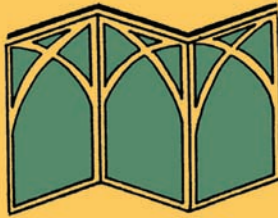
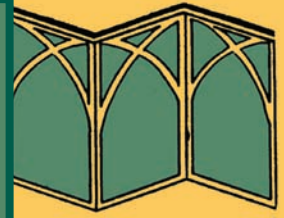


BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION



THE BAHHA NEWSLETTER

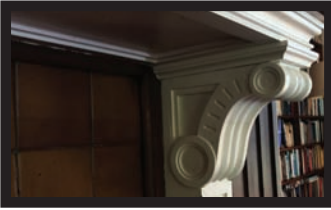


NO. 150

ANNUAL HOUSE TOUR NUMBER

SPRING 2017



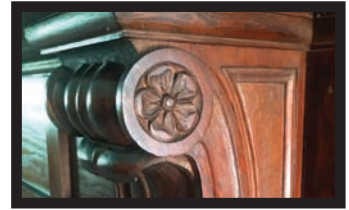


Harris Allen fireplace detail

THE BAHA NEWSLETTER

NO. 150

SPRING 2017



Walter Ratcliff fireplace detail

C O N T E N T S

Winter Lectures Series Recap _____	page 2	Latest Berkeley Landmarks _____	page 8
Message from the Office _____	page 3	Allen Stross, <i>In Memoriam</i> _____	page 10
High-Density and Historic Resources _____	page 4	Gifts to BAHA _____	page 10
Spring House Tour: <i>John Hudson Thomas</i> _____	page 6	Announcements _____	page 12



Cover: Claremont Park in the early spring. Anthony Bruce, 2017; Above left: Detail in the Sykes House (Harris Allen, Architect, 1913). Anthony Bruce, 2017; Above right: Detail in the Crawford House (Walter H. Ratcliff, Jr., Architect, 1911). Anthony Bruce, 2006; Left: a garden on the house tour, taken in 1927 by Sidney V. Webb.

WINTER LECTURE SERIES RECAP

BAHA had a successful winter lecture series at the hospitable Hillside Club. Each of our three speakers illuminated an interesting local topic.

On February 16, local writer, labor lawyer, and “Quirky Berkeley” enthusiast **Tom Dalzell** discussed the history of Telegraph Avenue and illustrated his remarks with pictures and advertisements from long-vanished businesses that once lined Berkeley’s best-known avenue. The “lost block” (now Sproul Plaza) was a particular focus, along with the endangered “Village” commercial complex at Blake and Telegraph. Dalzell, and BAHA President Steven Finacom, who also spoke, discussed how recently relaxed zoning, and an emphasis on bringing in new businesses, as opposed to supporting existing ones, may dramatically change the historic character of the Avenue.

March 9, Stanford Professor Emeritus of Art History **Paul Turner** told us about Frank Lloyd Wright’s connections to the Bay Area. Wright called San Francisco America’s “most charming” city, and came to the region frequently over the decades to speak and design. Turner’s new book lavishly chronicles the projects, built and unbuilt. Among his unbuilt projects, Wright conceived a rocket-ship like wedding chapel to be attached to the Claremont Hotel. That project didn’t take off, but the architect did, experiencing his first helicopter ride from the Claremont parking lot to San Francisco International Airport. Berkeley has one actual Frank Lloyd Wright building, a house on Panoramic Hill constructed after his death to plans he had prepared for another site. But Turner intrigued the audience with a design he discovered for a Wright house in Oakland, circa 1900. It’s unknown whether the structure was ever built, since neither client nor address were listed on the drawings.

We closed the series with a talk by **Dave Weinstein**, El Cerrito writer, historian, and preservation advocate. Weinstein discussed the planning and early days of the BART system, and how architects and artists worked to bring aesthetic sensibility to the futuristic transit network. Several “name” architects of the mid-century designed BART stations, and many artists created abstract works, some of massive size and scope, for the system. Unfortunately some of the artworks have been lost, demolished, or damaged, and BART is only now assessing this heritage.

