

NUGGETS *from the* MOTHER LODE



photo by Ken Stein

An enthusiastic delegation of BAHA Board of Directors went up the hill to the August 7th quarterly meeting of the State Historic Resources Commission in Murphys, California with six local applications for the National Register of Historic Places. The BAHA caravan came down the hill again, in triumph, with resolutions of approval from the State Commission for all six: U.C.'s Havilana Hall, the College Women's Club, Tupper & Reed, the Unitarian Church at Dana & Bancroft, Garfield School (1114 Walnut), and the 50-acre Blind and Deaf Schools site.

Following a BAHA Board of Directors meeting and strategy (continued, p.8)



B.A.H.A. SOLICITS MSS.

The Publications Committee of B.A.H.A. announces an open invitation to submit manuscripts pertaining to Berkeley's historic architecture.

We will be considering all sorts of approaches and ideas for our next monograph publication. They need not be restricted to topics on individual architects. Previous B.A.H.A. publications include: Julia Morgan: Architect by Richard W. Longstreth; John Galen Howard & The Berkeley Campus by Loren W. Partridge; Maybeck, The Family View by Jacomena Maybeck.

If you have a manuscript or want more information, on how to submit your monograph proposal, contact the B.A.H.A. Office (845-6591) or Publications Chairman, Robert Breuer (524-4997). Deadline for submitting is November 30, 1981.

ORAL HISTORY TRANSCRIPTION PROJECT

At its last meeting, the BAHA Board voted to earmark funds for the Berkeley Historical Society to transcribe a selected group of tapes in the BAHA collection. This will make BAHA's oral histories more accessible to the public. The Society's Oral History Committee will work to select the tapes to be transcribed. All transcripts will become part of the research collection at the Berkeley Public Library. Copies of all of the BAHA transcripts will be filed at the BAHA Office.

Earlier this year, the Society's Oral History Project was started through a grant from Friends of the Berkeley Public Library. BAHA's additional support will increase the number of tapes in the project.

Experienced volunteer typists are needed to transcribe the tapes which describe life and architectural history in Berkeley at the turn-of-the-century and after. If interested, please contact Therese Pipe (841-5493, evs.), Linda Rosen (849-0796) or Anthony Bruce at the BAHA Office: 845-6591, weekday afternoons.



CALENDAR OF EVENTS

office party



On Saturday, October 24th, the Board of Directors of Californians for Preservation Action will hold their board meeting in Berkeley. That evening BAHA will host a reception for the CPA Board. Several activities are being planned for the event, such as a preservation film and a walking tour. Watch the mail for your announcement. Volunteers will be needed for this event: to help at the publications table, run a projector, lead a tour, prepare and serve refreshments, etc. If you would like to help, please contact the BAHA Office, weekday afternoons at 845-6591.

coming events



Mark Friday, November 20th on your calendar. That evening BAHA will co-sponsor with the Irish Georgian Society a lecture by Desmond Guinness entitled "Irish Castles and Houses". Time and place will be announced.

Other tentatively planned events include a photographic exhibition in January, a lecture series on restoration and rehabilitation in February, the spring house tour in April, annual meeting and dinner in May, and 3 neighborhood walking tours in June.

other activities



On Saturday, October 17th, the Alameda Victorian Preservation Society will present a flea market in the parking lot of 1st Presbyterian Church at Santa Clara and Chestnut Streets in Alameda. Booth reservations are \$10. Call 865-4125.

Trish Hawthorne has a new series of tours and lectures for the Friends of the Berkeley Public Library---lectures Tuesday evenings at 7; tours Saturdays at 1, all new material! Schedules: Ocean View (at West Branch) Sep. 22 & 26; Lorin (South Branch) Sep. 29 & Oct. 3; Elmwood (Claremont Branch) Oct. 6 & 17; Peralta Park (North Branch) Oct. 20 & 31. Reservations requested for all tours--call the library branch. Tours and lectures are free.

