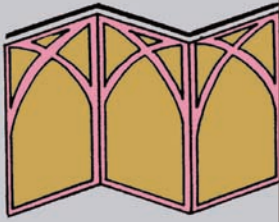
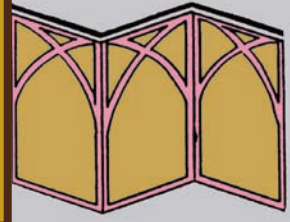


BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION



# THE BAHHA NEWSLETTER



NO. 156

PRESERVATION NUMBER

SPRING 2021



*Classical 1909  
Apartment House  
endangered by University Expansion — see page 2*



Anna Head School

# THE BAHA NEWSLETTER

NO. 156

SPRING 2021



Schmidt House

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- BAHA's website includes notices of events, a list of Berkeley landmarks, illustrated essays, and more: [berkeleyheritage.com/](http://berkeleyheritage.com/)
- BAHA also maintains a blog where stories and notices of immediate interest are posted in a timely manner: [baha-news.blogspot.com/](http://baha-news.blogspot.com/)

*COVER: The Home Street Apartments (George L. Mohr, 1909), 1921 Walnut Street, threatened with demolition by the University's revised plans for student housing to be built on the block.*

*Left above: Anna Head School's Channing Hall when new. Courtesy Head-Royce School. Right above: Earliest photo of the shingled house at 1125 Bancroft Way, built by Mr. Goetzman in 1892.*

## U.C. Now Plans to Destroy Three Historic Buildings

### The University's 2009 Plan Added Housing While Preserving History

Constructed 111 years ago, 1921 Walnut Street was called the Home Street Apartments, based on the original name of the street. We do not miss the irony of such a name, as there are still tenants fighting to stay here. The building is a rare four-story Colonial Revival structure, quite unique in Berkeley. Notice the classical details at the front entrance, with its neo-Ionic columns, carved corbels, dentils, and egg-and-dart ornaments. The building was constructed for William B. Heywood, scion of an important Berkeley pioneer family. The Heywoods made many local contributions, from the first lumber yard and Berkeley wharf to a Mayor, Charles Heywood. William built the landmark Heywood Building at 1014 Shattuck Avenue and the landmark Heywood Apartments at 2119 Addison Street, among other Berkeley properties. The builder, George L. Mohr, constructed the building at a cost of \$7,000. He is credited with Berkeley Landmarks such as the Acheson Physicians' Building, William Such Building, and the Bonita Apartments.

There is significance to the block, which also contains the City of Berkeley Landmark University Garage and the shingled 1925 Walnut Street, each representing a period of significance to Berkeley and the University of California. The historic potential is further supported by the building's inclusion in the California State Historic Resources Inventory. These apartments served the community well over the years, and we steadfastly support continuing that tradition in this functional example of a past we risk losing forever.

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*Produced: Mar-Apr 2021. Contributors this issue: Anthony Bruce, Fran Cappelletti, Stephanie Manning, Carrie Olson, Daniella Thompson.*

## PRESIDENT'S MESSAGE

This year has been so very different from any we have known. I walk the streets of Berkeley every day. I look at architectural details. I look at how well a house is kept up, or not. I look at the paint color, the window types, including the glass, the roof form, the front door, the “base, middle, top” of how it fits together. I have a particular fondness for looking at stucco finishes. I play a game of what might be original, and what has been added. I am really excited when a building is being worked on, and I can watch its transformation over months.

All these things pertain to any building. This is not unique to a beautiful house. It is certainly not a judgement on what is great architecture. It is just an appreciation of how we live, and how things change, or stay the same.

Berkeley has grown into the city we know over the last 160 years. What constitutes a home has changed over that time. Early Berkeley homes had no solid foundation, no water line, no kitchen, no bathroom, no sewer, no laundry, no insulation. Few of us can imagine what it was like to live in a home like that.

But over the years, what a “home” means has changed. New homeowners are looking for multiple bathrooms, whereas my childhood Berkeley home had one, and six people. We didn't know anything different, everyone around us had the same. And now we have been kept at home for a year. And I think most of us have a different appreciation than we did a year ago for what it is about our homes, whether a home is a studio apartment, or a house, that has made this year work, or not.

And, of course, as the university grows, we feel the pressure to add more housing in our neighborhoods, particularly in the flats of Berkeley. There are cottages and extra units in houses in my part of town. I was born and grew up in the flats, I raised my kids here. When I was a young kid, some of the homes in my neighborhood were demolished. Apartment buildings on stilts went up. But my teachers lived in those apartments, and at least that helped make them part of the neighborhood.

That is not what we see now. We are promised housing for teachers, seniors, and first responders, but it is not who moves in. It is a market-rate world out there. I guess everyone wants to grab the brass ring, and become a millionaire because new apartments and houses are called “luxury.”