BOARD OF DIRECTORS

Steven Finacom,
President

Leila Moncharsh,
Vice-President

Carrie Olson,
Secretary

Stephanie Manning,
Treasurer

Christopher Adams
Jane Edginton
Neysa Garrett
James Grandison
Judith Harris-Frisk
Glen Jarvis

Ann Killebrew
Lauren MacDonald
Jane McKinne-Mayer
Arlene Silk

EXECUTIVE DIRECTOR

Anthony Bruce

The BAHA Newsletter is published quarterly by the Berkeley Architectural Heritage Association and is sent to all members of the Association. Contents of this issue © 2017 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. Contributors: Steven Finacom, Leila Moncharsh, Daniella Thompson. Produced: April 2017.

MESSAGE FROM THE OFFICE

BAHA's upcoming May 7 House Tour is not to be missed! I have worked on every tour since the first one was held in 1976, and I must say that, this year, we are fortunate to have one of the best selection of houses ever grouped together on a single tour. This is in no small way due to the artistic genius of John Hudson Thomas. From 1910 through 1914 Thomas synthesized everything he had learned about the Prairie School, Scottish and English Arts and Crafts, and the Vienna Secession to design residences that are uniquely his own. Six houses from this short period in his long career, when he was at his most daring and inventive, will be open. We have certainly included John Hudson Thomas-designed houses on other tours, but, as a member of the selection committee, I had, for the first time, the opportunity to view many of his houses in a matter of just a few weeks. It was almost overwhelming. We were all impressed with Thomas's attention to even the smallest artistic detail, the beauty of his stylized and understated ornaments, his spacious and luxurious interiors, and his unexpected modernity. The word I keep falling back on to describe his work in this period is, "spectacular"!

To complement the work of John Hudson Thomas, the tour will also include intriguing examples of several of Thomas' contemporaries, designed during the same period. You will see architecturally exceptional houses by Julia Morgan, Bernard Maybeck, Walter Ratcliff, Harris Allen, and Albert Farr. Most of the houses on this tour have never been open before. So, please set aside the afternoon of May 7 for an architectural feast. If you would enjoy volunteering in exchange for admission to the tour houses, please let us know at baha@berkeleyheritage.com or at (510) 841-2242 .

* * * * *

At the BAHA office, work continues on the digitization of our archives and block files. Neale McGoldrick is fine-tuning the database she has created to accommodate information on every Berkeley address taken from our various paper and digital sources. Mariana Gallardo is continuing the job, started years ago by the late Jerry Sulliger, of scanning all the material in the fragile Ormsby Donogh real estate files. However, it is not only our paper archives that need attention and preservation, but also our existing digital files. Will Galloway has started the process of backing up everything both on- and off-site, copying our extensive collection of CDs (notoriously self-destructing), and generally making our extensive digital research resources more accessible and better protected. We are eternally grateful to these three individuals for tackling those daunting tasks! BAHA's architectural research library is extensive, and should be the first place to go to begin your own research on a Berkeley building.



A John Hudson Thomas stair screen.

*Anthony Bruce,
Executive Director*

NOW THAT THE CITY ELECTION IS OVER – WHAT NEXT?



The 1800 block of Euclid Avenue; historic mixed-use districts could be at risk. Daniella Thompson photo.

18-story buildings scattered around various parts of a city. Think about it this way: What if a developer bought a lot in Old Town, Sacramento and decided to build an 18-story building similar to the one on Harold Way somewhere along the main street? How about in coastside Santa Cruz or Half Moon Bay? A gigantic, glass-entombed building would look completely incompatible with everything around it. It would shade at least its adjacent neighbors, if not the en-

IN our last Newsletter, we told you about the problems with high-density housing projects in Berkeley, and the ways in which they threaten architecturally significant structures. This type of housing, often constituting multiple stories of 650-square-foot apartments, does not deliver the affordable housing that is needed, because too few of the units are designated for low-income residents, while the rest are priced at market rate. The height of these buildings looms over our historic resources (often just one- or two-story tall), and the architecture generally is incompatible with its neighbors.

A good example is the now permitted Berkeley Plaza project at 2211 Harold Way. It consists of eighteen stories of primarily glass-encased apartments plopped down amid the Art Deco Berkeley Public Library, the Shattuck Hotel, and the former Armstrong College buildings, all of which have been designated as landmarks by the City of Berkeley.

Good planning policies dictate that buildings of similar height should be grouped together, not

entire street. Yet that same building would not raise an eyebrow if it were constructed in downtown San Francisco, near a building of similar height. We might not even notice the expanses of glass in proximity to adjacent high-rises.

