

BERKELEY CITY CLUB

BC

CONSERVANCY

NEWS from the CASTLE

BERKELEY CITY CLUB CONSERVANCY, FUNDING THE PRESERVATION OF
JULIA MORGAN'S BERKELEY CITY CLUB BUILDING

2315 DURANT AVE., ROOM 306 ♦ BERKELEY, CA 94704 ♦ (510) 883-9710 ♦ WWW.BERKELEYCITYCLUBCONSERVANCY.ORG

CONSERVANCY SUPPORTS A NEW AND ACCESSIBLE CLUBHOUSE ENTRY

Club members and visitors are probably familiar with the "History Room," the small sitting room at the end of the hallway to the right of the main entry to the club building, but they may not know the history of the History Room. When the club was the Berkeley Women's City Club, it was the gentlemen's lounge, a refuge where the husbands of club members could retreat, one imagines to smoke cigars and sit in overstuffed armchairs.

More recently, the space has been a repository for photographs and artifacts related to the club and its architect, Julia Morgan, as well as the location of a television for hotel guests. As the Conservancy holds an easement on the exterior walls of the club building, the Club requested, and the Conservancy board granted, approval to create a door in the east wall of the History Room, which will allow an

entry to the club in compliance with the Americans with Disabilities Act (ADA).

Under the ADA, buildings open to the public must provide access to wheelchair users and others with mobility problems. In new buildings such access must be through the main entry, but the US Secretary of the Interior guidelines for historic buildings provide that "if this cannot be achieved without permanent damage to character-defining features of the building, at least one entrance used by the public should be made accessible." Clearly, trying to install a ramp or lift at the club's main entry would be impossible without disfiguring modifications to the steps both outside and inside the elegant leaded glass doors. But by following the rules for historic building, the club can provide an accessible entry at the southeast corner through the History Room, which will have limited impact on the historic fabric of the building exterior.

At present, wheelchair users and others with mobility problems must enter the building through the service door to the basement at the southwest corner, which is far away from the handicap reserved parking spaces. They then must cross through the basement past storerooms and service areas to the elevator up to the main floor.



The new ADA entrance will be located beyond this gate and through on the left to the History Room

An entry through the History Room has the advantage of being at the same level as the sidewalk outside because the sidewalk slopes upward from the main entry. Thus no ramps or steps will be needed for an accessible entry. A new door in the east wall will be almost invisible from the exterior, because it will be behind the solid east wall of the clubhouse below the Members Lounge. Some small modifications to the landscaping will permit easy access from the new door to the handicap reserved parking spaces that already exist at this corner of the parking lot and that will be provided in any new parking



Looking towards the site for the new ADA entrance in the History Room

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NEWS FROM THE CASTLE WINTER 2018

News from the Castle is the official newsletter of the Berkeley City Club Conservancy.

The Conservancy is a tax-exempt charitable organization dedicated to the conservation of Julia Morgan's community clubhouse that is home to the Berkeley City Club, and to the preservation of her legacy as an architect.

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The Conservancy Board meets monthly, except for August, on the first Wednesday at 7 p.m. The meetings are open to the public. Call (510) 883-9710 for more information.

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Public tours of Julia Morgan's clubhouse, sponsored jointly by the Conservancy and the Berkeley City Club, are held on the Fourth Sunday of every month (except December) from 1-4 pm. The cost is \$10 per person. All proceeds go towards the restoration of the clubhouse. Private tours may also be scheduled. For details, email the Docent Coordinator at drsarahgill@gmail.com.

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NEW ADA ENTRY

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construction as part of the proposed development on the parking lot.

In making its decision the Conservancy board noted that the Club has hired an architect with extensive experience in historic buildings to design the door and entryway, and the Conservancy will retain a right to review and approve the final plans.

Several members of the Conservancy board have professional experience with the issues of ADA compliance, and recognize the need for a dignified and comfortable entry, which will not mar the historic façade of the beautiful club building. This is a modification that the Conservancy believes is in keeping with the goals of the club founders and its great architect.

~Christopher Adams,
BCC Conservancy Secretary

PRESERVING THE LEGACY: JULIA MORGAN'S HOTEL HOLLAND TO SERVE AS OAKLAND'S RAPID RE-HOUSING FACILITY

Julia Morgan's Hotel Holland, a three-story Craftsman hotel built in 1906, has just been purchased by the City of Oakland to provide housing and services for Oakland's homeless community (see photo). The 70-room building, located at 641 Grand Avenue in Oakland, will be managed by Bay Area Community Services, and will serve as transitional housing for as many as 90 people at a time. The City of Oakland, which purchased the property for \$7 million, will allocate funds to BACS for managing the programs.

