

This Newsletter was mailed MAY 20 1982

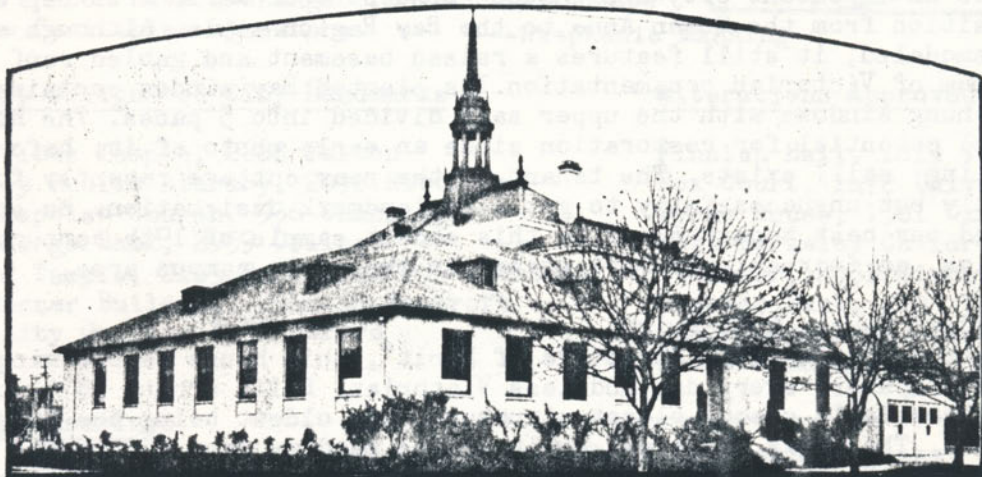
THE BERKELEY
ARCHITECTURAL
HERITAGE
NEWSLETTER

No. 37

March-April-May 1982

NEW BAHA OFFICE

still centrally located downtown



To make way for renovation of the building, BAHA left its home in the loft of the Old Armory Building at 1950 Addison Street last March. BAHA now has a new office in a building owned by the School District thanks to board member Hyshka Stross. Hyshka headed the Office Search Committee and scoured the downtown looking for the perfect office. She found it in Room #9 at the Old City Hall Annex at 1835 Allston Way, designed in 1925 by James W. Plachek.

The new office consists of 3 rooms grouped around a sheltered garden of ferns and camellias, and receives soft north light from 4 large windows. The office contains such amenities as brass hardware, high ceilings, steam heat and electricity; but we are also faced with the reality of monthly rent! Our thanks and appreciation go to Bob Sicular and Jim Price, owners of the Armory Bldg., who provided BAHA with rent-free space for 2½ years!

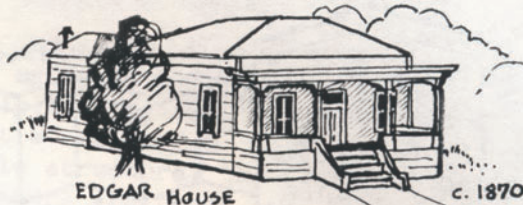
Directly after moving, BAHA was offered by the Bancroft Library complete sets of the BERKELEY ADVOCATE and BERKELEY HERALD. The Advocate, forerunner of today's Gazette, dates from 1877-1895, while the Herald which dates from the turn-of-the-century deals mainly with University news. The Bancroft recently finished microfilming these crumbling documents, so they will be preserved. The originals are now available to the public at the BAHA Office.

The new office is open weekdays, 11-5, to serve YOU. So please come by or call. We have the same telephone number: 845-6591.

---Anthony Bruce, Office Staff.

ENDANGERED

SPECIES



Bartine Carrington House, 2323 Bowditch

This early prototype of Bay Region style is Berkeley's only sample of the work of Seth Babson, a prominent 19th century architect. It sits in the shadow of the huge Durant Hotel. Rumor has it that the hotel plans to eventually take over the site to expand its facility. But the Carrington House is an important city-designated "Structure of Merit". It represents a transition from the Queen Anne to the Bay Region style. Although somewhat remodeled, it still features a raised basement and gabled roof with a minimum of Victorian ornamentation. Its slanted bay window contains 3 double-hung windows with the upper sash divided into 3 panes. The house has real potential for restoration since an early photo of it, before remodeling, still exists. The tenant of the rear cottage recently fought valiantly but unsuccessfully to get city landmark designation. We should all send our best thoughts out to this modest sample of 19th century construction, an increasingly rare animal in the south campus area.