We have written about the outcomes that BAHA is concerned about more than once, and now we need to address the causes. Normally, a city would be able to avoid the problem mentioned above by denying a permit or by reducing a project's size. However, under new state laws, and with more laws to come, a developer could successfully sue the city for denial of the permit if the project included a small percentage of affordable units. Under these density bonus and "Accountability Act" laws, the city would be required to relax its zoning to allow the project to go forward. The Governor is now looking for ways to increase this type of development "by right," meaning that developers would need to apply only for easy-to-obtain building permits rather than more stringent zoning permits. Under that scenario, cities would have no discretion to deny permits, and would be

forced to issue building permits administratively, i.e., without city council oversight.

The problem is compounded by several other factors, including the need for more affordable housing in the Bay Area; out-of-state developers who have no investment in the future of Berkeley; financing for development coming from huge banks and corporations that are only interested in a return on investment; politicians who are lobbied successfully by developers and expect campaign contributions from them; and a sincere belief by many that everyone deserves to be able to buy a home regardless of where they choose to live. There are also those who believe that the best use of land in a city is to increase density near public transit and avoid sprawling urban development into rural areas. Yet these laudable goals do not provide for preserving historic resources for future generations. It's as if land use planning at the state level expects complete uniformity in every city, while local land use planning has been cast in the role of Enemy of Housing.

Now to possible solutions. BAHA is looking at several options towards changing the discussion about the housing crisis, to include consideration of the unique factors we experience in Berkeley. One solution for more housing in the form of draconian anti-NIMBY laws does not fit all cities. We are starting to communicate with other preservation organizations in cities that experience some of the same problems and are home to substantial historic resources. While it may seem like the state is "too big" to hear our desire to preserve our historic resources, that is not really the situation. The state legislature has a process for amending laws and creating new ones. For example, our preservation-friendly organizations, including BAHA, may lobby for an exemption as to areas of our city that are rich with historic resources. Or, perhaps, we could ask for an exemption as to new construction within so many feet of historic resources that would apply citywide.

Of course, on the local level it will be important to ask our elected officials to help us advocate

for preservation language in new state housing laws or amendments to them. We also are reviewing our local zoning code and the changes that have occurred over the last two or three years to increase density. We might want to pursue a historic district landmark designation for the downtown, now that the City has completed its study of historic resources along the Shattuck Avenue Historic Corridor. Some of the upzoning that was passed is fine and not in need of any changes, but other areas that were upzoned are rich in historic resources and architecturally significant structures. We may seek a review by the City Council, and adjustments that would better preserve these areas.

In the past, BAHA has limited its preservation advocacy to attending hearings before the City Council and its commissions, educating the public about preservation, and even engaging in litigation. However, litigation has become increasingly less successful, and with the Governor's views of the California Environmental Quality Act, and the whittling away of its teeth in various housing laws, litigation will probably not be our best option. Education is a main part of BAHA's mission, and will continue to manifest itself through tours, lectures, print and online publications, and our research library. Now we are considering advocacy at the state level, to change laws, and at the local level, to obtain amendments to parts of the zoning code.

It may seem that BAHA is taking on an aggressive role that may not succeed in advancing preservation of Berkeley's unique structures. Two old adages apply: 1) if you don't ask, the answer is "no"; and 2) if you just keep doing the same thing, you will just get the same result. It is worth a try to advocate at the state level, and we will keep you informed about our efforts. To us, this is a very challenging time for preservation, but it is also very exciting to think about what we might accomplish.

John Hudson Thomas & Friends in CLAREMONT PARK

MAY 7 HOUSE TOUR

BAHA's Spring House Tour will feature the work of Berkeley architect John Hudson Thomas, as well as the residential work of several of his contemporaries. The setting will be the leafy Claremont Park neighborhood, where tourgoers will have the opportunity to visit several glorious creekside gardens.

John Hudson Thomas is best known today for the exceptional and daring house designs he produced during a very short time, from 1910 to 1914, the mid-point of his long and creative career.

CLAREMONT PARK was developed and opened in 1905 by conservationist Duncan McDuffie and the corporation of which he was a director. The intent was to create a residential subdivision that respected the natural contours of the land, celebrated the existing creek and ancient oaks, and enhanced the natural setting with parks, pathways, and a series of rustic, inviting entry gates. A new concept for Berkeley (most previous subdivisions were laid out on the grid), Claremont was touted as a "residence park."