So, while Berkeley Architectural Heritage Association celebrates the truly amazing and beautiful one-of-a-kind homes of Berkeley, we actually spend most of our time helping folks to research their own homes. And this has been a very hard year to do that as well as we would like. We have had to keep to one staff person in the office at a time. We have not been able to allow visitors. Like everyone on the planet, we are hoping that will change very soon. We are eager to hold our special yearly House Tours and our walking tours again, and to see all of you.

In the meantime, I encourage you to look at the buildings of Berkeley when you are out and about — and I encourage you to appreciate them all because this is how the people of Berkeley live, and we all need to think very hard about what we want to encourage around us.

Sincerely,  
Carrie Olson, President



*The University Garage (Walter H. Ratcliff, Jr., 1930) is City of Berkeley Landmark No. 50. 1939 Donogh photo, BAHA*

## U.C. HOUSING PROJECT WILL DESTROY THREE HISTORIC BUILDINGS

### *The University's Plan from 2009 called for their Retention*

The University of California has unveiled a draft Long Range Development Plan (LRDP) that will result in a dramatic increase in student enrollment and the destruction of several of Berkeley's much-loved landmarks and the endangerment of others.

#### **BAHA opposes the LRDP as currently drafted.**

Please join with us in educating yourselves about these plans and becoming active in having your voices heard by the decision-makers in this process, namely the U.C. Regents, administrators, and planning staff, and state legislators (who control Cal's budget).

*NOTE: OUR OBJECTION TO THE CURRENT LRDP IS NOT A CONDEMNATION OF U.C.*

Many of us went to Cal, and many of us have spent a portion of our lives working or teaching there. This is about what it will become over the next twenty years and the significant negative impact the administration's current plan will have on our neighborhoods, beloved landmarks, and City coffers. We, as citizens of Berkeley, do and should have a say in that.

#### **What the LRDP Proposes:**

(1) **A significant increase in student enrollment** from the previously approved number of 33,450 students (from the current LRDP published in 2005) to 48,200 students by the 2036–37 academic year, a 14,750 student (or almost 50% increase, together with an in-

crease in faculty and staff). More students, faculty, and staff invariably mean more pedestrians, cars, and pressures on our City resources (police, fire etc.) and scarce housing market. It also means significant future construction projects in and around campus, including two projects that are specifically described in the LRDP.

(2) **The demolition of three buildings, including the landmark University Garage**, designed by famed city architect Walter H. Ratcliff, Jr., on the block to the north of University Avenue along Oxford Street to construct a massive and ugly 16-story building that will house commercial businesses on the first level and student living and meeting spaces above.

(3) **The construction of two towers—one of which is 17-stories tall—on what is now People's Park** (also a Berkeley Landmark) that will dwarf and shadow Bernard Maybeck's First Church of Christ, Scientist (National Landmark) and the construction of which will (as U.C. has admitted) likely cause significant structural damage to that landmark church and the nearby Anna Head School (listed in the National Register of Historic Places)!

#### **What the LRDP means:**

(1) **More construction will take place in the future**, including (if the maps included in the LRDP are believed) potential new construction on the continued on page 13

## LATEST BERKELEY LANDMARKS

### Landmark No. 338

#### Luttrell House

Ira A. Boynton, designer (1889)

2328 Channing Way

*Designated: 2 July 2020*

The James & Cecilia Luttrell House is an almost perfectly preserved Queen Anne Victorian that retains the vast majority of its original façade elements. Constructed in 1889, it was the fourth house built on Block 5 of the College Homestead Association tract and is now the oldest structure standing on the block, as well as the least altered one.

The Luttrell House is one of a handful surviving local buildings attributed to or known to have been designed by Ira A. Boynton (1844–1921), a Maine-born pioneer builder who practiced in Berkeley from 1877 until 1900. In 1889, the year of construction of the Luttrell House, Boynton and his partner, Carlos Reuben Lord, built 29 structures, including the Peralta Park Hotel and six houses in the new Peralta Park subdivision, where the Julius Alfred Lueders House and the Anita Fallon House are still standing. In 1892, Boynton built the Edward A. Brakenridge House, a designated landmark at 1410 Bonita Avenue. Boynton is also said (albeit without solid evidence) to have built the landmark Samuel C. Clark Cottage, aka Morning Glory House (c. 1886) at 2009 Berkeley Way.

The present house was constructed for Captain James F. Luttrell (1858–1899) and his wife, Cecilia (1856–1934). The captain was a well-known figure in Pacific maritime circles, and his name frequently appeared in the San Francisco newspapers during the 1890s. Commanding trading ships on the South Pacific islands route, Captain Luttrell served as an important source of news about activities in the South Seas islands and reports on other captains and ships plying the Pacific Ocean. Mrs. Luttrell accompanied her husband on some of his voyages.

The Luttrell House is listed in the State Historic Resources Inventory with the status code 3S (Appears eligible for the National Register as an individual property through survey evaluation).