James Edgar House, 2441 Dwight

Another designated "Structure of Merit", this house is becoming more and more Japanese every day and less Victorian. Built around 1870, this may be Berkeley's second oldest structure, the oldest being the Byrne House on Oxford. The Edgar House was built in the meadowy days before the University came to Berkeley. This was the home of farmer James Edgar whose family was one of the first in the area. The house was and is of typical raised-basement wood frame construction. Symmetrical in design, originally with a broad front center staircase, the house is one of dozens of the type built in Ocean View in the 1870s with very few surviving intact. The best example is perhaps the Ghago House at 1809-11 Fourth, although it is not as old. The Edgar House is now a Japanese restaurant and as such its facade design is severely **endangered**. Anthony Bruce recently fought for city landmark designation but the building was turned down after the new owner said he chose not to restore the building. It remains however one of Berkeley's most historically important structures.

Eleanor Smith House, 2529 Hillegass

Although this has been an official City Landmark for over a year, due to a loophole in the landmarks ordinance this house is endangered. The reason is that the owner, the American Baptist Seminary of the West, is anxious to demolish it and build either seminary housing or a new parking facility. Like the Carrington House nearby, the Smith House is being threatened by "institutional creep." Located in a small but lovely grove of redwoods and Monterey pines, the Smith House is part of a landmark site which includes a cottage designed by Henry Gutterson, the house, and the grove of trees. Built in 1902, its gabled roof in particular was unique at

the time of the building's construction, and later became a widespread feature of Bay Area homes. The small-paned windows and wood shingles blend well with the surrounding landscape and reflect the simple, natural look promoted by Berkeley architects at the turn of the century. The trees on the property are severely endangered by the proposed building and by the cars parking on the site. UC tree expert, Dr. Joe McBride, has testified to the reality of this threat. Hyshka and Allen Stross, nearby neighbors, have fought long and hard to preserve this little oasis in the south campus area and we all hope that the owners soon have a change of heart and locate their new facilities elsewhere.



---Stephanie Manning

Recently Designated City Landmarks

- Odd Fellows Temple, 2288 Fulton
- Berkeley Public Library, 2090 Kittredge
- Grace Baptist Church, 936 Channing
- Wells Fargo Bank, 2959 College
- Masonic Temple, 2105 Bancroft/2295 Shattuck
- Fred Turner Building, 2546-54 Bancroft
- University Garage, 1952 Oxford

Alterations Approved

- Finnish Hall, 1819 Tenth
- Fox Court, 1472 University
- Byrne House, 1301 Oxford
- West Berkeley Children's Center, 2031 Sixth
- Crocker Bank, 2105 Bancroft/2295 Shattuck
- Boone Academy, 2029 Durant

Upcoming Hearings

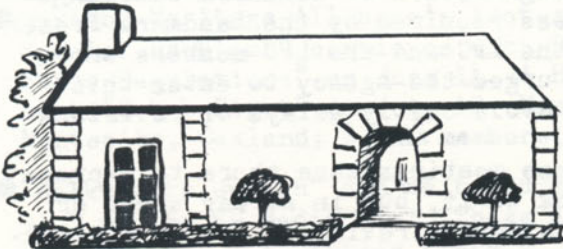
- Elmwood Theater, 2966 College
- Ghego House, 1809-11 Fourth
- Phillips Temple Church, 3332 Adeline
- Phi Delta Theta, 2717 Hearst

The next meeting of the Landmarks Preservation Commission will be held Monday, May 24, 7:30 pm. Call 644-6490 for location.

HOUSE TOUR

Afraid that you may have missed BAH'S annual Spring House Tour? Don't worry...there will be a 1982 Tour. It has been rescheduled for the Fall, and announcements will be sent out well in advance of the October 10th tour date. This year the residential work of William Wurster will be featured. Wurster established the "2nd Bay Tradition", as differentiated from the 1st Bay Tradition of Maybeck, Coxhead & Morgan. Wurster's contemporary designs emphasize

indoor/outdoor living with the familiar "woody" character associated with Bay Area architecture. The house tour committee has already obtained a selection of houses reflecting different periods of Wurster's long career. Volunteers will be needed to staff the houses on the tour and receive free admission. Please call the Office (845-6591) if interested.