ONLY about a dozen homes were built during the first year, and early photographs of the area show a scattering of brown-shingle houses. The slow initial growth of Claremont Park may have been due to its remote location. The promotional brochure had promised a Key Route station, whereby a "San Francisco businessman can reach his home in Claremont in half an hour." It was not until 1910, however, that an interurban train line was established on Claremont Avenue, running from the Claremont Hotel to the Key Route ferry terminal in Oakland. This gave Claremont residents a speedy and convenient direct route to San Francisco. Finally connected to the outside world, Claremont Park experienced a building boom in the early 1910s.

At the same time, a shift in public taste influenced the type of house that would grace East Bay subdivisions



One of John Hudson Thomas's modern masterpieces from 1914. Anthony Bruce, 2017

after 1910. The civic pride and boosterism of the Progressive Era led homebuilders to forsake the more retiring and nature-infused imagery of the beloved shingled houses, and to turn, instead, to a more assertive model. Between 1910 and 1911—almost overnight—houses clad in stucco became *de rigueur*. Gone was the attempt to blend a building unobtrusively with the landscape. Instead, stucco houses—and especially those with strong massing favored by architects such as John Hudson Thomas—began to make a bold statement on the hillsides and around town.

IN Claremont Park, quite a few homebuilders turned to John Hudson Thomas to design their new homes in his eye-catching signature style. Thomas's houses of this period were unique to Berkeley. They proclaimed a sense of place with their bold, geometric masses. They combined parapet gables and flat roofs, and offered plenty of porches, both covered and open. Thomas often employed elaborate garden entrances, stairways, pergolas, and even, in one case, a bridge, designed in keeping with the architectural character of the house. The interiors, although featuring abundant natural wood, were more formal and mannered than the redwood houses that had come before. Signature details, such as his famous grouping of four small squares, abounded. John Hudson Thomas's houses were a personalized synthesis of Prairie Style from Chicago, Arts and Crafts from England and Scotland, and Vienna Secession from Austria. Thomas would have been well aware of these latest architectural expressions from the architectural journals of the day. Thomas's houses from this period still exhibit a very modern, forward-looking aesthetic today.

Thomas also designed some of his most evocative shingled residences during the same period, and his most romantic redwood house will be included on the tour. To place Thomas's work in the context of the time, the tour will also present work by some of his contemporaries. Included will be houses by Bernard Maybeck



Entry court at a John Hudson-designed house. Its traditional exterior details belie the spacious, modern 1912 interior.
Anthony Bruce, 2017

(1915), Harris C. Allen (1913), Walter Ratcliff and Albert Farr (both from 1911), and a 1921 Julia Morgan, embodying the sensibility of the post-Progressive Era.

WHAT more beautiful setting for an architectural tour than Claremont Park in the spring? And what could be a better way to enjoy Claremont Park in the springtime, than with a tour of its architectural gems?

Spend Sunday, May 7, in good company! These eminent architects are waiting for you . . .

Left to right: Walter Ratcliff, Julia Morgan, Bernard Maybeck, and John Hudson Thomas (not pictured, Harris Allen and Albert Farr). Ratcliff photo courtesy of The Ratcliff Architects; Morgan is taken from Richard Longstreth's *Julia Morgan: Architect*; Maybeck is from *The Blue Book* (of the 1915 Exposition); and John Hudson Thomas is shown in a yearbook photo.



BERKELEY'S LATEST LANDMARKS

Landmark No. 324

Captain John Slater House

Thomas J. Welsh, Architect (1894)

1335 Shattuck Avenue

Designated: 2 February 2017

Recorder: Daniella Thompson

The Captain John Slater House is one of the finest 19th-century residential buildings surviving in Berkeley. It is the only building in Berkeley known to have been designed by the distinguished architect Thomas J. Welsh (1845–1918), who designed many Catholic churches and public school buildings in San Francisco.

Constructed in 1894, the Captain Slater House appears to be the earliest Colonial Revival–style building in Berkeley. The house retains its symmetrical façade with practically all its original features intact, including a pediment-gabled dormer; wide entablatures decorated with dentils; Tuscan-order columns, fluted pilasters, and classic double-urn balustrades; bay windows with diamond panes; a wood-paneled entrance niche; beveled glass in the front doors and the transom; and the original street retaining-wall and twin curved stairways.

The first owner, Captain John Slater (1849–1908), was a well-known master mariner in the employ of shipping tycoons William E. Mighell and Charles C. Boudrow, who made their homes a few blocks away on Oxford Street. In the mid-1890s, Captain Slater set several speed records in the broad-beam bark *Wilna*. Later he commanded the clipper ship *Charmer* on the San Francisco-Honolulu route and also made longer trips to Australia and South Africa.

