



LANDMARK
HERITAGE
FOUNDATION

FUNDING THE PRESERVATION OF

JULIA MORGAN'S BERKELEY CITY CLUB BUILDING

NEWS FROM THE CASTLE • QUARTERLY NEWSLETTER • SPRING 2009
2315 DURANT AVE., SUITE 306 • BERKELEY, CA 94704 • (510) 883-9710



Spring Greetings

AS APRIL SHOWERS brighten the "Little Castle's" gardens, I am reminded of just how fortunate we are to have this lovely building and all its amenities. I love spending time just sitting in one of the courtyards. I think about Julia Morgan's talent and foresight that created this building, her most ambitious women's club structure. From the 1929 groundbreaking (see page 2) in what has become one of Berkeley's historic neighborhoods, Miss Morgan's "Little Castle" has continued to evolve and is now a major landmark.

The Landmark Heritage Foundation invites our Friends — each and every one of you — to visit often and to take advantage of all that this lovely community asset offers. Coming up is the special Mother's Day Brunch on Sunday May 10th. RSVP by May 7. Several times a year the repertory Central Works Theatre presents stimulating performances in the Patio Room that provides a unique theatre in-the-round experience. The Berkeley Chamber Performances is a fine "resident" group that performs periodically in the Members Lounge. And Fridays' noon lecture, sponsored by the City Commons Club, always has food for thought.

Treat yourself or guests to lunch or dinner in the Club's dining room. It's delightful and relaxing. Reservations required. Wednesday Buffet Terrace Luncheons in the warmer months are a long-standing Berkeley City Club tradition that give a little extra zip to mid-day at mid-week: Bring your friends! And, don't forget to tell out-of-town visitors about the charms of a stay here at the Berkeley City Club hotel. They'll be hard put to locate more convenient and delightful accommodations.

On the fourth Sunday of every month (except December), docent-led tours of the "Little Castle" are given between 1 and 4 PM. The Landmark Heritage Foundation invites you to join one of these tours to learn more about the building and Julia Morgan, its exceptional architect. Afterward, you'll be tempted, like me, to linger on for a bit in one of the sun- and flower-filled courtyards.

We invite you to call the Foundation office for more information about our activities and events at the Berkeley City Club. Check www.berkeleycityclub.com for the calendar of BCC events open to you.

For all of its nearly 80 years, Julia Morgan's "Little Castle" has been inviting, active with events, and its halls well trod. But that much activity leaves its mark, and like all aging buildings, this one requires significant maintenance and systems upgrades.

THE ELEVATORS

As you know, the Landmark Heritage Foundation, in conjunction with the Berkeley City Club, is involved in one of our most urgent and ambitious undertakings to date: the elevators. Engineering work is completed and we are now in the final stages of designs for the elevator cab interiors. Because of the building's National Register of Historic Places landmark status, any restoration must conform to standards specified in the Secretary of the Interior's Standards for Restoring Historic Buildings. Our new 2009 elevator cabs will reflect historic

design features of the building, while being functionally contemporary.

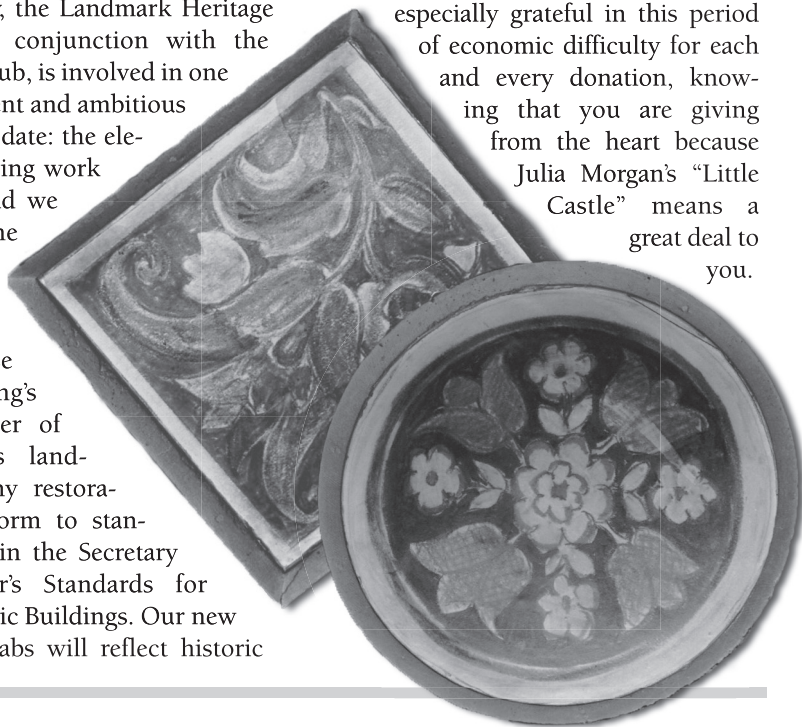
The generosity and enthusiasm with which so many of you have contributed to the Elevator Project has made it possible for us to proceed. Donations now total approximately \$260,000. With another \$240,000 we will reach our goal.