DELAWARE STREET HISTORIC DISTRICT



At a special meeting on April 12, the Landmark Preservation Commission unanimously voted not to approve the Redevelopment Agency's plans and proposed Request For Proposal for a developer for the West Berkeley Redevelopment Section 8 Housing Project because:

"(1) the plans for the area adjacent to the historic site do not appear to be compatible with the Delaware Street Historic District, and (2) a portion of the north side of the CHFA project intrudes into the historic site with no guarantees that its design is compatible with the Delaware Street Historic District."

In the Commission's discussion on the question of compatibility, one of the concerns was the proposed curvilinear pathway design in the CHFA project, which was felt to be out of character with the grid pattern of the Ocean View neighborhood.

It is significant that this meeting was the first time the LPC had been shown the architect George Ivelich's plans for the CHFA project. Moreover the LPC did not see and had never seen the preservation consultant William Coburn's plans for the restoration of the Delaware Street Historic District. Neither the architect, nor the preservation consultant, nor a senior staff person from the Redevelopment Agency attended this meeting, or have ever attended LPC meetings on this project despite the LPC's repeated requests for them to make a presentation. In fact, at an earlier meeting of the LPC on March 15, William Coburn was scheduled to appear and present his preliminary designs, but he was told by the architect and the Agency staff not to attend.

In response to the LPC's action, City Manager Daniel Boggan, Jr., who is also the Executive Officer of the Redevelopment Agency, wrote a report to the Agency in which he recommended that it disregard the LPC motion and approve the Request For Proposal and the basic proposed design. He criticized the LPC, which had sent two members (Stephanie Manning and Arlene Silk) to the Interdepartmental Task Force on the redevelopment project which also included representatives of the Project Area Committee, Planning Commission, Housing Advisory & Appeals Board, & B.A.H.A. This committee has been meeting almost weekly for several months, and he felt that LPC participation should have meant tacit approval of the Task Force recommendations.

Mr. Boggan's memo implies that the LPC is against housing. The LPC has always scrupulously worked on the assumption that it cannot comment on use, in questions of either designation or design review of landmark buildings or sites. Because the design review process required by the Landmark Preservation Ordinance can be time consuming, the LPC and the LPC members who served on the Task Force have repeatedly urged the Agency to enter this process as early as possible in order to avoid costly delays or revisions in the planning of the project.

The two LPC members who attended these meetings were there to express the concerns of the LPC and to report back to it, but in no way spoke or could speak for the entire commission. The design review of permit applica-

tions to change designated landmark buildings or sites requires public hearings held before the entire LPC with proper notification and specific procedures. Individual members of the LPC cannot give this approval informally or guarantee it when representing the LPC in other groups.

Mr. Boggan states that "We never received formal communication from the LPC that they found the design to be incompatible with the historic district." This formal communication occurred at the April 12 special meeting of the LPC, held in the afternoon to adapt to the Agency's schedule, which was the first time that the LPC saw the plans for the CHFA Section 8 housing project. The two LPC members who attended Task Force meetings were never given drawings or plans to take to LPC meetings, and without seeing these plans, the LPC could not comment on them.

Mr. Boggan says that the new construction on the historic site "would have a facade complementary to the Delaware District," but since the LPC has not seen these plans or had an opportunity to talk to the architect, it had no way of responding to this proposal.

--Arlene Silk

Byrne House Competes for CDBG Funds

Earlier this year the firm of Korman & Ng on behalf of the East Bay Chinese Alliance Church applied to the City for a Community Development Block Grant to repair the foundation and roof of the Napoleon Bonaparte Byrne House (1868). This important landmark has suffered from deferred maintenance for decades and the estimated cost of the work is \$81,567. The Byrne House project was one of 54 proposals which went through months of hearings before going to the City Council on May 4th. After the budget had been whittled down to \$25,000, the City Council awarded the project \$1,000. This is barely enough to begin the work, but the important fact is that this is the first time the City of Berkeley has used CDBG moneys for historic preservation, a common occurrence in other communities. This move by the City has set a precedent, thus facilitating the receipt of CDBG funds by future preservation projects. That the City has officially recognized the importance of preserving the Byrne House by awarding the grant, may also make it possible for the Byrne House project to receive funding from other sources.