Captain Slater's youngest son, Colby E. "Babe" Slater (1896–1965), who was born in this house, was the first University of California, Davis alumnus to win an Olympic gold medal. He earned two gold medals as a member of the 1920 and 1924 U.S. Olympic Rugby teams and was captain of the 1924 team. "Babe" was the earliest athlete to



*The Captain Slater House, 1335 Shattuck Avenue.
Daniella Thompson, 2016*

be inducted into the Cal Aggie Hall of Fame. In 2012, he was inducted into the U.S. Rugby Hall of Fame and the World Rugby Hall of Fame. The annual Colby E. "Babe" Slater Memorial Athletic Award and the "Babe" Slater Perpetual Athletic Trophy are given each spring to the U.C. Davis student selected as Athlete of the Year. On 30 July 2016, the U.C. Davis Library held a special celebration of "Babe" Slater's legacy, marking the first time since 1924 that rugby was played in the Olympic Games.

In the early 1920s, the Captain Slater House became the home of former Berkeley mayor Samuel C. Irving (1858–1930), who lived here until his death.

When it was built, the Captain Slater House joined the earlier Captain Seabury House (1322 Shattuck Avenue, demolished) and the Captain Maury House (1317 Shattuck Avenue, greatly altered) to form a close-knit enclave of famous sea captains' residences. The Captain Slater House is now the only historic sea captain's house surviving on this block with its intact original façade, as well as the only recognizable 19th-century house on the block.

The Julia Broad House (at left in 2016) and the Broad Apartments in 2017. Steven Finacom



Landmark No. 325
A. H. & Julia Broad House and
Broad Apartment Building
A. H. Broad, Designer (1887; 1915)
2030–2032 Bancroft Way
Designated: 6 April 2017
Recorder: Steven Finacom

Berkeley’s newest landmark site consists of two buildings closely identified with one of Berkeley’s earliest builders and civic leaders, Alphonso Herman Broad.

Broad served as one of the first Town Trustees, was Berkeley’s first Town Engineer, and was in private practice as a successful designer-contractor. He constructed dozens of local structures, including early wooden U.C. campus buildings, homes, and several of Berkeley’s public schools. He excelled in both Victorian-era and Arts & Crafts design, and several of his surviving buildings are already City of Berkeley Landmarks.

A Berkeley “A.H. Broad House” is distinctive, usually characterized by careful, but fanciful, decorative elements, a gable roof that slides down on both sides of the top floor, and a pattern of three windows, asymmetrically offset, on the second floor of the main façade.

The newly designated buildings stand at 2030–32 Bancroft Way, just west of Shattuck Avenue, and in the shadow of the landmark Corder Building. The front structure on the small lot is a three-story wooden apartment building with six units, currently painted blue, and designed and built by Broad in a very restrained neoclassical style.

The rear building is a much older Victorian house, dating to 1887. It was also built by Broad, during one of his busy contracting periods, but unlike many of his houses, it was not built for a client or for speculative sale, but was kept in the family.

At least twice, Broad made modifications to the structure, including adding an interesting five-sided bay window. By 1915, he had moved the house to the rear corner of the lot to create space to construct the apartment building in front. This makes the property an interesting, century-old example of urban infill on the edge of Berkeley’s Downtown.

Along with another Broad home at 2117 Kittredge Street, a block northeast, these buildings served the Broad family. Daughter Julia Graham lived in the rear house with her second husband, and A. H. Broad himself was reported living here at 2030 Bancroft when he died in 1930.

In addition to his practical career as a builder, Broad also had an aesthetic side. He was a friend of William Keith and an accomplished landscape painter, often painting a landscape to hang in houses he built as a gift to the owners (a Broad painting hangs at BAHA).

The two newly designated buildings remain in residential use, although the rear house is vacant, awaiting City review of renovation plans by the current owners. The landmark application was researched and written by Steven Finacom, BAHA president and now also a member of the Landmarks Preservation Commission.

