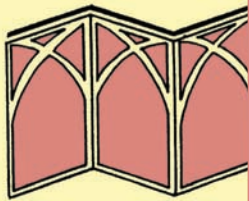


BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION



THE BAHHA NEWSLETTER



NO. 151

PRESERVATION AWARDS NUMBER

FALL 2017



Fall Lecture Series — see back cover
Threat to Campanile Views — see page 14



Clark Cottage

THE BAHA NEWSLETTER

NO. 151

FALL 2017



Campanile Way

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- BAHA's website includes notices of events, a list of Berkeley landmarks, illustrated essays, and more: berkeleyheritage.com/

- BAHA also maintains a blog where stories and notices of immediate interest are posted in a timely manner: baha-news.blogspot.com/

Cover: Bowles Hall, Daniella Thompson, 2017; Above left: The Clark Cottage, 2009 Berkeley Way. Daniella Thompson, 2017. Right: Campanile Way view in about 1917. Albertype postcard courtesy Anthony Bruce.

THE LATEST PUBLICATION FROM BAHA

John Hudson Thomas & Friends in CLAREMONT PARK

THE BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION

The guidebook from the 2017 spring house tour can be purchased at the BAHA office or ordered by mail (\$7 postpaid). The booklet contains information on John Hudson Thomas, descriptions of all the houses on the tour, and photographs, both new and historic. Along with John Hudson Thomas houses, the guidebook also includes designs by Julia Morgan, Walter Ratcliff, Harris Allen, and Bernard Maybeck.

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 BAHA's website for the current list: http://berkeley-heritage.com/house_tours.html

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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.
 Produced: September 2017.

PRESIDENT'S MESSAGE

It has been nearly a year since the historic preservation community was saddened by the death of Susan Cerny. Susan had served BAHA in many essential roles, including president, and authored or guided key BAHA publications. She was also known to the broader community for her excellent guidebook to the architectural history of the Bay Area, and long service on the Landmarks Preservation Commission.

After Susan's passing, BAHA was offered a generous gift in her name. The donors—who wish to remain anonymous—provided BAHA with a financial endowment to support an annual memorial lecture honoring Susan and advancing the cause of historic preservation.

BAHA's Board accepted this gift with grateful thanks and agreed to organize this event as part of our regular program of activities. In time, the Cerny Lecture should become as much a fixture of BAHA's calendar as the annual House Tour. We would like to hold the first **Susan Dinkelspiel Cerny Memorial Lecture** in the first part of 2018. Our Board and its events committee have been discussing ideas, but we would also like to hear from our large and well-informed membership. Do you have ideas for speakers? Send us your ideas! Since this will be an annual event, we welcome many suggestions.

Here are some parameters to consider:

- BAHA will hold this high-profile lecture once a year, in Berkeley, open and publicized to the general public.
- A leading individual in historic preservation will be the primary speaker.
- The endowment provides funds to bring a speaker to Berkeley, pay a suitable honorarium, and stage the event in an appropriate venue.
- We may also consider building a panel discussion, other presentations, and/or other events around the Cerny Memorial Lecture.
- Speaker academic credentials in historic preservation, architecture, and/or history can be a consideration, but the speaker may also be a citizen activist, in the tradition of Susan Cerny.

We would particularly like to learn the names of possible speakers from outside of the Bay Area who have been working in historic preservation and could bring their expertise and enthusiasm to share with our local community and connect us more to national and even international preservation issues. You can e-mail me at berkeley1860@gmail.com, or send a written note to the BAHA office, or call the office at (510) 841-2242. Watch our Winter 2018 newsletter for more information. We hope by that time to have a speaker and likely lecture date to announce.

In the meantime, please consider attending our “Berkeley Shellmound” lectures. See the back cover for details. Local history goes back not just to the Spanish-Mexican era and the Peralta family, but far, far, beyond—more than 5,000 years, in fact—to the establishment of the Berkeley Shellmound, the Bay Area's oldest, by native peoples. Board member Stephanie Manning has been working hard with local experts to organize this series. While the above-ground portions of the Berkeley Shellmound were obliterated by streets and development, much still remains below ground. As recently as last year, previously unknown Native American burials were discovered during construction along Fourth Street. This is also, literally, a living issue. The people who built the Shellmound are still with us, in the persons of their descendants, today's native Ohlone Lisjan people of the East Bay and beyond. The Lisjan community has been closely involved in planning these lectures. We expect both a moving and historically illuminating series of events.

*Steven Finacom,
BAHA President*

HISTORIC CAMPANILE WAY VIEW THREATENED - ACT NOW

MANY BAHA members will remember the recent controversy over the 18-story Harold Way building project. In addition to its effect on downtown movie theaters and the landmark Shattuck Hotel, that building would intrude into the south edge of the historic view corridor down Campanile Way from the UC campus.