- Oakland Heritage Alliance's lecture series "Preserving Significant Buildings: Special Problems" continues with Bruce Judd on "Maneuvering through City & State Regulations" on June 14, & Helaine Kaplan & Blair Prentice on their book "Rehab Right" on July 12. Monday evenings, 7:30, St. Paul's Center, 116 Montecito, Oakland; \$1 OHA members, \$2 others; information 865-6382.
- "Walks with Judith" can be heard every Thursday morning at 10:30 on KALW-FM, 91.7 on the FM radio dial. These are broadcast walking tours led by Judith Lynch of the S.F. Public Library, co-author of "Victoria's Legacy."

REINVESTING IN AMERICA

The seventh California State Historic Preservation Conference came to Oakland April 29 to May 2, & a large number of BANA members were able to attend, along with some 550 preservationists from all over the state. We were all impressed with the amount and quality of information presented, & even more impressed with the organization of such an event by our neighbor, Oakland Heritage Alliance. This was the first year the conference has been presented by a local group in cooperation with the new California Preservation Foundation: before budget cuts, it was a function of the State Office of Historic Preservation.

The site of the conference was the Oakland Museum & Auditorium, where 5 concurrent series of sessions were held on 5 different categories of preservation topics. In the Preservation Basics sessions participants were given pointers on research, National Register applications, funding, & organizing. The Interpretation and Education sessions offered ideas on presenting historic buildings and artifacts, and developing curricula & walking tours. The series on Preservation Technology covered conservation of diverse building materials such as copper and terra cotta, with New York's Woolworth Building & the dome of the Griffith Park Observatory as examples; and how and when the state Historic Building Code may be used. The philosophy behind the historic building code is that "existing buildings have rights," & should not have to meet today's codes for new construction if they can be shown to meet the purpose of those codes--safety--in their own terms & materials. The code is nowhere near as widely used as it might be. Charter cities (like Berkeley) must specially adopt it; after that, its use is at the discretion of the local building officials, who in most cities are not yet well informed about the code or comfortable with its subjective, qualitative nature. In addition to the HBC, there exist the Secretary of the Interior's Standards for rehabilitation of historic buildings, dealing with design integrity: original materials & appearance & compatible use wherever possible, low technology is safest for cleaning & repairs, alterations should be reversible, & so on. These standards are used officially in evaluating rehab work for tax credit, but again they are subjective & flexible, & their effectiveness depends on education. Disabled access was touched upon, but little beyond the comfortable level of picket-fenced ramps to one-story Victorians.

The theme of the conference, adopting the National Trust's Preservation Week theme, was Reinvesting in America, and the keynote address and keystone series of sessions dealt with issues surrounding the 1981 Economic Recovery Act & tax incentives & other devices for financing historic rehabilitation. The recent sale-leaseback of the Oakland Museum to finance rehabilitation of the Auditorium was of course a prime case in point, & was reenacted by some of its authors. Yet it was a tiny project by the standards of the keynote speech by the developer of Historic Annapolis, who talked about "deal structuring," complex layers of financing to create the best rate of return & insure that someone gets the tax benefits even if the project's biggest in-



1982 Preservation Conference

vestors are already tax-exempt pension funds & "offshore capital." Oakland has--& proudly displayed--a number of projects on this gargantuan scale, both preservation & new construction. It wasn't always clear where a town like Berkeley, or organization like BAHHA, fit into this world of sale-leasebacks & bond issues. Nellie Longsworth of Preservation Action pointed out a related problem with the 1981 tax act: the requirement that eligible "substantial rehabilitation" equal the adjusted basis of the building in value was excluding smaller projects & recent buyers from the indirect federal subsidy of the 25% historic rehabilitation tax credit. An eligible building must also be depreciable--income property--& listed on the National Register, individually or as part of a district. All this virtually excludes owner-occupied homes, a subject of frequent inquiries to BAHHA. At the session on Financing Residential Rehabilitation, the advice was basically to look for an ordinary home improvement loan: block grant and community development money & even bond issues were theoretically usable, but most cities & housing authorities were philosophically far from ready to allocate this money to preservation projects. The series of sessions on Neighborhood Preservation seemed overshadowed by the emphasis on high finance & investment, so that the speakers on gentrification made no effort to dispel the stereotype that housing & preservation are necessarily opposed.

Landmarks commissioners from all over the state attended a workshop where they compared notes on their powers, budgets, & other concerns: Berkeley's commissioners found that things were better in some places, worse in others. They also heard about proposals to deal with State Office budget cuts by delegating certain powers such as National Register review to local commissions, & a suggestion that local surveys should all be on computer.