*Luttrell House. Robert Breuer, 1977.*

### Landmark No. 339

#### Borg Building

Schirmer, Bugbee & Co., architects (1923)

2136–54 San Pablo Avenue

*Designated: 1 October 2020*

Designed by William E. Schirmer and Arthur S. Bugbee for businessman and cinema exhibitor Lawrence Borg, this one-story reinforced concrete commercial building is a significant example of the architects' early work. Beyond his collaborations with Bugbee, Schirmer went on to become famous for his residential work in Oakland, Piedmont, and Berkeley.

One of a few intact examples of its period left on an ever-changing San Pablo Avenue, the Borg Building retains many character-defining features, including a symmetrical façade with three-part decorative entablature; pilasters with Corinthian capitals; clerestory windows; mosaic tile entryway floors; and most of the original storefronts.

At the time that this building was constructed, Lawrence Borg was managing the well-established Varsity



*The Borg Building in 1967 (Humphrey slide collection, BAHA archives)*

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At the time that this building was constructed, Lawrence Borg was managing the well-established Varsity

### **Landmark No. 340**

#### **Steilberg House and Cottages**

**Walter T. Steilberg, architect (1921, 1922, 1930, 1931)**

**1 Orchard Lane**

***Designated: 3 December 2020***

The Steilberg House and Cottages are contributing structures in the Panoramic Hill Historic District, listed in the National Register of Historic Places in 2005.

Built in 1922, the three-story, 12-room main house at 1 Orchard Lane was the principal residence of architect Walter Steilberg and his family. The house is aligned along a north-south axis to maximize western views. It is built on sloping ground, with each floor opening onto a terrace or a deck. A pair of two-story wings flanks a three-story octagonal tower. The tower and the ground floors of the wings are clad in rose-col-

ored stucco, while the projecting second floors on either side are covered with untreated redwood shingles. An abundance of windows and French doors featuring a variety of designs displays a recurring Chinese motif. The top floor of the tower, originally an open balcony and now glazed, features a parapet made up of Steilberg's signature Chinese perforated tiles.

The small brown-shingle cottage at 1 Panoramic Way and the garage on which it rests were built in 1921. The Steilbergs lived in this cottage until the main house was constructed. The cottage sits atop a two-car concrete garage whose redwood doors, embellished with decorative cutouts and glass panes, are hinged and roll along a metal track inside the garage. Perforated Chinese green tiles serve as air vents embedded in the concrete under the cottage. Connected to the cottage is a brick-paved pergola that extends along the entire Panoramic Way frontage. At its southern end, it is anchored by a delightful brown-shingle playhouse with an oversized amber-glass window featuring a flower-like leaded-glass medallion. Supporting the pergola is a concrete retaining wall with a built-in garage constructed in 1931.

The 1923 Berkeley Fire led Steilberg to experiment with fireproof building materials. In 1930, he built a beguiling Mediterranean-style cottage at the rear of his property, using Fabricrete, a material he patented.



*Steilberg House, 1 Orchard Lane. Daniella Thompson, 2005.*

# The Talented MR. GOETZMAN

Recently Discovered: the Man who Built Four of Berkeley's Earliest Shingled Houses.

by DANIELLA THOMPSON



1125 Bancroft Way today (photo: Daniella Thompson, 2020)



1125 Bancroft Way in the mid-1910s (Welch family collection)

**F**OR DECADES, the provenance of two shingled houses built in 1892 at 1125 and 1129 Bancroft Way had been a source of puzzlement to BAHA researchers. In Berkeley, the oldest surviving shingle-style buildings date from 1892 and can be counted on the fingers of one hand. Among them are Channing Hall of the Anna Head School (suffering from demolition by neglect at the hands of U.C.) and Maybeck House No. 1 at 1300 Martin Luther King Jr. Way.

Recent research into the origin of the Bancroft Way houses revealed that they were designed and built by Henry Jacob Goetzman (1864–1934), who had erected two similar and partially shingled houses on Haskell Street in 1891. Who was this Goetzman, who until now has flown under the radar of all inquiring eyes?

Uncovered was a highly enigmatic and multi-faceted figure. Goetzman turns out to have been not only a talented self-taught architect and builder but a pioneering Yukon photographer whose work is collected at the McCord Museum in Montreal, the Beinecke Library at Yale University, and the Archives West website. In addition, Goetzman was a world traveler, a self-proclaimed ink manufacturer, a real-estate promoter, and

a brazen crook, all rolled into one.

How did he come to build and briefly live in Berkeley? The full story of Henry J. Goetzman and his fascinating life is published in the *East Bay: Then & Now* section of the BAHA website: [berkeleyheritage.com/eastbay\\_then-now/](http://berkeleyheritage.com/eastbay_then-now/).



1239 Haskell Street, one of two neighboring houses built by Goetzman in 1891 (photo: Daniella Thompson, 2020)

## BERKELEY: FIRST ZONING IN THE U.S.A.



*The Barber House today, at 2523 Webster Street between Hillegass and Regent. Anthony Bruce, 2021.*

**T**HE unassuming Craftsman bungalow on Webster Street near Alta Bates Hospital was built in 1909 for Ava and Oscar Barber. The house began life on College Avenue and was witness to the beginning of zoning in Berkeley.