Now, an even worse project, from the historical perspective, has been proposed across the street. At 2190 Shattuck (the old J.C. Penny Building, now a Walgreen's store), another new 18-story building is proposed. This would rise right in the middle of the Campanile Way viewshed.

Instead of seeing San Francisco Bay and the Golden Gate framed by the Way, people standing at the base of the Campanile would see the upper floors of this tower rising like a tombstone between the towers of the Golden Gate Bridge (*see picture on page 14*).

The fight this time is not over whether the new building should be built. A properly designed large apartment building could easily be constructed at that site and add housing to Downtown.

The issue is not the size, but the proposed height, of the new building. If it rises above eight or nine floors, it will destroy the historic view. This must be stopped.

The view down Campanile Way is an essential part of Berkeley's heritage. The entire UC campus was laid out—beginning with plans by Frederick Law Olmsted in the 1860s—to orient its buildings and main open spaces to the Golden Gate view. In 1873, the roadway that is now Campanile Way was first laid out, later formalized by the placement of a flagpole—eventually replaced by the Campanile—at its apex.

The “Way” is the only place you can now stand on the ground level of the UC campus and see both the Bay and the Golden Gate. This view is of national importance.

What can you do to help save this vista? Watch for announcements, via BAHA's e-mail listserv and Facebook page, about City reviews for the 2190 Shattuck development, and submit your comments.

MOST importantly, in coming months, please support designating Campanile Way a City of Berkeley Landmark. This designation is long overdue. 56 citizens submitted an initiation petition to the City this September to designate it a Landmark. The Landmarks Preservation Commission (LPC) will act, probably in October, to set a public hearing date for this proposal. The public hearing will be held on Thursday, November 2. Mark your calendar!

Citizen support for the landmark application is critical. Please write to the Landmarks Commission soon. Say you support the application to designate Campanile Way, including the historic view of the Golden Gate, a City of Berkeley Landmark. If you have your own story about the Campanile Way view—how you have enjoyed it, or what it means to you personally or historically—please tell it.

Letters should be sent to the following address(es). You can send them at any time, but they will be most important if received by the City by Wednesday, October 25. Please say in the letter that you would like your correspondence to be included in the LPC agenda packet for the public hearing on the Campanile Way landmark application.

E-mail your letter to: **fcrane@cityofberkeley.info** Please put “regarding Campanile Way Landmark Application” in the subject line.

OR mail your letter to:

Landmarks Preservation Commission
Fatema Crane, Secretary
Land Use Planning Division
2120 Milvia Street, Berkeley, California 94704

THE “MORNING GLORY COTTAGE” IS NOT WHAT WE THOUGHT

by Daniella Thompson

INCORPORATING some Carpenter Gothic traits, the one-and-a-half-story Stick Style house at 2009 Berkeley Way was long thought to have been the home of the Berkeley pioneer Joseph Clapp, who owned the tract of land bearing his name in north-central Berkeley. Popularly known as the Morning Glory House, the historic residence was designated a City of Berkeley Landmark in 1979 under the name Joseph Clapp Cottage.

As it turns out, Clapp neither built the house nor owned it, and had never lived in it. Carl McGrew, the next-door neighbor who wrote the landmark application, recorded the construction date as 1876, although the lot on which the house stands was not assessed for improvements until 1887. The house, therefore, could not have been built earlier than 1886, unless it was moved onto this lot from another site.

The house’s only connection to Joseph Clapp is its location in the Clapp Tract.

WHO WAS CLAPP?

JOSEPH LEWIS CLAPP (c. 1828–1886) was a forty-niner born in Norfolk County, Massachusetts. His early years in California were spent in the gold mines of Mariposa County. By 1867, Clapp had moved to Grass Valley, Nevada County, where he owned and operated the Golden Eagle Hotel with his young wife, Mary Jane.

By the mid-1870s, the Clapps were living in Alameda County. Joseph’s voter registration for 1875 listed him as a farmer residing in Oakland. One would assume that he farmed the 15 acres he had acquired in north-central Berkeley. The land extended from Shattuck Avenue to Louisa Street (now Bonita Avenue) and from Berkeley Way to Delaware Street.

In August 1876, the Central Pacific Railroad’s Berkeley Branch opened. This was the opportunity many a Berkeley landowner had been waiting



The Clark Cottage at 2009 Berkeley Way, formerly thought to have been the Clapp Cottage. Berkeley Voice, 1992.

for. In the fall of that year, Joseph Clapp subdivided the southern half of his land into three blocks whose northern boundary was College Way (now Hearst Avenue).

Clapp’s residence, the first one built on the tract, stood—and still stands, albeit greatly altered—on Lot 1 in Block 3, on the southwest corner of Hearst Avenue and Milvia Street (see map on next page).