Originally built to house San Francisco refugees from the 1906 earthquake, Hotel Holland displays several Craftsman features on its facade: roof brackets with acanthus scrolls, and a symmetrical massing and window pattern. The building is listed on the Oakland's Register of Historic Places as a "superior example of an Arts and Crafts style residential hotel by renowned architect Julia Morgan."



Julia Morgan's Hotel Holland. Photo by Claudia Falconer

THE DELIGHT OF ORNAMENTATION

An Essay by Claudia Falconer, AIA, BCC Conservancy Board Member

The grace and elegance of the Berkeley City Club stems from the exquisite massing of the exterior forms, and the masterful play of light and space on the interiors. But of equal delight, and of equal importance is the intricate use of ornamentation, on both the exterior and interior of the building. Where did this vast variety of sculptured shapes and architectural forms come from? Architect Julia Morgan possessed an educational background unusual for any American architect of the early 20th century, male or female. Prior to attending the Ecole des Beaux Arts in Paris, Morgan studied engineering at UC Berkeley. This gave her the deep understanding of structures that enabled her to adeptly design this building which was created of a new material, reinforced concrete. Reinforced concrete was at the vanguard of structural design at the

time. But her years in Paris had immersed her in traditional masonry forms, such as the carved stone work of the great cathedrals, and the wonderful groined vaults found in Gothic cloisters.

As you enter the interior spaces of the Berkeley City Club, the graceful vaulted ceilings and arched windows take you back to another time. The



Acanthus leaves, birds, and a flower in cast stone from the front of the Clubhouse. Photo: Berkeley City Club Archives

floral motifs throughout the building add a feminine touch, so appropriate for a women's club. The blind arcades on the façade and interior are reminiscent of Romanesque castle construction. At the Ecole des Beaux Arts, architectural students developed their own personal library of detail sketches, which would serve as references in future building designs. Morgan studied and sketched the arches and vaults of traditional medieval masonry buildings in Paris and elsewhere in France. She combined different medieval styles in a cohesive and unified design that was a product of her unique vision. Her use of reinforced concrete liberated her from the constraints of the masonry used in traditional Beaux Arts design. The result of these two areas of expertise coming together is the Berkeley City Club.

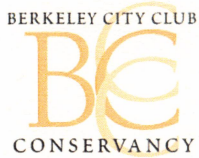
UPDATE ON THE LOGGIA WINDOWS PROJECT

Installed in early December, three weeks ahead of schedule, the new leaded glass Loggia windows allow light to flood across the waters of the pool, just as Julia Morgan intended when she first installed leaded glass windows in the Loggia in 1930. Those windows were taken down at a later date, after moisture in the pool area rusted out the window's steel frames. They were replaced by panels of translucent wire glass. The Conservancy's project to restore these windows allows the architect's original intent to be experienced.

"The quality of light is astounding," said Nancy Axelrod, a BCC member since 1990 who exercises regularly in the pool (see photo). The new Windows are not only beautiful, but also safe. Susan Wagner Designs, who restored the windows, used diamond-shaped panes of tempered glass in order to conform to modern building codes that require glazing around a swimming pool to be safety glass.



*New Leaded Glass Loggia Windows. (BCC Member Nancy Axelrod in Pool)
Photo: Sarah Gill*



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Dear supporter,

The Berkeley City Club Conservancy is dedicated to collecting funds in order to restore Julia Morgan's beautiful Berkeley City Club building. At this time of year, we ask you to remember the Conservancy as you plan your annual donations. With your help, we will be able to continue to fund the many projects needed to restore our beloved building.

Since the Conservancy was founded, we have raised more than \$2 million that has all gone to restoration. Julia Morgan's clubhouse has been designated a landmark by the City of Berkeley, the State of California, and the Federal Government of the United States. All donations to the Conservancy are tax-deductible to the fullest extent permitted by law. You may send your checks or other donations to the Berkeley City Club Conservancy at 2315 Durant Avenue, Berkeley, CA 94704. You may also make a donation directly on our website: berkeleycityclubconservancy.org. If you wish to donate stocks, your broker will advise you on the procedure.

At this time of year, we know you receive requests from many worthy causes. We hope that you will consider a donation to the Conservancy, so that we can continue to restore this landmark building that has served the community since 1930. Thank you!

HOW TO GIVE TO THE CONSERVANCY THROUGH AMAZONSMILE

AmazonSmile is the name of the program developed by Amazon to allow its customers to contribute to the Berkeley City Club Conservancy. Amazon will contribute 0.5% of the purchase price of most products to your charity of choice. Register online at smile.amazon.com with your Amazon.com user name and password, and designate the Berkeley City Club Conservancy as your charity of choice. The next time you go to purchase something from Amazon, type in smile.amazon.com and shop from that site.