In the 1970s, the BAHA staff paid a visit to Ava Earle Barber, who was then in her nineties, to ask her about her early life in Berkeley. Her parents had moved here from Maine shortly after Ava was born in 1884. Her father, George Earle, was a druggist in San Francisco; they resided on Channing Way near Dwight Way Station for an easy commute for Mr. Earle.

Ava (Class of 1904) was a teacher when she and Oscar T. Barber were both living on Regent Street, she with her parents at 2714 and he at 2911. Perhaps that is how they met. On July 6, 1909 they were issued a marriage license and on July 16, Oscar filed a building permit with the City of Berkeley for a house that would be ready for the couple after their marriage that October. Mrs. Barber told us that they built in the new Elmwood

Park tract on a College Avenue lot. (The property had been purchased earlier by her father, and perhaps he gave the lot to the couple as a wedding present?) Within a year after moving into their brown-shingle Craftsman bungalow, a commercial building was built next door, from lot line to lot line. They were taken aback.

The nearby Claremont subdivision, developed simultaneously with Elmwood Park, had deed restrictions limiting what could be built: only single-family residences. Elmwood Park did not have deed restrictions. Mrs. Barber felt that purchasers should have been told by the developers when they bought property there that there was no guarantee that only *houses* would be built on the adjoining lots. As it happened, only one other house was built on the Elmwood Park College Avenue lots: a Ratcliff-designed house at College and Webster.

Before zoning, cities, as they grew, naturally created informal districts — residential, commercial, industrial, but there was nothing to prevent the stray shop build

ing or factory from being built in a residential neighborhood, or houses built beside factories. The concept of city planning was in the air in Berkeley around the time the Barber House was built. In 1913, city planner Dr. Werner Hegemann was engaged to make a report on the City of Berkeley. (The report was expanded and ultimately published by Berkeley and Oakland.) This led to the City establishing a City-Planning Committee in July 1914, and a full-fledged commission in June 1915. Duncan McDuffie, developer of the Claremont district, whose abiding interest, other than nature conservation, was city planning, was appointed president of the commission. McDuffie had introduced the building restrictions in Claremont, knowing that this was the only way to ensure a neighborhood of homogeneous use. Walter Ratcliff, as City Architect, also served on the first commission.

In the Commission's report to the City in June 1916, it was stated that its most important accomplishment during its first year was securing a zoning ordinance for Berkeley. A zoning ordinance was established by the City Council on March 28, 1916, several months before New York City (considered the first city in the United States to have a zoning ordinance) adopted theirs in July 1916.

As Berkeley is a city of homes, the first ordinance defined only different types of residential districts, with commercial and industrial to follow. Another feature of the original ordinance was that zoning districts would be granted by the City in response to petition

by interested property owners. The Commission wrote that the purpose of such an ordinance was to "further the natural grouping of like activities by preventing sporadic invasions [of a different type of use], and thus to bring about the orderly and economic development of the city, to stabilize values, protect property owners, and conserve the public health and welfare."

It is interesting that Petition No. 1 was from the residents of Elmwood Park, and this first petition was noted in the report. The Commission recommended a district of single-family dwellings only, *except for the first 100 feet east of College Avenue and the 100 feet west of Claremont Avenue*. The neighborhood finally received the assurance that it would remain a neighborhood of family homes. It may be that the unhappy position of the Barber house on College Avenue aroused the neighborhood to petition for zoning.

The Barbers, however, were left out in the cold by the City Council's decision. By 1916, other commercial buildings had been constructed on College Avenue between Russell and Webster, and now, after the action of the City, more would follow. Although the family had constructed an automobile garage at the back of their property earlier that year, they decided to leave College Avenue. At the end of 1916 the Barbers had their house physically moved to the lot at 2523 Webster Street, where it stands today. They lived there for a few years and then bought a bigger house on Russell Street near Pine (zoned single-family) that would accommodate their family of six, as well as Ava Barber's parents.

When the City of Berkeley's city planning duties were moved from the Civic Art Commission to a newly created City Planning Commission, Oscar Barber was appointed chair. Probably not a coincidence, when the Barber House on College Avenue may have been the impetus for Berkeley's first zoning decision in 1916!

*The Barber House when it stood at 2915 College Avenue between Russell and Ashby. Courtesy of Ava Barber.*



## SHELLMOUND NAMED ‘MOST ENDANGERED’ BY NATIONAL TRUST



*Indigenous women calling for preservation of the West Berkeley Shellmound (photo: C. McLeod)*

**I**N an extraordinary turn of events, the National Trust for Historic Preservation announced that they have placed the West Berkeley Shellmound and Village Site on their 2020 list of America’s Eleven Most Endangered Historic Places.