EARLY SPECULATION BY RAILROAD EMPLOYEES

CLAPP sold the first lots in Block 2 to two railroad employees from Sacramento. Lot 8 (eventually 2005 Berkeley Way) was acquired by Samuel Clarence Clark, a Maine-born engineer employed by the Central Pacific Railroad. Clark and his wife, Naomi, built a two-story Italianate house on their lot in 1878 or so (the house was first assessed in 1879).



The Clark House of 1878, at 2005 Berkeley Way, seen at the right in this 1955 photo. Donogh File, BAHA Archives.

Lots 9 and 10—the future site of 2009 Berkeley Way—were purchased by George Allen Stoddard, a mechanical engineer and the chief draftsman of the Central Pacific Railroad’s shops in Sacramento. Stoddard appears to have bought these lots as a speculative investment, for he never moved to Berkeley, and his two lots remained unimproved for over a decade.

In 1878, Joseph Clapp still owned all but one lot in Block 1, including the only building on the block, assessed at \$2,400. That building was Clapp’s Hall, located on the northwest corner of Shattuck Avenue and Berkeley Way. The hall served as a meeting place for the Town Trustees, various social clubs and fraternal lodges, church services, and even school classes. Beginning in 1880, Clapp began listing himself in the city directory as a real estate dealer. He would die a suicide under bizarre circumstances in 1886.

EVOLUTION OF THE CLARK COTTAGE

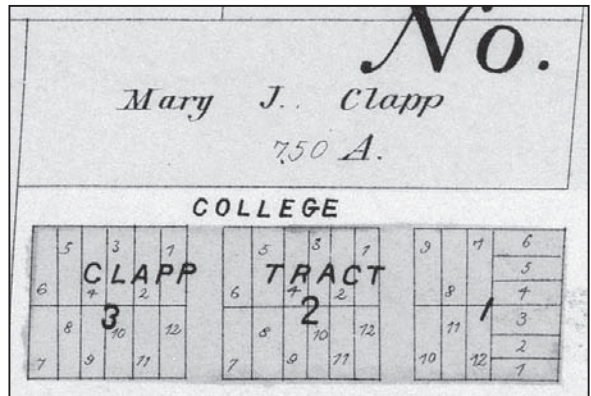
IN 1887, the year following Clapp’s death, Lot 9 in Block 2 was assessed on improvements for the first time. Samuel C. Clark was now the owner of both Lot 8 and Lot 9. Assessment records indicate that the Clarks had moved out of their larger Italianate house next door and into the new cottage. But their residence in the cot-

tage was brief. By 1888, Samuel Clark was registered to vote as an Oakland resident.

About 1889, the Clarks sold their Italianate house at 2005 Berkeley Way to Mrs. Mary J. Bradley but kept the cottage at 2009 Berkeley Way. In 1891, the deed to the cottage passed to Naomi Clark. She sold the cottage in 1895 to Swedish-born shoemaker Lars Nelson and his wife, Annie. The Nelsons remained until 1902, whereupon the cottage changed hands twice more before landing in the hands of former Berkeley town marshal and retired contractor Carlos Reuben Lord (1832–1914) and his wife, Lucia, who also acquired the flanking lots 8 and 10, making their home in the two-story Italianate at 2005 Berkeley Way.

Following Carlos Lord’s death, his widow moved into the Clark Cottage, where she was listed in the 1918 city directory. By 1920, the owner was Spanish-born teacher Teodoro Santiago Romero, who took out building permit #9344 to convert the house into two units.

By the mid-20th century, the Clark Cottage had fallen on hard times. Since 1930, its owner had been Richard Charles Moore (1897–1981), a reclusive cement contractor who was born and lived for most of his life in his parents’ house, which was located almost directly behind the Clark Cottage, facing Hearst Avenue. Overgrown with morning



The Clapps’ 15 acres in Thompson & West’s 1878 map. The Clapp home is on Lot 1 in Block 3. The Clark house is on Lot 9 in Block 2.

glory vines, the cottage gained the moniker Morning Glory House.

In March 1979, when the Clark Cottage was surveyed, BAHA's staff historian Betty Marvin described it in the State Historic Resources Inventory form:

1-1/2 story mid-Victorian Stick/Gothic cottage, overgrown & weatherbeaten & surrounded by city parking lot & big modern concrete-block apartment buildings. Upper story a T shape of steep gables facing to front & both sides, & a smaller gable over front porch. Pair of stick-framed tall windows in front gable, single ones on sides. All gables are board-&-batten (forming scallops at the bottom of the porch gable), with crossbar & pendant at the top, bargeboards that curve in at the bottom, & jigsawed brackets at the corners. [...] Front corners of house completely overgrown with morning glories; city inspection report (1968) "place will eventually disappear under foliage and collapse."

In 1989, the Clark Cottage was purchased by an artist, who restored it to its former beauty.

