*The Felt House on Jefferson Ave. Carrie Olson, 2015.*



*Hillside Club entrance. Carrie Olson, 2015.*

### **3. Hillside Club, 2286 Cedar Street**

*(John White, Architect, 1924)*

*City of Berkeley Landmark No. 266 (2004)*

#### **Careful Renovation and Restoration**

*Owner:* Hillside Club/ Dianne Ayres, Emmi and John Govers, Tim Hansen, Kirk McKusick, Sylvia Paull, Jeff Ubois, Charlene M. Woodcock

*Solar Installer:* Sun Light and Power

*Fire Sprinkler Installer:* International Fire Equipment

*Front Garden Landscaping:* Jana Olson, Carol Bier

*Garden Bench:* Michael H. Casey Designs (*bench*),

Tim Hansen (*bench assembly*), *special thanks to Jeff Ubois and the MacArthur Foundation for all the outdoor work*

*Floor Refinishers:* Pete Anderson at Pete's Floors,

Roger Carr

*Floor Levelers:* Greg Connaughton, Terry Schmitt,

Tim Hansen

*Bathroom Remodel:* Gunnar Ellam (*architect*), Roger

Carr, Jorge Garcia (*ADA compliance advisor*), Tim

Hansen, Greg Connaughton

*Bathroom Materials, Wall Colors, Furnishings:* Dianne

Ayres, Jana Olson, Charlene M. Woodcock

This building, where the awards ceremony was held, was built in 1924, designed by architect John White to replace the 1906 club building designed by Bernard Maybeck that was lost in the 1923 Berkeley Fire.

While the building has served its members and community very well, there were many needed upgrades. Thanks go to Sylvia Paull and Jeff Ubois for their leadership in rejuvenating the club and getting repairs and upgrades started.



*Super-wide angle view of the Hillside Club interior. Courtesy The Hillside Club.*

The first major upgrade was a required sprinkler system. The challenge: to make it as invisible as possible. If you look up at the ceiling, you will not see pipes and valves, but over the exterior front door, you will see two valves. Otherwise, thank you to those who worked on this to keep it hidden from sight.

The next project was to renovate the landscaping, including native plants, a brick walkway, new stairs to the second exit, and a bench, designed by Julia Morgan for Civic Center Park, and lovingly recreated.

The floors in this main room were refinished this past year, a job that included significant leveling of the floor, well beyond what is normally required to refinish a floor. Significant settling of a building constructed on the foundations of a much older building presented quite a challenge to put right.

Lastly, the bathrooms were enlarged and modernized, all within the constraints of not changing the main hallway appearance. While the old bathrooms were dated and cramped, the new ones are spacious and accommodating for the many events taking place here, like weddings and receptions.

Thank you to all who participated in this wonderful restoration.

**4. Hubert G. Prost House**, 2729 Belrose Avenue  
(Claude B. Barton, Architect, 1925)

***Sensitive Renovation***

*Owners:* Suzy Bodor-Billings and Paul Billings

*Architect:* Jarvis Architects/ Robin Pennell

*Architect:* Carolyn Van Lang

*Contractor:* Whitney Collins

*Landscape Architects:* Tom and Lindsay Mugglestone

*General Contractor for Backyard:* Tom Warrington

*Architect for Backyard:* Donna Warrington

It was the old versus the practical. There was the modern, busy family. The house on Belrose was large and elegant—a commodious home to meet every need. It even had an elevator. But upgrades were certainly required to take it into the 21st century. And so the bathrooms adjoining the six bedrooms all were upgraded or modified as the bedroom or closet functions correspondingly were altered slightly. The kitchen was redesigned to bring in and balance the light; a breakfast room wall was eliminated to create a larger, modern yet old-in-feel, kitchen. The original windows were



*2729 Belrose Avenue. Betty Jane Nevis, c. 1955, BAHA Archives.*

kept, and the existing cupboards were modified to accommodate the new appliances. The yard was large—so large there was room for off-street parking for several cars. Thus the garage could be turned into a gym with an adjacent sauna. The formal look to the original garden, which was achieved by elegant balustrades and formal plantings, was retained even when a barbecue and fire pit were added for outdoor family living and eating. And the elevator? Old but practical—it was kept! The modernized house was retained as the original 1925 home it had been.