“We are incredibly honored and grateful to receive this recognition for the sacred site we have been fighting so hard to preserve,” Corrina Gould of the Confederated Villages of Lisjan said. “Not only does it validate the historic significance of this site to the Ohlone people, but is also establishes one of our sites in its rightful place as a significant and essential part of the history of this region and the entire nation.”

“In many ways, the West Berkeley Shellmound is a cautionary tale that teaches the pain a people can experience when they are confronted with the loss of connection to their history, and in particular, their sacred sites,” Katherine Malone-France, Chief Preservation Officer of the National Trust for Historic Preservation stated at Thursday’s press conference. “Halting the further destruction and desecration of the Shellmound and acknowledging this site as a sacred resource of the Ohlone people demonstrates that preservation can be a powerful force for reconciliation and justice.”

The site has been a City of Berkeley Landmark since 2002 and is listed on the California Historic Registry and eligible for inclusion on the National Register of Historic Places. BAHA has helped these efforts for many years with research and support. This is the first settlement village along the East Bay dating back 5700 years to a time before the first pyramid in Egypt. And this is the first property in Berkeley to be listed as one of the 11 Most Endangered Historic Places in the U.S. by the National Trust. We are so glad to have this designation for such an important site and encourage the City of Berkeley to do all in its power to preserve this place for generations to come.

The National Trust has released an annual list of America’s 11 Most Endangered Historic Places since 1988, focusing attention on threatened one-of-a-kind treasures to galvanize the public to help save them. According to the National Trust, of the 300 sites they have listed to date, 95 percent have ultimately been preserved.

For more info go to: [shellmound.org](http://shellmound.org). Here is a link to the talk Corrina Gould gave to the City Council: [http://berkeley.granicus.com/MediaPlayer.php?publish\\_id=c7f43ccd-0e41-11eb-80dd-0050569183fa](http://berkeley.granicus.com/MediaPlayer.php?publish_id=c7f43ccd-0e41-11eb-80dd-0050569183fa)

# HOUSE STORIES FROM BAHA'S FACEBOOK PAGE

by ANTHONY BRUCE

*As BAHA's annual program of special events has been curtailed by the pandemic, BAHA's presence on Facebook has expanded. Something of interest is posted daily, such as special links, before-and-after photos, and building histories. Check BAHA's page often! Here are two recent facebook posts.*

## **AN ORCHARDIST ON PIEDMONT AVENUE**

**The Barnicott House**

**2630 Piedmont Avenue**

**A. Dodge Coplin, architect, 1905**

The defining feature of this house is its high, double-angled gable. Both the second floor and attic are tucked within its broad expanse. There is a cross gable, and the plan of the house is in the shape of a cross: the living room juts out toward the street and is surrounded on three side by the deep porch. The timber that supports the gable above the porch features four mortise-and-tenon joints (likely decorative).

There is one design element used that—among Coplin's houses—is unique to this house: the artificial stone columns and foundation of the porch. Artificial stone was made from concrete poured into molds to create a facsimile of dressed stone. The contract notice for the house, dated April 7, 1905, notes that the contractors, Pearson & Olsen, were to be responsible “for all work except stonework.” The client, Adolphus Barnicott, was in charge of that part of the construction.

Dolph Barnicott was born in England in 1853. His father was a printer (Barnicott & Pearce, Printers and Publishers). In 1880 Dolph married Jane “Jenny” Wills Lord. They had two children, John and Dorothy. In 1894 the family immigrated to America and headed directly to Placer County. There, near the town of Newcastle, Dolph purchased an existing orchard, which they named Somerset Orchard. A newspaper account stated that through “constant improvements, he made it one of the most beautiful orchard holdings in the Placer County fruit belt.” The Barnicotts were active in the community and were instrumental in acquiring a pipe organ for the Episcopal Church. Dolph was considered a “real gentleman.”

It is surprising that in 1904 the family uprooted themselves and moved to Berkeley. Son John Warren Barnicott was already residing in the college town as a freshman student at the university. At the time, it seems



*Barnicott House. Anthony Bruce, 2020.*

to have been common for families to move to Berkeley with their college-age children to provide a home for them. Perhaps this was the case with the Barnicott family. Maybe they also wanted a chance to live in an urban area for a while. Both John and Dorothy attended the university. Neither saw it through; John would have been Class of 1908 and Dorothy, 1910. But John *did* meet his future wife while in school. He married Clare Hudson (Class of 1909) in 1910.

Soon after the elder Barnicotts arrived in Berkeley, they purchased several lots on Piedmont Avenue between Derby and Parker. The same day, Kate and William Gester bought a lot on the same block. The Gesters built a well-known early reinforced concrete house the next year. In April 1905, Dolph took out a mortgage and construction began on their Berkeley house, which was completed in July. Intriguingly, while the Barnicotts were living in Berkeley, Dolph listed himself as a manufacturer of artificial stone. This would explain why this particular Coplin house features that mate

rial. The neighboring Gester house was constructed of reinforced concrete, utilizing a different construction method than installing artificial stone. The house did have an arched entry of artificial stone. Perhaps Dolph Barnicott supplied the material for Gester house.