Stick Style buildings, with or without Gothic elements, are extremely rare in Berkeley. Although not the oldest building in the Clapp Tract (that distinction is reserved for the Clapp House at 1942 Hearst Avenue), the Clark Cottage is certainly one of the best-preserved Victorians in the tract, and the only single-family house remaining on the stretch of Berkeley Way between Shattuck Avenue and Milvia Street.

While the Clark cottage remains the only house on its block, a fine one-story Italianate cottage stands at 1912 Henry Street, and a row of six pre-1894 Victorians survives on the north side of the 2000 block of Hearst Avenue.



Joseph Clapp House, 1942 Hearst Ave. Daniella Thompson, 2017.

Editor's note: The discovery by Daniella Thompson of the surviving home of a Berkeley pioneer is exciting news. Longtime BAHA members still remember with sadness the 1976 demolition of the James L. Barker House (1877) on Dwight Way, next to Herrick Hospital, after the Landmarks Preservation Commission declined to designate it, and the destruction by arson of the landmark Napoleon Bonaparte Byrne House (1868) in 1985. These were the homes of two influential people in the early development of Berkeley. Learning now that the small Italianate house at 1942 Hearst Avenue is one such pioneer home is a bittersweet revelation. The house had survived intact as a picture-perfect example of a one-story Italianate, albeit a bit frayed around the edges. When workmen appeared on the scene in 1982, the hope arose that the house would finally receive the care and attention it deserved. Sadly, it had been purchased by out-of-town developers who proceeded to gut and strip the house. The basic shape, the hip roof, and some decorative brackets around the Italianate bay window are the only features remaining of the original house.



2017 BAHA PRESERVATION AWARDS

At BAHA's 43rd Annual Membership Meeting, held at the Hillside Club on May 25, Jane Edginton, Chair of the Preservation Awards Committee, introduced the awards presentations (begun as an annual event in 1979):

"We are proud of our long history of encouraging and recognizing historic preservation long before it became known as 'the ultimate green sustainable stewardship.' We 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 completed in the coming year, and remember, these are the greenest buildings of all.

"Special thanks are due to our dedicated and hardworking Awards Committee—Christopher Adams, Jeannie de Vries, 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. Claremont subdivision entry pillar

Claremont Avenue and Brookside Avenue
(John Galen Howard, Architect, 1905)
City of Berkeley Landmark No. 87 (1984)

Reconstruction

Owner: City of Berkeley (Terrance Salonga, P.E., representative)

Mason: Hans Thiering, Hans Thiering Masonry
Neighborhood Spearheader: Cheryl Eccles
Neighborhood Liason: Sue Austin

When Brookside Avenue was being resurfaced in late 2015, a gravel truck got too close and knocked one of the two stone subdivision markers about 8 inches out of square. The contractor took immediate responsibility, but the insurance claim and the City's bid processing took a while to run its course.

Neighbors Cheryl Eccles, Sue Austin, and Tim Murphy took turns calling the City to keep things moving. When the contract was finally let, Hans Thiering's crew numbered all the stones, taking lots of photos, and disassembled the pillar. There was a concern that removing the capstone might break it, but they built a clever structure to slide the capstone off without any damage. Once the foundation of the pillar was reinforced, the stones were reinstalled by number, and the masons were able to match the faded old mortar so that both the old and new pillars look very much alike. As Cheryl Eccles reported, "The mason and all his fabulous employees did a painstakingly detailed and beautiful job making the pillar whole again."



Reconstructed pillar at Brookside. Anthony Bruce, 2017.

2. Claremont subdivision entry pillar

Claremont Avenue and Hillcrest Road
(John Galen Howard, Architect, 1905)
City of Berkeley Landmark No. 87 (1984)

Reconstruction

Owner: City of Berkeley

Project Patrons: Jon and Dorine Holsey Streeter
Project Manager: Julian Hodges

Mason: Jason Wady, International Masonry Specialists

Coincidentally, another of the 1905 Claremont stone entry pillars needed reconstruction, but for a different reason. When the Hillcrest entries were built, they con-

sisted of a short pillar and a tall lantern-topped pillar, connected by a curving wall with arched openings and a stone seat. Without foresight, the developers planted a redwood seedling at each of these two entries. The tree at the south entry has behaved itself, but the northerly redwood developed a spreading root base that has destroyed the stone wall and had threatened to topple the short pillar. Rather than remove this menace of a tree, the City moved the broken wall's stones to storage and did nothing about the pillar. Thanks to a monetary donation from the neighbors next door, and the exemplary crew they commissioned, the small pillar has been completely rebuilt with original stones, although a new sandstone capstone had to be recut. The bronze benchmark from 1934 has been reset in the capstone. This project is truly a gift to the street!