CITY VOTES TO ALLOW HOUSING IN OCEAN VIEW !!!

The City Council and Redevelopment Agency have formally voted to allow housing uses in the West Berkeley Redevelopment Project (formerly the "Industrial Park").

This is a great step towards ensuring the preservation of historic houses in the project area on 4th, 5th and 6th Street and Hearst, Delaware and Virginia. Formerly all of the old structures were slated for demolition.

With Delaware Street declared an historic landmark district and eight of the other buildings declared eligible for the National Register, it is likely that almost all of the older buildings will be saved and included in a large housing development, according to a proposal by Community Development Associates.

CDA spokesman and architect Carl Anthony presented his report to the City Council on Sept. 22 and the matter was referred to the Planning Commission, Housing Board, and Landmarks Commission for their recommendations which are due back to Council by October 20. If all goes well, ground could be broken within the next year.

The most controversial issue is housing vs. commercial uses, what proportion or balance should exist between the two to benefit the neighborhood in the best possible way.

On October 5, the Landmarks Preservation Commission will hold a special meeting to hear Carl Anthony's proposal and come up with its recommendation to the City Council. The issues relevant to preservation include-should the following houses be moved or demolished: 733 Hearst, the "Green House", 813 Delaware and the former 728 Delaware presently on the landmark district site.

There is also the very controversial question of what to put in the large vacant lot at the southeast corner of Delaware and 5th. CDA's proposal calls for new housing to be built there. This is favored by housing proponents throughout the city and many of the neighbors and Ocean View Committee members, as well as the Project Area Committee. One should remember that there seems to be general consensus for putting a new low income housing development on the "monster block" site south of Libby Labs.

There is some rumor that the City Council majority wants a neighborhood scale commercial development at 5th & Delaware. Shops here would interface with the Stolurow operation in the old Elco Manufacturing building and the Abrams, Milliken & Kent shops around the old Dream Factory. A third idea is to move in other abandoned structures from outside the project area and complete the historic district with historic houses. Outside houses might include 1924-10th and 834 Delaware which is of particular interest since historically it was at one time located at 5th & Delaware and is believed by some to possibly be Ocean View's original building, Bowen's Inn, built in 1853. Whichever proposal you favor, anyone interested should come to the Oct. 5 Landmarks Comm. meeting (call 644-6490 for location) and the October 20 City Council/Redevelopment Agency meeting.

HISTORIC PRESERVATION TAX INCENTIVES

National Park Service
U.S. Department of the Interior

The Economic Recovery Tax Act of 1981 includes significant revisions to the preservation tax incentives in the Tax Reform Act of 1976, namely

- a 25% investment tax credit for rehabilitating historic commercial, industrial, & rental buildings, which can be combined with
- a 15 year accelerated cost recovery period for the adjusted basis.

Buildings which qualify are buildings listed individually in the National Register, & contributing buildings in registered historic districts, either National Register or state or locally designated.

To qualify for the investment tax credit the building must be substantially rehabilitated. This means the rehabilitation costs must equal the greater of \$5000 or the adjusted basis of the building (actual cost minus any depreciation already taken). The monetary test must be met within a 2 year period (5 years for certain phased projects).

The law also includes a 15% investment tax credit for buildings 30 years & older, & a 20% credit for buildings 40 years & older--commercial & industrial buildings only. Lessees with a leaseterm of 15 years or greater can qualify, & buildings leased to tax exempt organizations & government entities are eligible, retroactive to July 30, 1980.

The new investment tax credit is available for projects which begin January 1, 1982, & after. The 15 year accelerated cost recovery period is available for buildings placed in service January 1, 1981, or after.

This repeals existing preservation tax provisions, effective Jan.1,1982:

- The 5 year amortization provision (IRC sec. 191).
- The accelerated depreciation provision (IRC sec. 167 (o)).
- The denial of accelerated depreciation for a building built on the site of a demolished historic building (IRC sec. 167(n)).
- The 10% investment tax credit is replaced (IRC sec. 38 & 48).