We are planning a gala christening to celebrate the completion of the new and newly restored elevators. Look for more details about that event in our next newsletter.

DREAM PROJECTS

Swimming pool restoration and restoration of the building exterior, as well as the LHF Endowment, are on our seven million dollar wish list. The Endowment continues to grow, slowly but surely, now totaling \$139,500.

A recent bequest from the Edith Richey Trust and major gifts from anonymous donors have made possible our 2008-2009 accomplishments. We are especially grateful in this period of economic difficulty for each and every donation, knowing that you are giving from the heart because Julia Morgan's "Little Castle" means a great deal to you.



NEWS FROM THE CASTLE SPRING 2009

News from the Castle is the official newsletter of the Landmark Heritage Foundation.

The Foundation is a tax-exempt charitable organization dedicated to the preservation of the unique Julia Morgan-designed building that is home to the Berkeley City Club.

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The Julia Morgan Preservation Committee of the LHF meets the second Wednesday of each month to approve projects and disbursements.

The LHF Board meets quarterly.

All persons are welcome at these meetings; to attend call
(510) 883-9710.

Free public tours are jointly sponsored by the LHF and the Berkeley City Club the fourth Sunday of every month except December. For public tour details or information on group tours, contact the Landmark Heritage Foundation.



LANDMARK HERITAGE FOUNDATION

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LHF Office is staffed
Tues., Wed. & Thurs. 10am-2pm

IT'S HARD TO BELIEVE

THE BERKELEY WOMEN'S City Club, a six story reinforced concrete building was built in eleven months!

According to articles published in the 1927-1929 *Bulletins* of the Berkeley Women's City Club and the November 1930 Berkeley Women's City Club *Record*, the property was purchased in January 1928 for \$92,600. There was 155 feet of frontage on Durant Avenue then running north to a 100 foot frontage on Bancroft Way. The Bancroft property was sold in 1946 to reduce the bond debt by \$24,000.

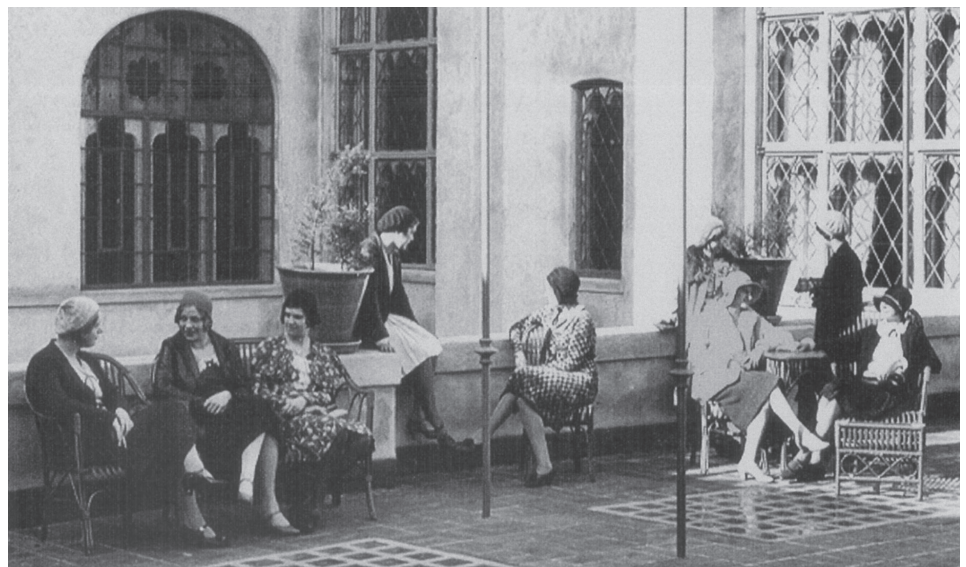
Julia Morgan was selected as architect in June 1928 and was paid \$9,625 for the project. She was 58 years old. The groundbreaking took place December 17, 1929 and the building opened its doors November 20, 1930 for a week of various events, teas and a Thanksgiving dinner.

The building was financed with \$275,000 in first mortgage 6% gold bonds and \$81,200 in unsecured promissory notes (debenture bonds), the latter purchased mostly by club members. The construction cost was \$275,000 with equipment and furnishings coming in at \$50,000. The rent from the buildings on the property paid for the property taxes and some of the preliminary project costs from the purchase date (January 1928) until the structures on the Durant frontage were razed after the groundbreaking (December 1929.)