AWARDS

1. Food products factory for Roland & Hilton (now Holton Studio Frame-Makers)

2100 Fifth Street

(Irwin Johnson, Architect, 1946)

Rehabilitation

Owners: Peter & Beverly Libaire

Designer and Builder: Timothy Holton

Irwin Johnson, the original architect of this building was perhaps, best known for his residential work, such as Earl Warren's home in Piedmont. This wood-frame industrial building, built just after World War II, is thought to have been originally used as an orange juice plant, and has had a number of uses over the years including making educational models. The current tenants, Holton Studio Frame-Makers, did the renovations themselves. They removed coverings over the original industrial steel sash windows and added one window from their previous location, in order to re-



Newly built pillar at the northeast corner of Claremont Avenue and Hillcrest Road, and the offending root base, which has spread out onto the sidewalk. Anthony Bruce, 2017.

use its handsome gold-leaf signage. The light and airy display rooms were minimally changed with carefully crafted wood trim that echoes the wares on display.

2. Fischel & Bauml Shop Building (now Tender Greens Restaurant)

2071 University Avenue

(John Spencer, Designer, 1906)

Restoration and Rehabilitation

Owners: John Gordon and Janis Mitchell

Façade Architect: Trachtenberg Architects

Interior Architect: Studio KDA

General Contractor: Holland and Harley

Custom steel window fabrication: Local Metal

Composite foam decorative cornice: American Moulding

This building was one of many downtown projects built by Simon Fischel, who immigrated from Bohemia to New York in 1865, and by 1878 was established as a butcher in Berkeley. With his brother-in-law Jacob Bauml (also a butcher), he owned and developed much of the block northwest of Shattuck and University avenues, including this building.

The current owners of the building removed the metal façade of the former restaurant and carefully restored the original yellow brick. A new black metal storefront was fabricated using modern steel elements to mimic



Holton Studio Frame-Makers. Daniella Thompson, 2017.



The Fischel and Bauml Shop Building in 1939. Donogh File, BAHA Archives.

the classic clerestory storefronts of the original and to bring generous light into the new restaurant. In the rear, the owners created a handsome landscaped outdoor eating area and provided a ramp from the adjacent parking area.

Inside, the owners of Tender Greens exposed the original structural brick side-wall and wooden ceiling joists (patterned with the marks of the lath and plaster that once covered them) and suspended simple lighting fixtures that visually lower the high ceiling to create a more intimate atmosphere over the tables.

3. John Woolley House, Ellen Blood House, Bonnet Box

2506 Dwight Way and 2508 Regent Street
(1876; R. Gray Frise, Architect, 1891; c. 1900)
City of Berkeley Landmarks No. 126 (1989) (Woolley)
and No. 219 (1999) (Blood)

Rehabilitation of three historic structures

Owners: John Gordon and Janis Mitchell
Architects: Siegel & Strain Architects, Burton Edwards
and Lindsay Moder
Interior Design: Jane Wise
General Contractor: Kaufmann Construction, Inc.
Lighting Designer: Tom Mourant
House Movers: Fisher Bros. House Moving

For eleven years, two landmark houses stood in the way of planned new development. A solution was found to save them both by relocating them to an almost-vacant lot at the southwest corner of Dwight Way and Regent Street. John Gordon and Janis Mitchell acquired the houses and moved them to the new site, where the houses were rehabilitated. The tiny “Bonnet Box,” which had stood on that corner since at least 1903 and was surrounded by a parking lot, was moved to the rear of the Blood House as a bedroom addition. The addition of these historic houses to the west side of Regent Street complements the four landmark houses on the east side and contributes to recreating the look and feel of a neighborhood that had been ravaged over time.



The Blood House (left) and the Woolley House at their new site on Regent Street. Daniella Thompson, 2017.



The Kellogg House. Daniella Thompson, 2017.

4. Hiram D. Kellogg House

2960 Linden Avenue

(Maybeck & White, Architects, 1902)

Rehabilitation

Owners: Sophia and Simon Rabe-Hesketh

Contractor: Thomas Pedemonte

Built as a small rental house, this charming Maybeck house was moved from Regent Street in 1959 and has been on two BAHA house tours. The kitchen and other rooms behind the great two-story redwood-paneled public room have been continually changed to make better use of the space. The house has just undergone another major alteration. The current work was tastefully done and included refinishing the floors in a lighter shade.

5. Isaac Flagg Studio

1208 Shattuck Avenue

(Bernard Maybeck, Architect, 1906)

Sensitive Remodel and Addition

Owners: Anne and Mark Jackson

Architects: Arkin Tilt Architects, Anni Tilt and Tom Beil

Contractor: Cerami Builders, Paul Cerami, Jason Foster, John Grimsich, and Cyril Grimsich

Interior Consultant: Annette Zavala

Professor Isaac Flagg's tidy writing studio next to his historic residence has been turned into an exquisite jewel box redwood home. For many years, a separate private residence the Maybeck structure sports an expanded kitchen, a full first-floor bathroom, a laundry room, and a new deck addition. In creating these new spaces, earlier accretions at the back of the house were removed, an outer wall exposed, French doors and a

kitchen window added, and the general flow—spatial and visual—improved. The redwood sheathing and trim were maintained. Any needed lumber was salvaged from earlier projects and reused. New lighting fixtures, inspired by stenciling on the beamed ceilings, were fabricated. The house, situated at the rear of a large front garden, remains a refuge for inspiration and quiet living.