For an in depth Summary of Preservation Tax Incentives in the Economic Recovery Tax Act of 1981, contact the Western Regional Office of the National Trust for Historic Preservation, 681 Market St., Suite 859, San Francisco 94105 (415-556-2707).

Contact Paul Alley, Architectural Historian, for questions about the certification of significance, & David W. Look, AIA, Historical Architect, about certification of rehabilitation work (both at 415-556-7741).



BERKELEY'S ARCHITECTURAL HERITAGE UNDER CONSTRUCTION

1982 CALENDAR

The 1982 B.A.H.A. Calendar features a unique theme---photographs of Berkeley buildings taken during the course of their construction.

From time to time during the everyday research work of the B.A.H.A. Office, unusual construction photos have surfaced. These unexpected finds present an intriguing view of an earlier Berkeley and an amusing "behind the scenes" look at familiar Berkeley landmarks. It was decided that if enough of these pictures could be located, we could share them as a B.A.H.A. Calendar.

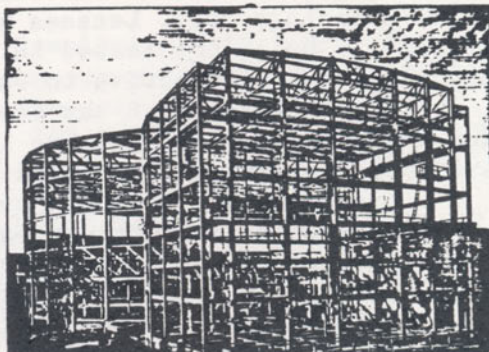
After looking through a large number of photographic collections for pictures that were both graphically interesting and that represented all stages of construction, the final selection was chosen for the Calendar. Among the views featured are horse-drawn graders excavating the site of the Memorial Stadium; carpenters in 1869 putting the finishing touches on the turreted Feralta Park Hotel; Bernard Maybeck supervising one of his projects; workman placing a cornice atop Alta Bates Hospital; and the steel skeleton of the Community Theatre which towered on the Berkeley skyline for nearly ten years before its completion.

Also included will be several small inset photos of the buildings as they appeared completed or architect's drawings. Each photo will be captioned with a period quotation concerning the building and its construction.

SPECIAL

PRE-PUBLICATION PRICE

A limited number of calendars are being printed this year and will be available at the B.A.H.A. Office and at some stores after October 15th at \$3.50 each. You may purchase calendars before Oct. 15th at the pre-publication price of \$3. Either mail the attached form to B.A.H.A. or call the B.A.H.A. Office at 845-6591 weekday afternoons.



"In the year 1922 when the world still held Hitler in fear and awe and the United States was emerging slowly from the depths of the depression, the Berkeley Board of Education began to discuss the possibility of building a high school theater. The effect of the terror of war and war itself is vividly illustrated in the cast pattern of this building and the length of time its steel framework remained on the Berkeley skyline--an incident of the extreme use of building materials. The theater project of 1922, to cost \$400,000, was completed in 1923 in a total cost of \$2,250,000--thanks to a decade of war and inflation." (Berkeley Board Minutes, January 1921.)

OCTOBER

BERKELEY COMMUNITY
THEATRE, 808 St.
Albion Way at Grove Street
Berkeley 14, California 94702
Architect: Gustavus A. Wiegman
Contractor: Construction Co. Inc.