Site visits were designed to coordinate with the different discussion topics. Illustrating preservation technology & tax act financing was the massively renovated Oakland Hotel, now apartments for seniors. The project architects were on hand to explain the earthquake bracing & how the elaborate gilt & plaster ceilings of the public rooms were restored. Transportation to the site visits, incidentally, was a pair of 1948 & 1957 Key System buses from the Rio Vista Junction railway museum.

Saturday afternoon 14 walking tours highlighted aspects of Oakland's heritage, from the salvaged Victorians in Preservation Park to Art Deco terracotta buildings downtown. Several of these tours are repeated periodically by Oakland Tours Program (City Hall; 273-3234) & Oakland Heritage Alliance (5569 Lawton, 94618; 893-1278). After the tours a reception opened the Storefront Museum at 9th & Washington: the 1876 Nicoll Building, in process of rehabilitation for offices & currently housing a Smithsonian traveling exhibit "Buildings Reborn: New Uses, Old Places" (through June 13). The closing session, with tours, organ concert, & a report on the National Landmarks program, was held at the superbly restored Paramount Theater. Jack Bethards recounted the history of that restoration, describing & personifying the kind of single-minded dedication needed to make it happen.

Next year's conference will be held at Orange, California.

--Anthony Bruce & Betty Marvin



West Side Study

On May 17 a public workshop for the West Side Study was held with about 50 people in attendance. At past meetings plans for the downtown & west end of campus have been presented, & participants have been asked to complete questionnaires to indicate preferences for certain levels of development. The response to major development & severe modification of existing circulation patterns has been consistently negative. And yet, at this workshop, the planners presented options for transportation, land use, & urban design which would totally alter the face of downtown Berkeley.

Berkeley has managed to avoid the "downtown mall" which has had such unfortunate results in other cities. However, the latest transportation proposals call for several side streets to be reserved for pedestrian traffic and even the closing of Oxford Street between University and Center. Not only would the "malls" be desolate & possibly dangerous at night, but the closure of Oxford would create horrendous traffic problems on Shattuck & Gayley Road. In addition, for all UC's protestations that the West Side Study has nothing to do with institutional creep & University expansion downtown, malling-over of the physical and psychological boundary now formed by Oxford Street would seem to open the way for a greater University whose western boundary is Shattuck Avenue.

A persistent theme in the Sedway-Cooke proposals is the need for a 9-story hotel and convention center on Allston or Center. One plan calls for it to bridge Center Street. The planners seemed unaware that the historic 300-room Shattuck Hotel is currently being renovated.

Most overwhelmingly positive response on the questionnaires has been for historic preservation & maintaining the existing scale of downtown Berkeley. The planners seem to have ignored this & have given token consideration to a few "significant historic resources" (starred buildings on map). The character of a city cannot be maintained by preserving isolated structures as museum pieces.

The meetings are beginning to seem less & less like workshops for community input in the planning process, and more of a way for the University to solicit the public's approval of their preconceived plans. Many people have been frustrated by lack of response to their views, & attendance has dwindled. However, it is extremely important that the public attend these sessions & express their opinions, as the future of downtown Berkeley may be at stake. Meetings have been held approximately monthly, with the next probably scheduled for the middle of June. If you would like to be notified of the next meeting, call the BAHA office, 845-6591.

--Anthony Bruce, West Side Study Advisory Committee

	Building Height Limit: 7-9 stories		Pedestrian Priority Street: Controlled Street Parking		Formal Street Scope
	Building Height Limit: 3-4 stories		Pedestrian Priority Street: Bus Mall/ Restricted Auto/No Street Parking		Street Closure
	Potential Historic Resource		Major Pedestrian Gateway		Mid-Block Street Level
*	Significant Historic Resource		Minor Pedestrian Gateway		Pedestrian Circulation