### **5. The Tolman Cottages**, 1544 La Loma Avenue

*(James L. McCreery, Architect, 1925)  
within La Loma Park Historic District (2002)*

#### **Restoration**

*Owners:* David Bigham and Howard Arendtson and Charles Savage

*Architects:* Fischer Architecture/ Andrew and Kerstin Fischer

*General Contractors:* Olson Brothers/ Gordon Olson

*Structural Engineer:* Gregory Paul Wallace, SE

*Landscape Contractor:* Castellanos Construction & Landscaping/ Carlos Castellanos

*Color Consultant:* Color Folio Design/ Tim Caton

*Painting Contractor:* Jan Heuter

*Foundation Contractor:* Acosta Concrete/ Jesus Nelson

*Stucco Contractor:* Ron Roberts

*Hardware Renovation:* Old Lock Repair/ Jonathan Rosales

The two charming Tolman cottages mark the southern end of the 2002 La Loma Park Historic District, and were built in 1925 next door to the home of Professor and Mrs. Edward Tolman for their two grown daughters. And, yes, Tolman Hall on the University campus was named for this professor of psychology. After the daughters married and moved on, the cottages became rentals exclusively for music students.

During the Committee’s recent visit, the owner proudly pointed out that he possesses 75 feet of the infamous Hayward Fault, which continues south, eventually going under Memorial Stadium and the newly built parking garage to its north.

After Professor Tolman’s death, the cottages were sold, and resold. In the intervening years there were



*One of the Tolman Cottages. David Bigham, 2015.*

a number of non-compatible alterations—even walls had been moved—and the cottages were ready for the thoughtful stabilization and restoration, from the basement to the neglected roof, that has recently been completed.

Congratulations on a beautiful job well done!

### **6. Margaret Little House**, 832 Shattuck Avenue

*(Purcell & Elmslie, Architects, 1914)*

#### **Restoration and Renovation**

*Owners:* James, Kathy, Erin, and Sarah Paxson

*Architect:* Jarvis Architects/ Robin Pennell, Cindy Chan

The Margaret Little House was designed by well-known Prairie School architects from Chicago who were here on a visit to the Bay Area. Purcell (b. 1880) and Elmslie (b. 1869) were from the cradle of Prairie architecture, best known and promoted by Frank Lloyd Wright with the lofty goal to be “honest and unique expressions of the American spirit of democracy,” to quote their biographer.

Since they were in town for a limited time after receiving the commission, Purcell and Elmslie entrusted Walter H. Ratcliff, Jr., as Superintending Architect to supervise the construction, and it is Ratcliff’s name that appears on the building permit.



*The Little House. Daniella Thompson, 2006.*

The first phase of this restoration/renovation structurally stabilized the slide zone, restored the foundation, and more. The former garage and other unimproved basement space became family, music, and guest rooms. A new interior stairway and library furthered the expansive bay views from the house. The tired original kitchen was carefully updated, replicating the original cabinet design. The square-post balustrades and the long, gray-tan tiles of the fireplace are perfectly complemented by Prairie-style furnishings.

Phase two of this project was the challenge of producing all of the electricity through solar power. The original placement of the dormers precluded conventional panels, but after much research and consultation, self-described “sunslates” were the solution.

This has been a long and careful undertaking and we salute the owners and all involved for a job well done.

**7. Church of The Good Shepherd**, 1823 9th Street

*(Charles Bugbee, Architect, 1878)*

*City of Berkeley Landmark No. 2 (1975)*

**Restoration**

*Owners:* Diocese of California

*Vicar:* Este Cantor

*Chief Warden:* Judy Kridle

*Architect:* The Bay Architects/ Jim Novosel, Andrea Chelotti

*Landscape Architect:* Dillingham Associates/

Reed Dillingham, Hai-Ping Mo

*Structural Engineer:* Kevin Donahue Structural

*Engineers (KDSE)/ Kevin Donahue, Peter Bonneau*

*Lighting Designer:* Anna Kondolf

*Lighting Design/ Anna Kondolf*

*Mechanical Engineer:* H&M Mechanical Group/

John Chou

*Contractor:* Plath and Company, Inc./ Steve Plath,

Tom Hall, Frank Vieira

It’s eleven o’clock on Sunday morning. Three celebrants assemble on the church porch. The deacon pulls the bell rope to announce the services. The celebrants enter the restored church as the congregation sings the first hymn of the service.