COST & CONSTRUCTION DATA WOMEN'S CITY CLUB, BERKELEY

- Completion date: 1930
- First & Second floors: Public rooms and services
- Bedrooms: 3rd, 4th, 5th & 6th floors. Two 2-room suites each floor. Balance, single rooms with baths.
- Basement (except under pool): Service, boiler room with pool equipment
- General construction: Reinforced concrete
- Floor system: Beam and slab
- Roof: Mission tile
- Tea Terrace: Tile on concrete slab
- Floors: In general, tiled
- Auditorium: oak
- Bedrooms and bedroom corridors: carpeted
- Radiators: Covered in public rooms
- Elevators: One automatic electric, one automatic hydraulic
- Windows: Steel frames & casements
- Interior wall finish: Plaster from the float, stained
- Exterior wall finish: Crushed travertine and cement
- Lot footage: 155 feet
- Cost per cubic foot: 37 cents

Data above from The Architect and Engineer April, 1931 page 34



Terrace and Members, c. 1930. Note glass skylights over the pool, covered over some years ago.



Congressional Record

PROCEEDINGS AND DEBATES OF THE 111th CONGRESS, FIRST SESSION

House of Representatives

JULIA MORGAN
HON. BARBARA LEE
OF CALIFORNIA
IN THE HOUSE OF REPRESENTATIVES
January 18, 2009

MS. LEE – Madam Speaker, I rise today to honor the extraordinary life and accomplishments of Julia Morgan. A trailblazing female architect who changed the landscape of California, Julia Morgan's impact has lived on more than fifty years after her death. Today, her legacy is being honored in my district by one of our most important preservation organizations, the Landmark Heritage Foundation. Ms. Morgan was inducted into the California Hall of Fame on December 15, 2008.

A native Californian, Julia Morgan was born in San Francisco in 1872. She was raised in Oakland and graduated from Oakland High School in 1890 and earned a degree in civil engineering from the University of California, Berkeley in 1894. While at Berkeley she became a student and eventually the esteemed colleague of the famous architect Bernard Maybeck, whose work also adorns our area and whose influence drastically changed the purpose and effect of architectural planning. After earning her engineering degree she travelled to Paris where she became the first woman accepted into the architecture section of the Ecole des Beaux-Arts. After her studies, she returned to California and became California's first female architect, collaborating with Maybeck on several buildings in Berkeley, many of which are still highly used by the residents of Berkeley today.

Julia Morgan's works are exhaustive and include houses, churches, clubs, banks, schools, hospitals, and stores. Her major works include the Livermore House in San Francisco (1917), San Simeon, the famous mansion home of the California tycoon William Randolph Hearst, also known as Hearst Castle, in San Simeon, California (1922-1939), the Chinese Historical Society of America Museum and Learning Center in San Francisco (1931) and Wyntoon, near Mount Shasta, California (1924-1943). In my district her

work includes, but certainly is not limited to, the Berkeley City Club, the University YWCA, El Campanil and the Margaret Carnegie Library on the Mills College Campus, the Phoebe Apperson Hearst Memorial Gymnasium and Girton Hall on the University of California, Berkeley Campus, the Chapel of the Chimes in Oakland, and Lakeside Baptist Church in Oakland. The Julia Morgan School for Girls, also located on the Mills College Campus, is named after her and is the only middle school for girls in the East Bay. In total, more than 700 buildings throughout California stand as a monument to Julia Morgan's talent and sophistication.

Julia Morgan burst into a field which previously excluded women. Her work literally shaped California architecture and her exquisite contributions, from internationally famous mansions and landmarks to community facilities and churches, stand today as a testament to a woman of tremendous talent, vision, and brilliance. The communities that make up my district are especially privileged to have and cherish numerous buildings designed by Julia Morgan. It is in our community in the East Bay that Julia Morgan built her life and her own home, growing up here and eventually growing old here—returning to her roots and the place she truly loved. Julia Morgan passed away on February 2, 1957 at the age of 85. She is buried in Mountain View Cemetery in Oakland, California. Her work and her life are directly intertwined with the identity and rich heritage of the 9th Congressional District of California.

It is my distinct honor to join with my constituents and the residents of the Great State of California, as well as admirers and students of the artistry and importance of the field of architecture throughout our nation and the world in saluting this great icon and honoring her legacy as a pioneer and visionary.

From left: Ellen North, Julia Morgan's great niece, Julia Morgan a.k.a. Betty Marvin and Leah Marcus, Aide in Representative Barbara Lee's office who presented the Congressional Record at LHF's January celebration honoring Miss Morgan's induction into the California Hall of Fame.



♦ In Appreciation: Donors 2008 ♦

The Landmark Heritage Foundation acknowledges these generous donors. Thank you all!

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All donations are appreciated. The LHF endowment and the unrestricted fund are the two most important funds.
As the endowment grows, its interest will provide much needed annual maintenance monies that insure the building's preservation.
The unrestricted fund allows the Foundation to direct monies where they are most urgently needed.



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