Flagg Studio in the 1980s. BAHA Archives.

6. Hillside School

1581 Le Roy Avenue

(Walter H. Ratcliff, Jr., Architect, 1925)

City of Berkeley Landmark No. 62 (1982)

Restoration

Owner: German International School of Silicon Valley (GISSV)

Former Head of School: Martin Fugmann

East Bay Principal: Martin Walter

Construction Manager: Gerry Morris

Roofer: Reimund Kroeck

The 1923 Berkeley Fire destroyed the original Hillside School on Virginia Street. The School District commissioned Walter Ratcliff as architect and built a larger structure on a hillside site nearby—at Le Roy and Buena Vista Way. That structure served Berkeley public school children until 1983, when it was closed. Several private schools and artist groups used the building until about five years ago, when the BUSD declared it surplus property and sold the building and playground site.

To ready the building for the German language elementary school program much interior sprucing up took place. All the floors were refinished, the bathrooms updated. The auditorium was readied for assembly and performance usages after a wall on the stage was re

moved and the curtains replaced. The main hall through the building was lightened considerably by the exposing of the large skylights that had been covered over.

But it is the exterior that pleases neighbors and parents the most. The windows have been repaired and repainted, while the original slate roof was removed and a new one installed (a labor of at least a year!).

Hillside School stands majestically across the escarpment of the steep hill, now awaiting a new owner and, we hope, another group of children.



A section of Hillside School. Daniella Thompson, 2017.

7. Bowles Hall (now Bowles Hall Residential College)

University of California

(George Kelham, Architect, 1928)

City of Berkeley Landmark No. 120 (1988)

Renovation, Restoration, and Refurbishing

Owners: Bowles Hall Foundation; Robert Sayles, Founding President; John Baker, President; Larry Jones, Chief Financial Officer

Architects: Pyatok

Contractor: Clark Construction

Property Manager: EdR Development, LLC

“Under the leadership of the Bowles Hall Foundation and developer EdR, this campus landmark was restored to its original function as a residential college with integrated dining and academic facilities.

“The dormitory originally provided communal bathrooms and room suites, which were reconfigured to

private rooms and en-suite baths shared by no more than four students of any gender. Historic common rooms on the main floor were restored in keeping with the original design, as well as the third floor dining facilities and library. Apartment-style living quarters for two faculty members were added.

“Reconfigured existing spaces, and a new 3,725-square-foot addition, house support services such as a commercial kitchen and new common spaces including a game room, fitness room, study lounges, and private study rooms.

“The renovation included significant seismic and life-safety improvements. The building’s stepped levels demanded accessibility interventions including an enlarged elevator shaft providing split-level stops as well as stops to floors previously not serviced. The deteriorating concrete façade was restored, and slipping

terra cotta roof tiles securely reinstalled. The landscape was modified to create better shared outdoor spaces and enhance the accessible route to the Campus.

“The result is a supportive community for 189 undergraduate students with a unique sense of identity within the context of this large public university.”

Description of the work is from the architect’s website: pyatok.com



Bowles Hall. Daniella Thompson, 2017.

LATEST BERKELEY LANDMARK

City of Berkeley Landmark Number 327

Charles H. Spear House

Robert Greig, builder (1904)

1905 Martin Luther King, Jr. Way

Designated: 6 July 2017

THE Charles H. Spear House is one of the most notable and elegant Colonial Revival residences in Berkeley. Constructed in 1904, the building is remarkably intact, retaining a very high degree of its historic fabric and detail. Among the building's significant features are a symmetrical façade; a cornice decorated with molded corbels and egg-and-dart molding; a central dormer with arched window; a pair of oval portholes set in wide, molded casings and ornamented with medallions and elaborate scrollwork; a central portico with a circular canopy decorated with dentils and egg-and-dart molding, supported by two round columns with Ionic capitals and flanked by two pilasters, also with Ionic capitals; and two large triple-window bays set in wide, molded casings and surmounted by arch pediments ornamented with dentils and scrollwork.

Charles Henry Spear (1862–1928) was a well-known political figure in California. He began his political career in 1884 as Assistant Postmaster of West Berkeley, rising to Postmaster in 1885. He served as Berkeley's City Clerk from 1886 to 1893 and was elected Alameda County Recorder in 1894. In 1900, he was appointed Port Warden in San Francisco. In 1902, Spear acted as chairman of the state's Republican Campaign Committee, and in 1903, Governor George C. Pardee made him president of the State Board of Harbor Commissioners. His term coincided with the 1906 Earthquake and Fire, and Spear received high praise from Commander Charles J. Badger, U.S. Navy, for restoring "normal business conditions in the shipping district in the shortest possible time."