The apparently restless Barnicotts sold their new home in August 1906. The whole family had lived in it, but for only one year! They sold the house to other new arrivals: Alice and Samuel Welch. At the same time, the Welches bought their first lot in Elmwood Park. They lived in the former Barnicott house while their first house was being built. The Welches went on to build about eleven houses in Elmwood and Claremont.

## THE WOOD HOUSE THAT LUMBER BUILT

### The Wood House

#### 1 The Plaza Drive

August Peterson, designer, 1908–09

Commanding an elevated corner lot at the foot of Plaza Drive, where it meets the *cul-de-sac* of Encina Place, stands a classic brown-shingle house, one of the largest in Berkeley. The house was designed in 1908 by August Peterson of the contracting firm of Peterson & Pearson, and construction began in January 1909. The house has two clinker brick chimneys and a variety of bay windows. Two gable-roofed wings on the east side of the house enclosed a pergola-covered entrance.

The house was built for the Woods, Walter Thayer and Alma Loretta. Walter Wood was the younger son of Edwin Kleber Wood (1840-1917), who established the E. K. Wood Company in San Francisco in 1895. The family name and the nature of the family business were practically one and the same: the company owned timber and sawmills in Oregon and Washington, with lumber yards in the Bay Area and Southern California. The company also maintained sailing and steam schooners for transporting the lumber. The first schooner, the C. A. Thayer (named for Mr. Wood's brother-in-law Clarence Allen Thayer who was a partner in the firm), is now part of the Maritime Museum in San Francisco. Walter Wood was vice-president of the company at the time the family built their new house.

Walter Wood married Alma Mitchell in 1904 in San Francisco. Both had been raised in Oakland, but San Francisco was where they first made their home to-

Meanwhile, Dorothy started her college career in the fall of 1906; she and her parents rented rooms on Union Street adjoining the campus. John lived on his own nearby. By 1908, Dolph and Jenny Barnicott had returned to their former existence on the Barnicott ranch in Placer County. It was not too long before they were joined by John and Clare. John had started a fruit shipping business. Dorothy married Bertram Stanley Rockwell in 1909 at a wedding held at her parents' home. Bertram also was an orchardist; he and Dorothy settled in Newcastle, raising two children, as well as fruit trees. Jenny Barnicott died in 1926 and Adolphus died in 1934, with his family by his side.



*The Wood House. Anthony Bruce, 2020.*

gether. Burned out in April 1906, they moved to 2462 Prince Street (close by the Alta Bates Cottage Hospital), where tragedy followed them. Their first son, Walter Mitchell Wood, died in a household accident in October 1908 at age three. This sad occurrence was the catalyst for building a house of their own.

The Woods purchased a large lot in the Claremont subdivision and two adjoining woody lots that had been part of the Russ estate. Harwood Creek flowed through them. When the house was built, the front entrance was through the pergola at the east, giving the property its Plaza Drive address. Ten years later the Woods made changes: the lot next door on Plaza was purchased and the house that stood on that lot was picked up and moved to the next lot east in order to create more garden for the Wood house; and a new main entrance was created on the west side off the house, reached by a

winding garden path from Encina Place. This was all part of a remodeling so extensive that the family lived at the Claremont Hotel for six months.

Long before this time, the family had grown in size. There were now four children: Marian, 14; Frances, 9; and the twins, John and Alma, 7. John Belden Wood provided BAHA with much family lore. Years ago, he shared his vivid memories in a letter, written in response to an inquiry about the house.

Walter Wood died in 1929; Mrs. Wood continued to live in the Plaza Drive house off-and-on. She finally sold it to Marguerite and Loyall McLaren in 1937 and moved permanently to the Woods' country estate in Lafayette. Loyall McLaren was a certified public accountant. During World War II he entered active duty with the United States Naval Reserve. As chairman

*UC LRDP continued from page 4.*

site of the Anna Head School, the Oxford Tract (which currently has only greenhouses and open, planted fields), and in Clark Kerr Campus.

**(2) More demolition of landmarks.** The Anna Head School appears to be shortlisted for demolition, as noted above, together with the Smyth House (currently before the Landmarks Preservation Commission and featuring major remodeling by Julia Morgan), and buildings on the Clark Kerr Campus.

**(3) Fewer landscaped open spaces,** as one of the projects under consideration is the construction of a parking lot at the top of University Avenue, where the current campus entrance features a lawn, trees, and a semi-circular drive.

**(4) Significant added pressures on the housing market,** and the removal of rent-controlled housing to make way for these new buildings.

**(5) Increased, unreimbursed costs to the City for municipal services,** including sewers, street maintenance, police and fire department resources.

**(6) Increased bicycle, pedestrian, and car traffic.**

**(7) Scarcer parking.**

### **Educate Yourselves!**

BAHA urges its members and other concerned city residents to educate themselves about the proposed LRDP.

of the New York division of the Navy Price Adjustment Board, he and Mrs. McLaren and their family moved to the East, and the house was rented during those years. Their son, Tom McLaren, was later active in Berkeley civic affairs.