In October 2012, a fire gutted the altar section of the sanctuary. Judy Kridle, chief warden at the time, worked with The Bay Architects led by Jim Novosel to restore Berkeley’s oldest church. Restoration included updates that facilitated the current pastoral and community activities of the clergy and congregation.

Where possible, surviving elements of the church were incorporated into the building; salvaged floor boards were mingled with the manufactured-to-match new boards. The bench behind the altar was constructed from salvaged lumber. The stained glass window of the Good Shepherd behind the altar, destroyed in the fire, was rebuilt. And a new window commemorating the fire was installed.

The addition to the sanctuary is a modern parish and community office designed to function in the contemporary world.



*Church Of the Good Shepherd. John McBride, 2015.*

## 8. Julia Morgan Hall

University of California Botanical Garden  
(*Senior Women's Hall, Julia Morgan, Architect, 1911*)

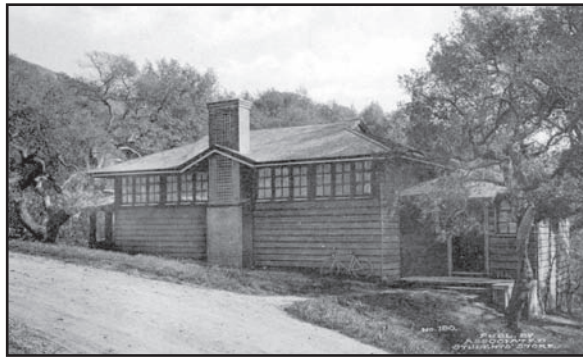
### **Rescue and Preservation**

*Owners:* Regents of the University of California  
*Garden Director:* Paul Licht

*Architect:* Siegel & Strain Architects/ Burton Peek Edwards,  
Principal Architect; Lindsey Moder, Project Manager  
*Structural Engineer:* Bluestone Engineering/ Larry Fowler  
*Landscape Architect:* John Northmore Roberts & Associates/  
John Roberts

*Contractor:* James R. Griffin, Inc./ Randy Griffin

*Building Mover:* Trost Jacking and Heavy Moving, Inc./  
Matt Trost



*Girton Hall shown at original site at mouth of Strawberry Canyon. Postcard, c. 1915, courtesy Anthony Bruce.*

It was a dilemma! The University needed the spot where a small, old redwood structure stood. Who wanted the Julia Morgan-designed Girton Hall, originally a senior women's social hall and most recently the home of a day-care center on campus? The U.C. Botanical Garden came to the rescue, and now the handsomely restored building—renamed Julia Morgan Hall—stands prominently at the Garden. But what a tale and task! To move the structure it was cut into four parts and trucked up Centennial Drive, with a workman watching out for the tree overhangs. Ground was leveled and a new foundation poured. Meeting ADA speci-

fications was paramount: an accessible entrance and accessible level floor flow throughout; the bathrooms and the kitchen all needed considerations. The wooden interior—floor, walls, seating—and the fireplace were restored. A deck with views out to the gardens and the west was added. A modern audio-visual system and internet connections were installed. The Hall that began life as a social space has been elegantly returned to its original function and in a new, prominent position at the University.

## WALTER WILLIAMS RATCLIFF (1949–2015)

**W**ALTER WILLIAMS RATCLIFF, grandson of Berkeley architect Walter H. Ratcliff, Jr., passed away unexpectedly in June. Walter had always been generous sharing information about his grandfather with BAHA and helping us to understand him as a person and his philosophy of life. Walter shared a comprehensive album of photographs of the architect's buildings, each taken close to their completion, which we copied. The photographs formed the nucleus of the BAHA publication, *Walter H. Ratcliff, Jr., Architect: His Berkeley Work*, for which Walter wrote a beautiful and informative introductory essay on his grandfather. Walter also donated to BAHA his grandfather's extensive collection of early 20th-century architectural journals. It was always a pleasure sharing new discoveries with Walter and we will miss his unexpected visits to the BAHA office.