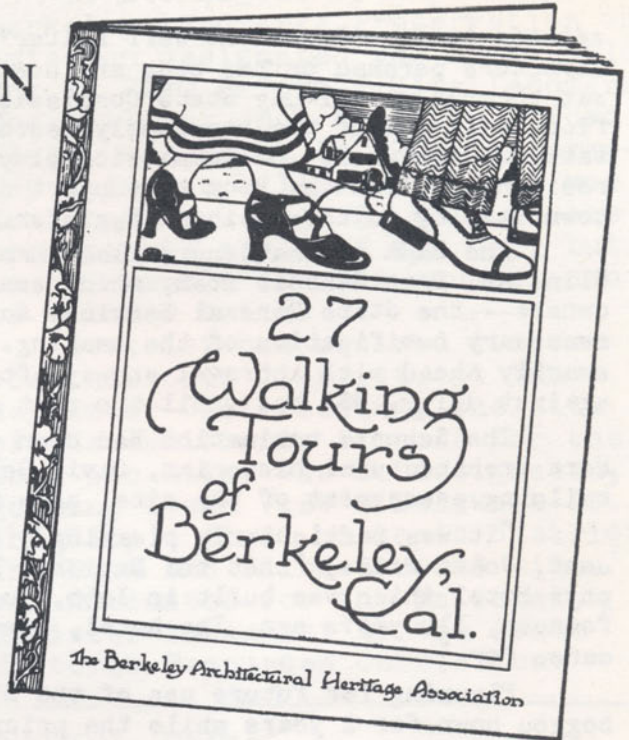
SUN	MON	TUES	WED	THURS	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

A NEW BAHA PUBLICATION

After quickly selling the first 100 copies printed of the Walking Tours of Berkeley booklet, BAHA has re-printed this popular pamphlet in a new, smaller size that is more convenient to use.

Featured are all 27 walking tours given by BAHA from 1974 to the present. This attractive, golden booklet would make a welcome gift for an out-of-town visitor, or for anyone who would like to learn more about Berkeley's neighborhoods.

The booklets are available at the BAHA Office, 1930 Addison Street, or may be purchased by mail. Please use the order form below.



YOU CAN ORDER BY MAIL

Please send me _____ 1982 Calendar(s) at the pre-publication price of \$3. I have included tax: 20¢ and postage: 69¢ for each calendar ordered. Total for each calendar: \$3.89. TOTAL: _____

Please send me _____ copies of "Walking Tours of Berkeley" at \$2 each. I have included tax: 13¢ and postage: 35¢ for each booklet ordered. Total for each booklet: \$2.48. TOTAL: _____

TOTAL ENCLOSED: _____

Send to:

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(NOTE: You may order your calendar(s) now at the pre-publication price and pick it up at the office later to save the cost of postage. You will be notified when the calendars are ready.)

I will pick my calendar up at the BAHA Office. Enclosed is \$3.20 for each calendar ordered. TOTAL ENCLOSED: _____

session in Vice-President Jeff Leiter's Murphys Hotel & Lounge room---with directors perched on the beams and hunkered on the floor---the BAHA troops sat through an all-day State Commission session held in the packed second-floor ballroom of the handsomely-restored Murphys Hotel, already on the National Register. The Commission played to standing-room-only as local residents filled the room to support designation of the tiny Mother Love town itself, to the National Register.

The BAHA nominations sailed through without objection except for the Blind and Deaf Schools item, which snagged briefly because the nominal owners---the State General Services Administration---had not received the necessary notification of the hearing. The Commission, however, moved smartly ahead with approval anyway after several commissioners spoke out against delay. GSA has until the next meeting to comment.

The Schools nomination had been urged 2 years ago by U.C.-Santa Barbara architectural historian, David Gebhard, in a voluminous building-by-building assessment of the site, done for U.C.-Berkeley.

"It was particularly pleasing", said BAHA Director and former president, JoAnn Price, "that the National Register approval took place at Murphys Hotel which was built in 1856, just 9 years before the Deaf School was founded, 114 years ago. The hotel, however, has been considerably better cared for."

Planning for future use of the Blind and Deaf Schools site has been bogged down for 2 years while the prior Berkeley City Council sought aimlessly to piece together a working housing scheme to counter U.C.'s plan for student and faculty housing on the site. The recently-elected City Council broke the political logjam, just a couple of weeks before the Murphys meeting, in a 5 for, 1 against, and 3 abstention vote, approving U.C. acquisition of the site from the State in order to provide housing for 600 students and faculty, and up to 200 units of elderly housing if that is found feasible by the would-be non-profit sponsor.