ALLEN STROSS (1923 – 2017)

With the recent death of Allen Stross, BAHA lost a long-time friend. Allen first contacted BAHA in June of 1979, when he was visiting from Detroit on a reconnaissance mission, to decide whether he and his wife, Hyshka, should move to Berkeley. While he was here, Allen helped out at a walking tour led by Trish Hawthorne, and we had a chance to talk and get to know one another. Later that year, I met Allen again. He and Hyshka had decided that Berkeley was where they wanted to live and had rented an apartment in the Thornhill Apartments on Benvenue Avenue, where they lived until only recently.

Both Allen and Hyshka became active with BAHA, Hyshka helping us find a new home one year (before we had been given the McCreary-Greer House) and writing landmark applications. Allen's business card noted that he was a Master of Photography, and he was the official photographer at many BAHA events. Both Allen and Hyshka produced postcards for the Berkeley Historical Society. Allen had photographed BAHA's new headquarters and tried to convince us to use the photo for a postcard, which, unfortunately, did not happen. For years, Allen had dreamed of photographing the interior of Maybeck's First Church of Christ, Scientist, and he finally did so, publishing the photograph as a color postcard in a large edition. Most generously, he gave the cards to BAHA and the Berkeley Historical Society—not to sell, but to give out to our members and visitors!



Allen and Hyshka Stross, with Jacomena Maybeck, at a BAHA event in 1984. Betty Marvin.

Allen's presence will be missed at BAHA events and at the BAHA office, which he often visited. Allen is survived by his wife, Dorian Hyshka Stross.

—Anthony Bruce

GIFTS TO BAHA

Glen Jarvis: a watercolor of one of the elaborate Berkeley City Club windows, with faceted leaded-glass, painted by Glen.

And monetary gifts from **Francine and Charles Mohn; Margaretta Lovell; and Ron Saturno**, who has specified that his gift go toward the repainting of the McCreary-Greer House.



ADDITIONAL GIFTS TO BAHA IN MEMORY OF SUSAN DINKELSPIEL CERNY

Elizabeth and Chuck Byrne
Lisa Esherick

Janet Geiser
Deborah and Evan Golder

Susan Cerny at the McCreary-Greer House at the 1993 Holiday Open House. Anthony Bruce

BAHA ANNUAL MEMBERSHIP MEETING AND PRESERVATION AWARDS PRESENTATION

Set aside Thursday, May 25, for a convivial evening with other BAHA members and award winners at the 43rd annual Membership Meeting. It will be held in the spacious, yet intimate, wood-paneled Hillside Club, and an optional buffet dinner is planned. The business meeting will include election of officers and directors for the fiscal year 2017–18. The highlight of the evening will be the presentation of the Preservation Awards. Many nominations for exciting preservation projects were received by the Awards Committee by the April 1st deadline.

BAY AREA BOOK FESTIVAL

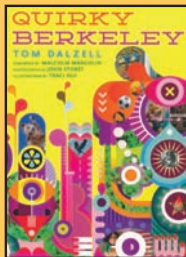
Look for BAHA once again at the Bay Area Book Festival in Downtown Berkeley on the weekend of June 3–4. For the third year, BAHA and the Berkeley Historical Society will partner in a booth featuring publications of both organizations, as well as local authors who have written history, memoirs, or fiction related to Berkeley. We don't have an exact assigned booth location yet, but we anticipate being on Allston Way, near the YMCA.

As in the past, we plan to have an array of authors available to sign their books and meet their fans on a rotating schedule throughout both days. If you know of an author who has written something with a Berkeley theme, let us know, and we may have a place for them at the booth.

We also need volunteers to help with staffing the booth. Can you spare a few hours to help on either day? This is always a fun-filled affair, with many friendly browsers and interesting books. Contact the office if you're willing to help.

NEW BOOKS

TO BE OFFERED AT THE HOUSE TOUR BOOK TABLE ON MAY 7
AND AT THE BOOK FESTIVAL ON JUNE 3 AND 4



We will have a wide array of BAHA publications for sale at both the House Tour reception on Sunday, May 7th, and the Book Festival in June. Three new books of interest to BAHA members will also be offered for sale. Books that were written by two of our Winter Lecture Series speakers include: *Frank Lloyd Wright and San Francisco*, by Paul V. Turner, beautifully illustrated with both built and unbuilt local projects; and *Quirky Berkeley*, by Tom Dalzell, which delightfully documents fantasy landscapes created by artists and Berkeley homeowners. *San Francisco's Exposition Year: The 1915 Panama-Pacific International Exposition* by Anthony Bruce, BAHA executive director, is full of color pictures of this most colorful of world's fairs, and includes family accounts of visits to the Exposition.