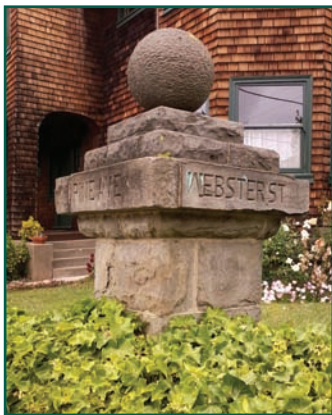
Several people have sent contributions to BAHA in Walter's memory. These donations have been placed in BAHA's Sara Holmes Boutelle Fund to be used for further research on Berkeley architecture. We are grateful to Bay Sotheby's International Realty, the Ronald Bedrosian Family, Linda Boyd, Anthony Bruce, Joan McDonough, Kathleen and John Phillips, and the Ratcliff architectural firm.



*Rufus Diamont photograph.*

# ELMWOOD PARK: BAHA'S SUCCESSFUL SPRING HOUSE TOUR

BY SARAH ROHRS



*One of the nine remaining stone subdivision monuments that help to define the neighborhood.  
Anthony Bruce, 2015.*

**A**T ONE TIME, brochures and newspaper ads lured people into Elmwood Park, promising buyers a chance to build on choice lots nestled in a pastoral setting. But more than a century later, the scene has greatly changed for Elmwood Park, and few need enticing into the premier neighborhood near the historic, exclusive Claremont Hotel.

That was evident as nearly 1,200 people took part in BAHA's annual Spring Tour held Sunday afternoon, May 3. The event featured 11 historic homes designed by Bernard Maybeck, Julia Morgan, Walter H. Ratcliff, Jr., John Hudson Thomas, Maury I. Diggs, William Porter, and others. "This is a great opportunity to see the unique houses and gardens of Berkeley," BAHA volunteer Steve Finacom said. Some retain original fixtures, and are loaded with the Arts and Crafts style for which Berkeley is so well known.

Shortly after the Elmwood Park property went on the market in 1905, property owners hired prominent architects to design custom homes.

Tour proceeds go to help raise awareness about Berkeley's historic architectural treasures, maintain a research library and the group's offices at 2318 Durant St., BAHA Executive Director Anthony Bruce said. The tour also serves to educate people about Berkeley's rich history, Bruce said.



*Tourgoers, with guidebooks in hand, prepare to enter the 1908 Ostrander House on Magnolia Street. Daniella Thompson, 2015.*

Each year, a different Berkeley neighborhood is selected for the annual tour. Elmwood Park, Bruce said, is special for its place in the city's history. In Berkeley's early years, most neighborhoods were clustered around the U.C. Berkeley campus. But that changed with the advent of public transportation, and after San Francisco residents fled the city following the 1906 earthquake. Elmwood Park and other neighborhoods farther from the university were able to flourish, he said.

Early brochures for Elmwood Park, originally called Elm Terrace, advertise a new Key Route system, a proposed boulevard through neighboring estates and a \$200,000 Claremont Hotel, according to BAHA literature.



*Narsai David welcoming tourgoers. Sarah Rohrs, 2015.*

The house retains a bit of mystery, according to BAHAs tour booklet created for the event. Photos and information on the whereabouts of the house's original inhabitants and contractors is scant. What isn't a mystery, however, is the Davids' devotion to the large, wood-shingled home, which has a contemporary look and feel but still suggests an Arts and Crafts style. "I'm never moving," David said with a laugh. "They'll have to carry me out in a box."

Houses on the tour are a testament to their owners' commitment, attention and desire to preserve slices of Berkeley's architectural history and legacy, BAHAs volunteer Christina Ahlstrand said.

"These houses are very expensive to maintain, to keep them up. I love how (the owners) are willing to open them up and share them with others," Ahlstrand said. "They really are works of art," she added.