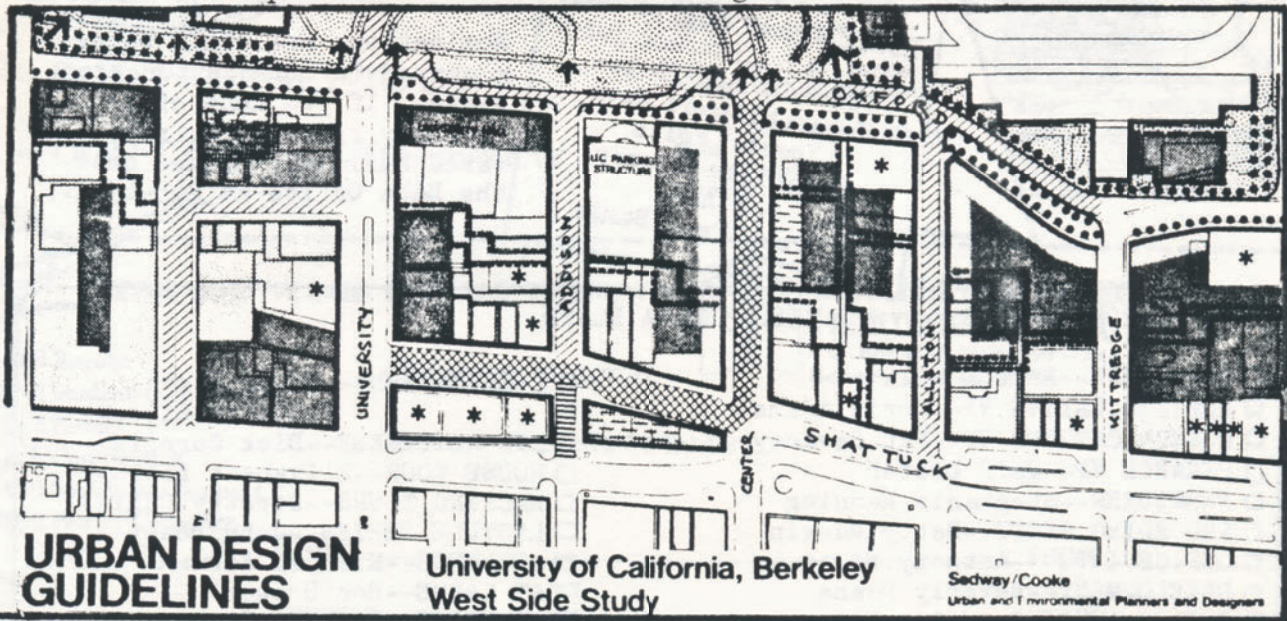
I ♥ TERRA COTTA!⁹

Man's use of fired clay products is almost as old as mankind itself and man's use of fired clay as a building material predates history. On April 28 & 29 I attended a conference on the history, uses, and preservation of architectural ceramics sponsored by The Friends of Terra Cotta. The Friends of Terra Cotta is a year old group of historians, architects, builders, and preservationists who are devoted to the preservation, appreciation, and further use of terra cotta as a building material.

About 75 of us gathered at the Humboldt Building on Market Street in San Francisco, needless to say a terra cotta building currently being restored. The seminar was information intensive, beginning at 8 a.m. with a marvelous slide lecture on the history of terra cotta by Margaret Henry of Tufts University. Her slides of 15th century Northern Italian terra cotta buildings illustrated the permanence of fired clay as a building material and the highly decorative uses the material can have. A slide lecture on the restoration of the Woolworth Building ended the seminar at 6 p.m.

The next day we toured the Gladding, McBean terra cotta factory at Lincoln, California, the only factory in the United States which can produce a "building's worth" of terra cotta today. Two walking tours of downtown Oakland and downtown San Francisco rounded out the Preservation Conference.

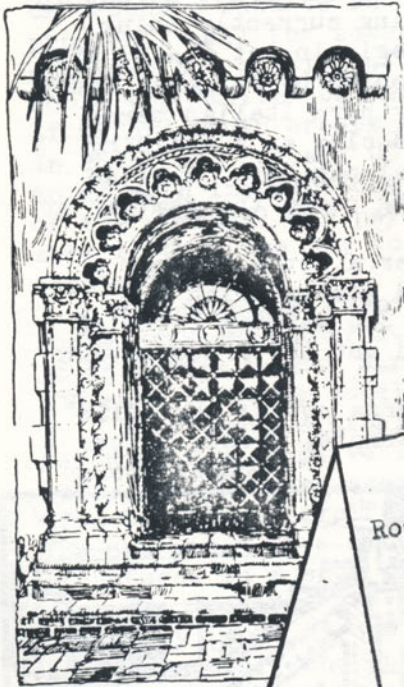
Downtown Berkeley has some fine examples of terra cotta: the Wells Fargo Building, Post Office, Crocker Bank/Masonic Temple, Kress, Tupper & Reed. Look up -- terra cotta is out of sight! --Susan Stern



ANNUAL DINNER MEMBERSHIP MEETING

at
the

Berkeley City Club



Don't forget to set aside Thursday, May 27th, for the BAH Annual Dinner & Membership Meeting, this year to be held in the auditorium of the Berkeley City Club. This gracious building was designed by Julia Morgan in 1929, and is both a City and State Landmark, and listed on the National Register.