In 1923, Spear was reappointed president of the State Board of Harbor Commissioners, this time by Governor Friend W. Richardson. Resigning from that position in 1925, Spear became general manager of Los Angeles Harbor, remaining in that office until 1927, when ill health forced him to retire and return to Berkeley, where he passed away the following year.



The Spear House in 1970. Donogh File, BAHA Archives.

The architect of the Spear House has not been identified, but the builder was well known in both building and political circles. As a contractor, Robert Greig (1861–1931) was Berkeley's premier practitioner, constructing some of the city's most prominent buildings, including City Hall (1908); the first public library (1904); Berkeley High School (1901); the Masonic Temple (1905); and the Barker Block (1905).

Like Charles Spear, Robert Greig was prominent in the Republican Party. In 1915, he was appointed as Berkeley's Building Inspector, and in 1924 he became Director of Housing for the State of California. "He was a recognized authority on building codes, and many of his suggestions were incorporated in the State Building Law and in housing regulations," stated his obituary.

When the Charles H. Spear House was built, the neighborhood north of Berkeley Way was purely residential, composed of Victorians and Colonial Revival houses. The area's character persisted largely unaltered until the 1950s, when large, boxy apartment buildings began to replace many historic houses. In the 1960s, BART acquired and removed the houses along five and a half blocks on the north side of Hearst Avenue between Milvia Street and Sacramento Street. Concurrently, commercial establishments began replacing some of the houses along Grove Street. Now, the east side of the 1800 block and the west side of the 1900 block are composed entirely of commercial buildings, making the Spear House a rare and noteworthy reminder of the street as it used to be a century ago.



This shocking image, from the Draft Environmental Impact Report for 2190 Shattuck, shows the impact of the 18-story building rising between the towers of the Golden Gate and blocking the Bay view down Campanile Way.

GIFTS TO BAHA

BAHA received gifts of books for the library: *Julia Morgan's Berkeley City Club* by **Sarah Gill**, gift of the author; *Berkeley Heights and Environs* by **Paul Grunland**, gift of the author; and *The Creative Architect: Inside the Great Midcentury Personality Study* by Pierluigi Serraino, gift of **Joseph Cerny**.

Our archives were given a copy of the architect's drawings for the Berkeley Post Office (Oscar Wenderoth, 1914) from **IDA Structural Engineers, Inc.** And, from **Steve Carvalho**: a stack of vouchers, with invoices from local businesses, from the California Institution for the Deaf and Dumb and the Blind, dating from the late 1870s and early 1880s.

Monetary gifts came from **Roland Brandel**; from **Fredrika Drotos and Michael Kelly**; from **Rebecca and Robert Tracy**; from **Susan and Bruce Carter** in honor of Trish Hawthorne; and from **Richard Ehrenberger** and from **Jane Magee Lundin** in memory of Susan Cerny.

WELCOME NEW MEMBERS

BAHA welcomes the following people who have joined BAHA since the last Newsletter went out.

Jane Anderson
 Noah Belkin
 Thomas Berger
 Dorothy Berndt
 Alan Bernheimer
 Alex Brant-Zawadzki
 Tracy Calk
 Arla Carter
 Frances Christie
 Laurie Craise
 Dean Donovan
 Ira Ellman
 Steven Evans
 Peter Honigsberg
 Till Houtermans
 Ken Hughes
 Claudia and James Ingols
 Virginia Jansen
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 Hannah Kleiner

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 Marc Manason
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 Megan Micco
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 Betsy and Craig Parada
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 May Welsh
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BENEFACTOR
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 Carmen Casado and Toby Weiss
 Margaret Han and Felix Wu
 Meghan and Martin Schwartz
 Barbara and John Steuart
 Melissa Williams
 Jeana Zelan and Andy Peterson
 Karen Zukor and Joel Fajans

AND RENEWED MEMBERS:

Susan & Jim Acquistapace, Rhoda Alvarez, Keith Alward, John Ginno Aronovici, Tom Beil, Joel ben Izzy & Taly Rutenberg, Sandra Biasotti, Stephanie Boris, Siegfried E. Brockmann, Norah Brower, Susan Clark, Alan Cohen, Rosemary Corbin, Paul Craig, Rajiv Dhoolakia, Peter DiMaria, John Farnkopf, Grace Fawcett, Douglas & Barbara Floyd, Phyllis & Phil Gale, Will Galloway, Neysa Garrett, Toni Garrett, Karen Garton, Laile Giansetto, Rick Gilbert, Harriett Goldman, Stephen Goodman & Elisabeth Katz Goodman, Suzanne Gore, Clare Griffith, Nadine Hack, Fran Halperin, Hugh Harris, Ward Hill, Justine Hume, Rainer Hurst, Sandra Innes, Meri Issel, Don Jacobus, Sarah Jaffe, Roy Jarl, Cynthia Johnson, Janet Johnson, Jane Kaneko, Felix Kramer, Michael Kreps, Deborah & Alan Kropp, Ken Krug & Andrea Scharf, Pansy Kwong, Arthur Levy, Margaret Lyons, Mimi Manning, Paul Matzner, Howard Partridge, Thomas Pedemonte, Aida Peterson, Kirk Peterson, Jack Phillips, Roger Pritchard, Helen Quan, Suzanne Renne, Diane Resek, Judith Sanderson, Susan Schultz, Karen Scott, John Selawsky & Pam Webster, Ira Serkes, Lindsey Shere, Elizabeth Shun, Patricia & Martin St. John, Mary Staats, Carol Stone, Liz Strauss, Paul Terrell, Mary Thompson, Jean Weiss, Patty Whisler, Paul Widess, Mark Wilson, Bill Zerkle.

CONTRIBUTING

Carol Berkenkotter, Jacqueline Beth & Keith Miller, Carol M. Bowen & Christopher R. Bowen, Kevin Bruce, Jean & Phil Darnall, Helen J. Gross Dierkes, Leslie Dixon, Fredrica Drotos & Michael Kelly, Candice Economides & David Hill, Sally Freedman, Norman Givant, Jaci Harris, Jarvis Architects, Inc., Darby Johnston, Jeremy Knight & Barbara Adair, Diane Lynch, Richard Marcus & Andrea Saltzman, Suzanne Masuret, Sally McLaughlin & Ted Feldsher, Lorraine Osmundson, MaryJane & Bob Pauley, Judith & John Ratcliffe, Barbara Robben, Gene Rochlin, Laurie & Ken Sarachan, Leonard C. Schwab, Carolyn & Marvin Smoller, Alison L. Steel, Megan Thurmond-Smith, Rebecca & Robert Tracy, M. Frances Van Loo & Robert Wazeka, Tish Webster, Steven Winkel, Charlene & Bill Woodcock, Katinka Wyle.

SUSTAINING

Abrams/Millikan, Sheila & Lloyd Andres, Mary & Bryant Byrnes, Susan & Chuck Fadley, William Jetton, John Lineweaver, Jay Mumford, John Northmore Roberts. Joel ben Izzy & Taly Rutenberg, Sandra Biasotti

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

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You may now join BAHA over the Internet! Go to the BAHA Website at this address:

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BAHA ANNOUNCES A FALL LECTURE SERIES hosted by Ohlone Lisjan leader *Corrina Gould* and *Stephanie Manning* of the BAHA Board of Directors



Ohlone Indians in a tule boat on San Francisco Bay. Louis Choris, 1816.

SHELLMOUND LECTURES – FALL 2017

on three consecutive Thursday evenings

7 o'clock

at the Hillside Club, 2286 Cedar Street, Berkeley

Tickets \$15 per lecture; \$40 for the series. Tickets may be purchased on the BAHA website: berkeleyheritage.com; by mail at BAHA, P.O. Box 1137, Berkeley 94701; or at the door.

Free admission for patrons with tribal affiliation.

OCT 26 – ARCHAEOLOGY AND MAPPING THE SHELLMOUNDS

Brian F. Byrd, Ph.D., an archaeologist specializing in the Bay Area shellmounds who has written extensively on the subject, and **Scott Byram**, archaeologist and author of *Triangulating Archaeological Landscapes*, will talk about the importance of the shellmounds in the early mapmaking efforts of the U.S. Coast Survey. **John Blanchard**, chief mapmaker of the San Francisco *Chronicle*, will describe how maps are currently made using the latest programs available.

NOV 2 – THE NATIVE PERSPECTIVE

We are honored to have a panel discussion featuring Ohlone leaders **Corrina Gould**, **Ruth Orta**, and **Vincent Medina**, who will discuss the ancient ancestral West Berkeley Shellmound site.

NOV 9 – LAND TRUSTS, CONSERVANCIES, AND CULTURAL EASEMENTS AS TOOLS FOR PRESERVATION

This panel will include **Johnella LaRose** and **Corrina Gould** from Sogorea Te Land Trust, speaking on their experience with cultural easements. **Cory Wilkins** will describe the remarkable work of The Archaeological Conservancy saving sites nationwide. We have also invited the Trust for Public Land.

Sponsored by the Berkeley Architectural Heritage Association, Indian People Organizing for Change, California Institute for Community, Art and Nature & Earth Island Institute's Sacred Land Film Project.

For more informatio, please visit the West Berkeley Shellmound pages: ipocshellmoundwalk.homestead.com/ and crowdrise.com/save-the-west-berkeley-shellmound.