NOTE: This article originally ran in the *Contra Costa Times* and *Berkeley Voice*. It is reprinted in the BAHAs Newsletter with kind permission of the *Contra Costa Times*. To read the original article online and view Sarah Rohrs's accompanying color photos, please visit [http://www.contracostatimes.com/bay-area-news/ci\\_28062821/berkeley-baha-spring-tour-draws-more-than-1](http://www.contracostatimes.com/bay-area-news/ci_28062821/berkeley-baha-spring-tour-draws-more-than-1)

The oldest surviving house in the neighborhood —the 1878 McKusick-Gilsenan House on Webster Street—gave participants a glimpse in an earlier chapter of Berkeley's history.

A reception unfolded in a spacious rose-filled backyard abutting a Julia Morgan house on Ashby Avenue, now inhabited by artists and musicians. Singers, accompanied by a pianist, gave performances in a sun-filled parlor later in the afternoon.

Elmwood Park is dear to many longtime residents, and one homeowner who has vowed never to leave is Bay Area radio and television personality Narsai David. David stayed on hand during the tour to greet visitors and to talk about the house which he and his wife Venus have lived in since 1961. He currently serves as KCBS radio wine and food editor and also produces wine from his own Napa Valley vineyard.

Tour participants crowded into the spacious kitchen David had built out of a converted garage in 1964, peeked into a cottage full of sculpture heads and admired Art Nouveau flourishes in a large dining room. He also pointed out the tasting bar from his former Narsai's Market, and the maitre d'hotel stand from Narsai's Restaurant in Kensington.



*The McKusick House of 1878. Daniella Thompson, 2015.*



*Little Chapel of the Flowers and Hull Undertaking Building. Daniella Thompson, 2015.*

## BERKELEY'S LATEST LANDMARK

ONE of the most outstanding examples of Storybook Style architecture in Berkeley, the Hull Undertaking Company complex comprises five interconnected buildings constructed between 1923 and 1942. They include the original Undertaking Building at 3051 Adeline Street (1923); the Little Chapel of the Flowers at 3049 Adeline Street (1928); and three accessory buildings at 1905, 1909, and 1911–1915 Essex Street.

The Undertaking Building is the most notable example in Berkeley of the work of the Oakland architectural firm Hutchison & Mills, which was active in 1921–1928, designing attractive store buildings and apartments that continue to contribute to the character of Berkeley's built environment. Featuring a rolled-edge, thatch-like roof; half-timbering; stucco walls embedded with stones; leaded-glass windows; and numerous arched French doors, the Undertaking Building embodies the romantic tendency in the 1920s to borrow quaint, rustic elements from English vernacular architecture.

The Little Chapel of the Flowers is the best surviving example (along with its 1933 replica in San Jose) of the work of architect Francis Harvey Slocombe, designer of the legendary Mapes Hotel in Reno. Featuring an organically shaped bell tower; a rolling, thatch-like roof with huge dormers; an abundance of leaded

glass, stained glass, and steel sash; and the liberal use of brick and stone combined with rough stucco, this instantly memorable building is unique in Berkeley and has remained essentially unchanged over its 87-year life.

The Hull Undertaking Company represented a continuous chain of ownership from Berkeley's first mortuary, established by Frank W. Durgin in 1894. Durgin rejoined the business in the late 1920s, and the firm was known as Hull & Durgin until 1941.

The Hull Undertaking complex is the only example of Storybook Style in the Ashby Station district, which has a very high percentage of Colonial Revival buildings constructed during the first decade of the 20th century. During the 1940s and '50s, the Little Chapel of the Flowers was Berkeley's most beloved wedding venue. Beginning in the mid-1970s, the Hull Undertaking Co. complex underwent a transformation, becoming a hub for cultural uses. Long-term tenants included the West Coast Print Center, which served the literary community and printed hundreds of poetry books and literary publications; the Fifth String Music Store, an important gathering point for acoustic string players; and Marmot Mountain Works, a world-renowned wilderness equipment store.

The landmark application is accessible online.