After dinner a brief business meeting will include election of BAH officers and presentation of the annual Restoration Awards. In anticipation of the possible restoration of the Byrne house and its gardens, the guest speaker will be Thomas Brown, a lecturer in the Dept. of Landscape Architecture at U.C. He will present an illustrated lecture entitled "Victorian Gardens in California", and discuss traditional garden forms transplanted from Europe, as well as the fascination with exotic plants and landscaping.

All members and their guests are invited to the 8:15 program, without reservation. However, if you plan to attend the dinner and have not yet reserved a place (\$16 per person), please do so at once by calling 845-6591 or 841-4713.

* * * * *

Nominations are still being accepted for the Restoration Awards. If you know of a recently restored or renovated building, please call the BAH Office at 845-6591.

Menu

Roast Prime Rib of Beef
au jus
Tossed Green Salad
Vegetables du Jour
Yeast Rolls
Chocolate Mousse
Wine
Coffee, Tea, Sanka

NOMINATIONS for the 1982-3 BAH BOARD.

- PRESIDENT--Arlene Silk
- ADMINISTRATIVE VP--Chris Adams
- COMMUNICATIONS VP--Pat Devaney
- FINANCE VP--Jeff Leiter
- TREASURER--Stephanie Manning
- RECORDING SECTY--Betty Marvin
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- PUBLICATIONS--Susan Stern,
- Fillmore Eisenmayer
- ANNUAL DINNER--Dick Cornils
- HOUSE TOUR--Elizabeth Kibbey
- WALKING TOURS--Dorothy Cahill
- LECTURE SERIES--John Beach
- AT LARGE--Michael Korman
- AT LARGE--Bob Breuer
- AT LARGE--Frances Starn

WELCOME MEMBERS! WELCOME MEMBERS! WELCOME MEMBERS!

New Members and Members Renewed

NEW MEMBERS

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Roderick & Leela Craig
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- DON'T FORGET TO RENEW



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WANT TO BE ACTIVE

SPECIAL INTERESTS OR TALENTS

NAME _____ PHONE _____

ADDRESS _____



MISSION REVIVAL DAYS

Watch the mails for your announcement of a mid-summer lecture and exhibit on Mission Revival architecture in California. The exhibit is planned for the display windows of Hink's Department Store, which is in downtown Berkeley's biggest Mission-style structure: the Shattuck Hotel Bldg. The exhibit will feature artifacts, and vivid color photos by board member Robert Breuer of some of the more spectacular examples.

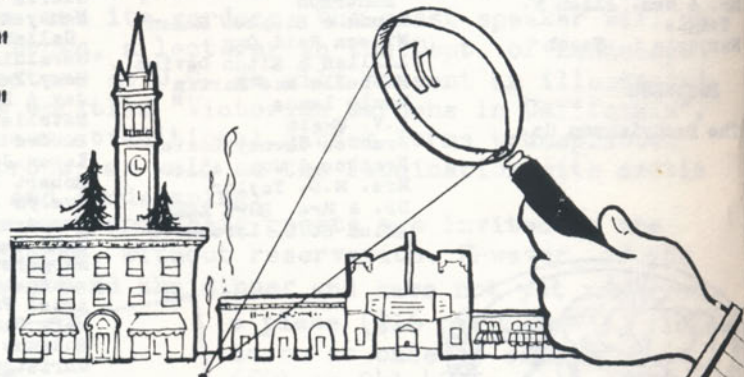
WALKING TOURS

This year's tours will include:

- JUNE 13 "West Side Study Area"
- JUNE 20 "Ocean View Revisited"
- JUNE 27 "Elmwood, California"

Single tours \$4; Series \$10
For further information and reservations, either call the Office at 845-6591 or write to the P.O. Box.

PRESERVATION HOT SPOTS



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