Deciding not to return to Berkeley, the McLarens sold the house in 1944 to Margaret and Gilbert Colby (son of the first long-time secretary of the Sierra Club, William Colby). Two years later they commissioned landscape architect Thomas Church to redesign the garden to the east. The brick wall along Plaza Drive is part of Church's garden design.

The current owners purchased the property in 1983. The garden facing Encina Place was re-landscaped about ten years ago and is now lushly mature.



*The Home Street Apartments on what was once a downtown residential street.*

Links to the LRDP and BAHA's letters and summary presentations concerning the plan are available on the BAHA website. You can learn more about the endangered landmarks on the BAHA website as well.

### **Speak Up and Be Heard!**

BAHA urges its members to write to the University planning staff with comments immediately, and attend the public meetings. This is on a very fast track, and the draft EIR was only just released but the University will stop taking comments on April 21. Use this email address to send your comments: [lrdp@berkeley.edu](mailto:lrdp@berkeley.edu)

## Gifts to BAHA

**Mariana Gallardo** (the book *University of California: A Pictorial History*); **Doris Nassiry** (a file on the committee that saved one of the Elmwood Park sandstone pillars at Ashby and College); **Liz Strauss** (books from her father George Strauss' collection).

BAHA is grateful for the monetary gifts that came from **Jane and Christopher Adams** (\$500), **Jeffrey Angell** (\$200), **David Bigham** (\$3000 *in honor of Mr. Frederick Huxham's generous spirit*), **Milena Esherick** (\$95), **Andrea Gordon** (\$200), **Kelly Hammargren** (\$50), **Ann and Dobie Jenkins** (\$100), **Deborah and Alan Kropp** (\$250), **Patrick Leaper** (\$150), **Julie Nachtwey** (\$100), **William Newton** (\$15), **Nancy Pietrafesa and John Danner** (\$200), **Merrilee Posner** (\$200), **Charles Reichmann and Elizabeth Joh** (\$25), **Catherine Roha** (\$50), **Ronald Philip Saturno Foundation** (\$2000), **Jim Sharp** (\$100), **William Sharp** (\$200), **Kristine Steensma** (\$100), **Virginia Stock** (\$50), **Richard Wesell** (\$100), **Sally Williams** (\$500), **Blackbaud Giving Fund** (\$150 *on behalf of Medtronic Foundation Volunteer Grant Program and its donors*).

**Sally Miller** renewed in memory of *George Strauss*.

*In memory of Sally Sachs:* **Anthony Bruce** (\$50), **Lynne and Audel Davis** (\$40), **Luis Flores** (\$100).

*In memory of Marsha Lehmer:* **Andrew Lubera, Greg Broadwater, Will Kasberg, Kathleen Kasberg, John Riordan, Neil Jairath** (together \$150);

**Anthony Bruce** (\$50); **Derrick and Kay Coffee, and Gwynne Coffee** (\$50); **Gail Tull** (\$50); **Ron Robie** (\$100).

*In memory of Molly Sullivan:* **Trish and Tony Hawthorne**.

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## Welcome New Members!

Michael Borbely	George Maslowski
Rachel Byarlay	Timothy & K. Murphy
Veronica Caraballo	Steven E. Neely
Defne Civelekoglu	Roger Newman
Jennifer Cord	Cathleen Quandt & Patrick Sheahan
Joshua Dickinson	Parissa Salimian
Sally Dorfman	Ida Sigelkoff
Arrol Gellner	Jan Stafford
Johnson Hong	Juliet Stamperdahl
Michaelyn Jones	<b>CONTRIBUTING</b>
Karen Kastein	Linda L. Day
Victoria Kastner	Renee & Harald Leventhal
Katharine Keleman	<b>SUSTAINING</b>
Kathryn S. Kramer	Wendy & Allan Abshez
Natalie Logusch	



*The restored Elmwood pillar at College and Ashby. Anthony Bruce, 2020.*

## In Memoriam

William A. Clemens, Jr.  
Kenneth Craik  
Ruth Anne Grove  
William J. Iracki  
Jack Knecht  
Marsha Kay Lehmer  
Vincent Marsh  
Cyrus Nassiry  
Sally Katorski Sachs  
Charles Shere  
Kathleen Elizabeth Sullivan  
Robert Tracy  
Lynda Wagstaff  
Grace Wahlberg