—Daniella Thompson

## 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!*

Summer Brenner  
 Carol Buckles  
 Tina Crawford  
 Magdalene Crowley  
 Glenda Freberg  
 Jean B. Gold  
 Janet & Joe Grodin  
 Thomas Janzen  
 Catherine Keeler  
 Dena Kefallinos  
 George Killingsworth  
 Bob Knight  
 Lauren MacDonald  
 Mukul Malhotra  
 Sue Marchant  
 Silvia Mathews  
 Paul Matzner  
 Sylas McFarland  
 Kathleen Metz  
 June Miller  
 Greg Murai  
 Janet Ozzard  
 Donna Przybylowicz  
 Rebecca Rhine  
 Thomas Ropelewski

Doug Sager  
 Karen San Martin  
 Judith Sanderson  
 Thea Sizemore  
 Peter H. Smith  
 Debra Summers  
 Charles Turvey  
 Dan Walner  
 Kevin Walter  
 Kristin E. Weinberger  
 Alan Weinstein  
 Deborah Wiener  
 Zoe Williams

**SUSTAINING**  
 Kent Rasmussen &  
 Celia Ramsay

**HONORARY**  
 Venus & Narsai David  
 Silpa & Vijay Lakireddy  
 Annie & Rob Nachtweg  
 Sophia & Simon  
 Rabe-Hesketh  
 Nancy & Alan Saldich

## ... MEMBERS RENEWED!

Ira Jacknis, Steven Jacobsohn, Don Jacobus, Sarah Jaffe, Dwight Jaffee, Donatas Januta, Jarvis Architects, Heidi Johnson, Bill Jolliffe, R. Warren Jones; Sara Kane, Neil Kaplan, Diana & Robert Kehlmann, Bonnie Killip, Jan Knecht, Lisa Kolbeck, Tim Kraus, Tom Krem, Michael Kreps, Pansy Kwong;

Nora H. Land, Landmark Heritage Foundation, Robert Lane, Stephen Laner, Donald Larsen, Nancy Larsen, Anne Larson, Laura Latt, Janice Lawrence, Judith B. Laws, Janet & Brian Leary, Kenneth Lee, Sara Lee, Julia Lehman, Marsha Kay Lehmer, Leimkuhler & Wilk family, Lorraine Lerman, Deborah G. Levine, Arthur Levy, Audrey & Norman Lewak, Deborah Lichtman, Dan Lieberman, Eleanor Lindgren, Christopher Linvill, Eleanor Lindgren, Sue Loeb, Susanna Lombardi, Peter G. Lomhoff & Okesana Oleszko, Michael Lonergan, Vivian & Alfredo Lopez, Jane & Lyle Lopus, Helen Lore, Mary Lorain, Mischa Lorraine, Deena Love, Margareta M. Lovell, Yorkman Lowe, Waverly Lowell, W. Lowrie, Thalia Lubin, Barbara Lundburg, Jane Magee Lundin.

## CONTRIBUTING

Barbara Adair & Jeremy Knight, Sheila & Lloyd Andres, Pamela Atkinson, Dmitri Belsler & Tom White, Jacqueline Beth & Keith Miller, Alice London Bishop, Kevin Bruce, Jim Canty, CENA, Mark Christiansen, Nancy R. Clark, Kim & Kazumi Cranney, Jean & Phil Darnall, Lynne & Audel Davis, Blair Dean, Fredrica Drotos, Deborah Finch, Blake Gilmore, Norman Givant, Elisabeth & Stephen Goodman, Jacci Harris, Lucia Howard, Lynda & J. Pearce Hurley, Patricia Kates, Lee & Carl Kempf, Frederic Knapp, Sally Levinson & Doug Daniels, Kathie & Jack Longinotti, Margaretta Lovell, Diane Lynch, Ann May & Rodney Freeland, Michael McCutcheon, Anne Middleton & Gene Rochlin, Madeline & Joseph Mixer, Jean & Roger Moss, Lorraine Osmundson, Nancy Pietrafesa & John Danner, Richard H. Rahm, Judith & John Ratcliffe, Elsie Revenaugh, Gayle Richardson, John N. Roberts, Melinda & Roy Samuelson, Susan Schwartz, Daniel Smith/DSA Architects, Carolyn & Marvin Smoller, Alison L. Steel, Judy Stonefield, Judy & Pate Thomson,

Thornwall Properties, Megan Thurmond-Smith, Rebecca & Robert Tracy, Lenore E. Vogt, Katie Whitmer, Marilyn Willats, Steven Winkel, Charlene & Bill Woodcock, Katinka Wyle

## SUSTAINING

Abrams/Millikan, Carl Bunch, Susan & Chuck Fadley, John Lineweaver, Robert Marsh, Bob Norton, Margaret L. Pillsbury, Daryl Ross/Bancroft Hotel, Cathryn & Robert Schmidt, Judy Stonefield, William Jetton Construction, Inc.