The U.C. plan is not in conflict with the site's National Register status in that it requires neither demolition nor new construction and is based entirely on the rehabilitation of structures on the site.

The proposed elderly housing, however, which may require demolition of at least 1 historic structure, Wilkinson Lounge, may bump heads with the National Register. Brad Paul of the San Francisco Office of the National Trust for Historic Preservation said that any project using Federal dollars is subject to a Section 106 (National Historic Preservation Act) review. The elderly housing sponsors, who rely on subsidy monies from HUD, would have to conduct such a review, which Paul called a "mini-ELR", to identify mitigating alternatives, before they could get approval from HUD to remove or substantially alter any historic buildings.

In the next issue of this Newsletter, there will be a detailed analysis of the legal and procedural implications of National Register status for development like the Blind and Deaf Schools proposed elderly housing or for private development of the site---a threat which will not be entirely averted until the State conveys the site to U.C. More on that later.

LANDMARK

NEWS



At its August 17th meeting, the Berkeley Landmarks Preservation Commission designated the Such Building at 2140 Oxford a City Landmark. The building, now known as Oxford Plaza, was built in 1906 by Berkeley dairyman William Such. It was designed by George L. Mohr in the predominate style of the day, but is remarkable for its unusual use of clinker brick.

Berkeley has aquired its second historic district. At the September 21st meeting, the site of the California Schools for the Deaf and Blind was so designated, joining Ocean View's Delaware St., the City's first historic district. The Deaf and Blind Schools site was nominated for the National Register in August by the State Historic Resources Commission.

PRESERVATION FAIR

Summer returned to the Bay Area briefly on Sunday, September 20th and created a festive atmosphere for the 4th annual Oakland Preservation Fair. The grounds of the Camron-Stanford house on the shore of Lake Merritt was the setting for the event. Tables and displays on the lawn featured the activities and products of restoration firms, historical societies and preservation groups (of which BAHA was one). Of special interest were Louis Stein's horse car which ran on Telegraph Avenue in the 1870s, and a blacksmith at work under a gnarled old shade tree. During the day scores of people visited the Fair and the beautifully-restored rooms of the Camron-Stanford house.

Cards and brochures were collected from the various woodworkers, contractors, and salvage companies who were represented at the Preservation Fair. They have been placed in a folder at the BAHA Office along with information about other firms. If you can reccommend someone, please let the BAHA Office know.

*"Works of art are the property of
mankind and ownership carries with it
the obligation to preserve them."*


 WEEKLY GAZETTE SERIES
 

For over six years since the first one appeared on January 23, 1974 the Independent-Gazette has published articles provided by the Berkeley Architectural Heritage Association in a weekly series. The following is a continuation of the list from the last Newsletter of the articles that have been published. The list will be completed and continually updated in future issues of the Newsletter. BAHA will provide xerox copies of an article for a fee of \$1 per copy, or 50¢ each for 2 or more copies.