## AND RENEWED MEMBERS:

Nancy & Bayard Allmond, Priscilla Birge, Sarah Bishop, Siegfried Brockmann, Zelda Bronstein, Norah Brower, Anthony Bruce, Lisa Bruce, Charles Bucher, Nancy Callahan, Fran Cappelletti, Lynne Cutler, Katherine B. Dunlap, Jacques Ensign, S. Entwistle, Margaret Freeman, Robin Freeman, Mariana Gallardo & Gustavo Villar, Marion & Jeffrey Hunt, Rainer Hurst, Kathleen Hutchinson, Nadine Hutchinson Claudia & James Ingols, Phyllis Isaacson, Meri Issel, Ira Jacknis, Steven Jacobsohn, Sarah Jaffe, Virginia Jansen, Donatas Januta, Roy Jarl, Glen Jarvis, Madeline & Bill Jay, Barbara Locke Johnson, Cynthia Johnson, Heidi Johnson, Janet Johnson, Jill Johnson, Raymond Johnson, Robert Johnson, Carolyn Jones, Nicholas Jones, Sue Jones, Rita Jones, Iramita Joshi, Kathy Kahn, Jane Kaneko, Barbara Kaplan, Neil Kaplan, Kris Kargo, Lawrence Karp, Susanne Kaspar, Patricia Kates, Michael Katz, Joel Kaufmann & Susan Blake, Judith Kays, Kitty Keenan, Maria Keenen, Fred Kellogg, Meg Kellogg, Bob & Carol Kelly-Thomas, Stuart Kelman, Lee & Carl Kempf, Joe Kewekordes & Sharon Smart, Sara Knight, Anne & Stuart Knowles, Denise & Mark Koker, Lisa Kolbeck, Jill Korte, Felix Kramer, Timothy Kusan, Susan & Michael Kreps, Carol Kunita, Pansy Kwong, Gregory LaBlanc, Gail Lake, Mary Lamprecht, Robert Lane, Stephen Laner, Carol La Plant, Laura Latt, Nick Lawrence, Judith Laws, Larry Layne, Kenneth Lee, Julie Lehman, Arthur Levy, Dan Lieberman & Miran Choi, Marston Leigh, Leimkuhler/Wilk Household, Catherine Leland, Lorraine Lerman & Clyde Leland, Margaret Leventer, Arthur Levy, Audrey & Norman Lewak, Margaret Linden, Christopher Linvill, Erin Liotto, Barbara Locke, Renate Lohmann, Peter Lomhoff & Oksana Oleszko, Michael Lonergan, Noelle & Edward Long, Alfredo Lopez, Jane & Lyle Lopus, Mary Lorain, Mischa Lorraine, Margaretta Lovell, Rianne Lovett, Yorkmaine Lowe, Waverly Lowell, Carter Lowrie, Lubia Lubin, Guy Lubroth, Robert Ludlow, Barbara Lundburg, Jane Magee Lundin, Salli & Tim Lundgren, Marcia Luperini, Margarete Lyons, Mary Mac-

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## BENEFACTOR

Dan Eisenstein.



Berkeley Public Library (James W. Plachek, architect, 1930). Anthony Bruce, 2020.

## NEW APARTMENT BUILDING WILL CHANGE McCREARY-GREER HOUSE OUTLOOK

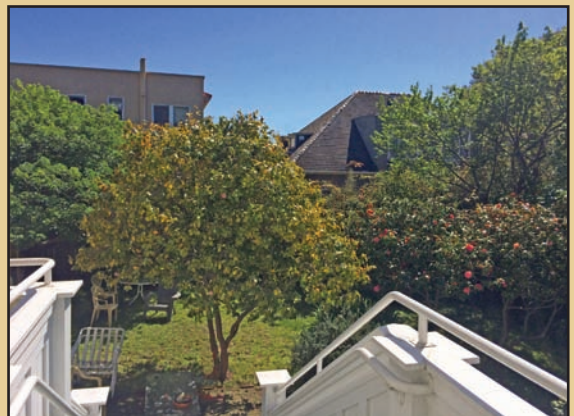


*The medical building at 2317 Channing Way designed by Berkeley architect John K. Ballantine in 1952. Note the twin dormers of the McCreary-Greer House behind and to the right. Anthony Bruce, 2021.*

**T**HE current apartment house building boom in Berkeley is hitting close to home. BAHA's McCreary-Greer House will have a new four-story, seventeen-unit neighbor over the back fence. The building has been designed by Studio KDA, located in Berkeley, and is going through zoning approvals. The project necessitates the demolition of a small medical building designed by John K. Ballantine in 1952. It was built for Dr. James Harkness, who shared the building with dentist Dr. Robert Hallatt. It is one of a scattered group of five Ballantine-designed medical buildings in the vicinity, the earliest being the two-story white-washed brick building at Durant and Ellsworth, built in 1940.

The medical building on Channing was designed to resemble a European cottage with a high roof, dormers, and a bay window facing Channing. It has been a charming backdrop for the garden of the McCreary-

Greer House and its low height has allowed the garden to have southern exposure. We are hoping that this change will not make too much of an impact. The City Council's enthusiasm for the elimination of zoning in Berkeley could open a Pandora's Box of similar construction in other parts of Berkeley if zoning is actually eliminated.



*View from the BAHA office door looking over the garden to the Harkness Medical Building to the right. Anthony Bruce, 2021.*