## PATRON

Angela & Nathan George, Jean K. Reilly, John Skonberg, G. Michael Yovino-Young

## BENEFACTOR

Patricia V. Angell

## HONORARY

Mary & Bryant Byrnes, Jianne Gimian & Robert Cassidy, Madeline & Bill Jay, Dana & Bruce MacDermott, Becky & Michael O'Malley, Maybeck Twins: Cherry & Sheila, Hyslika & Allen Stross, Patricia & Michael Sullivan

## IN MEMORIAM


David A. Baker, Jr.  
 Stanley R. Dickover, Jr.  
 G. Pete Encinas  
 Wesley Fator  
 Mary Cairns Kline  
 Lorraine A. Knight  
 Gladys Perez-Mendes  
 Walter Williams Ratcliff  
 Dorothy B. Tamke  
 Mary Ann Whaley

**Welcome to 2318 Durant, the McCreary-Greer House:** the home of the BAHA office. We're open Thursday afternoons, 2-6 pm for research—a service which is free to BAHA members. Come in and discover the history of your house. There is a modest fee for non-members. At right, Anthony Bruce, Executive Director, with client Laura Arechiga, a realtor with Coldwell Banker; she's researching her most recent listing.

Note the table, which came from the home of Professor George R. Stewart on Codornices Road; we believe it was made by Decorative Arts Professor Winfield Scott ("Duke") Wellington, the designer of that house (built in 1950). The BAHA Board and committees meet at this table; our clients and guests gather there as well. For many years, the table was at The Book Club of California in San Francisco. During a remodel in 2010, it was discarded by the Club, and acquired by Kathleen Burch, who has placed it on long-term loan at BAHA.



John McBride, 2015.



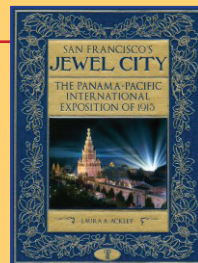
# P.P.I.E. CENTENNIAL LECTURE SERIES

Join us in October and November for a series of three centennial lectures focusing on aspects of the Panama-Pacific International Exposition, held in San Francisco in 1915. The programs will be at the Hillside Club, 2286 Cedar Street, with each talk beginning at 7:30. Please note that two are on Wednesday and one is on a Thursday. Tickets are \$15 each. Please send check made payable to BAHA to BAHA, 2318 Durant Avenue, Berkeley, California 94704; or order online at [berkeleyheritage.com](http://berkeleyheritage.com)

## DESIGN, COLOR, AND LIGHT AT THE EXPOSITION

Laura Ackley, author of *San Francisco's Jewel City*, who holds degrees in architecture from Harvard and the University of California, will explore the architecture of the Palaces and Courts of this most beautiful of World's Fairs. She will speak on the Exposition's most splendidly-realized achievements: color, sculpture, landscape architecture, spectacular lighting, and architectural design. Books will be available for sale.

Wednesday, October 7, 7:30 o'clock, pm



**PANORAMA** In 1915, San Francisco became a prime destination for American and world travelers when it hosted the Panama-Pacific International Exposition. Lee Bruno's talk on San Francisco's first world's fair will draw from his book, *Panorama*, the images and stories about the architects, builders, inventors, artists, performers, and celebrities who made the nearly year-long event one of the greatest of its kind. Books will be for sale.

Thursday, October 22, 7:30 o'clock, pm

## BERKELEY AND THE EXPOSITION

Steven Finacom will talk about the many Berkeley connections to the 1915 Exposition—Bernard Maybeck and his Palace of Fine Arts, Porter Garnett who selected the inscriptions incised on the buildings, the several Berkeleyans who wrote books about the Exposition, and the Berkeley families who visited and photographed the Fair, to name a few.

Wednesday, November 4, 7:30 o'clock, pm