- | | | |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 223. Foulds House, 1928
1600 Euclid Ave.
Henry Gutterson
21 FEB 1979 | 235. City Club, 1929
2315 Durant Ave.
Julia Morgan
16 MAY 1979 | 248. Roos Bros., 1926
64 Shattuck Square
Miller & Pflueger
22 AUG 1979 |
| 224. Rose Walk Houses,
1920's
Henry H. Gutterson
28 FEB 1979 | 236. City Hall, 1908
Bakewell & Brown
23 MAY 1979 | 249. Long Bldg., 1927
2122 Shattuck Ave.
Edwin Lewis Snyder
29 AUG 1979 |
| 225. Burke House
2911 Russell St.
D.J. Patterson
7 MAR 1979 | 237. Wilder House, 1909
2448 Prospect St.
30 MAY 1979 | 250. 2632 Benvenue Ave.
A.D. Coplin, 1902
5 SEP 1979 |
| 226. 2nd Church of
Christ, Scientist
1926, H.H. Gutterson
14 MAR 1979 | 238. Whittier School, 1938
Paul Dragon, Carl
Schmidts, B. Reede
Hardman, Gwynn Officer
6 JUN 1979 | 251. Richards House, 1927
166 Tunnel Road
W.R. Yelland
12 SEP 1979 |
| 227. Landon House, 1924
1441 Hawthorne Terr.
Henry H. Gutterson
21 MAR 1979 | 239. Carlson's Block, 1903
3228 Adeline St.
William H. Wharff
13 JUN 1979 | 252. Lucky Store, 1947
Shattuck & Rose
Raymond Loewy/Paul
Hammarberg
19 SEP 1979 |
| 228. Jefferson School, 1920
Henry H. Gutterson
28 MAR 1979 | 240. Richardson House, 1927
111 Southampton Ave.
Warren C. Perry
20 JUN 1979 | 253. Civic Center
design, 1914
Hobart & Cheney
26 SEP 1979 |
| 229. Super Service Station
2990 Sacramento, 1933
General Distributing Co.
4 APR 1979 | 241. Hillside Club, 1924
2286 Cedar Street
Mark White
27 JUN 1979 | 254. Kawneer Bldg., 1912
8th & Parker
4 OCT 1979 |
| 230. Thomas House, 1911
800 Shattuck Ave.
John Hudson Thomas
10 APR 1979 | 242. Kress Bldg., 1932
2036 Shattuck Ave.
Edward Sibbert
4 JUL 1979 | 255. Webb Bldg., 1905
1985 Ashby Ave.
Charles W. McCall
10 OCT 1979 |
| 231. Davis Bldg., 1905
2044 University Ave.
18 APR 1979 | 243. Clapp Cottage, 1884
2009 Berkeley Way
11 JUL 1979 | 256. It Theatre, 1909
1808 Harmon Street
17 OCT 1979 |
| 232. Dobbins Estate, 1921
2750 Marin Avenue
Mitchell
25 APR 1979 | 244. Varsity Theatre, 1911
2074 San Pablo Ave.
25 JUL 1979 | 257. Northbrae Fountain
The Circle, 1911
John Galen Howard/
Arthur Putnam
25 OCT 1979 |
| 233. Park Place, 1914
3115 Claremont Ave.
John Hudson Thomas
2 MAY 1979 | 245. Foss Bldgs., 1895
2177-79 Shattuck Ave.
1 AUG 1979 | 258. Squires Block, 1895
Vine & Shattuck
31 OCT 1979 |
| 234. Chapel of the Cross,
2750 Marin, 1965
James T. Leffe
9 MAY 1979 | 246. United Artists Theatre
2274 Shattuck Ave.
C.A. Balch, 1932
8 AUG 1979 | 259. Kellogg House, 1908
98 El Camino Real
Fowler Mallet
7 NOV 1979 |
| | 247. Studio Bldg., 1905
2045 Shattuck Ave.
15 AUG 1979 | |



Welcome
New
Members

and Renewed

NEW

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Fritz Jaeger
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Kathleen Garrison
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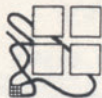
June Cheit

DON'T FORGET TO RENEW — — DON'T FORGET TO JOIN

This year PREMIUMS are being offered as follows:

Memberships in the contributing category will receive a copy of Jacomena Maybeck's Maybeck, The Family View; and memberships in both the sustaining/business and patron/corporate categories will receive both the book and a Maybeck poster designed by Robert Baldock and Wesley Tanner, Printer. Patron/corporate members will also receive a Music in the Street poster designed by Robin Thomas Sweet for last summer's Shattuck Avenue concert series.

The updated membership roster is now available. If you wish a copy, please call the Survey Office at TH 5-6591.



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