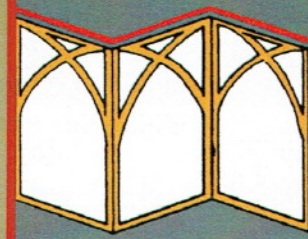


THE BAHHA NEWSLETTER



NO. 159

PRESERVATION AWARDS NUMBER

SPRING 2023

PRESERVATION AWARDS | RESIDENTIAL

for outstanding projects that have renewed the life of historic properties and neighborhoods in the city of Berkeley



Stocker-Ding House

The shingle-clad James T. Stocker-Loni Ding House combines Arts & Crafts and Colonial Revival elements in a rarely encountered hybrid style. Among the distinguishing features of the house are a side-gabled roof with gable-end returns; twin gablets over second-story boxed windows; elaborate scrolled wooden brackets under flaring overhangs; scrolled corbels under the boxed windows; and bead-board soffits edged with heavy molding.

While the street façade had retained virtually all its original character-defining features, the general condition of the house had markedly deteriorated following decades of deferred maintenance. The rear façade, which had been repeatedly altered in the distant past, supported a web of leaky plumbing pipes that penetrated the wall and threatened its structural integrity. The shingle cladding was decaying and coming off in large swaths. The wood-framed windows and ornamental features

were covered in ancient, peeling lead paint.

As part of the rehabilitation work, back stairs that led to the upper floors have been removed, all wiring and plumbing were brought indoors, and the one-story extension in the rear was entirely rebuilt. A replacement external staircase on the east façade conforms to the Arts & Crafts idiom of the house. All historic exterior features were restored on the premises. Window restoration work involved removing ancient, flaking lead paint from the sashes; “caulking” the panes with wooden shims salvaged from the house; resurfacing weather-beaten sash parts with salvaged wood trim from the house, priming and painting or sealing. Soffits, molding trim, scrolled brackets, and corbels were stripped, sanded, and refinished by hand. The respectful restoration preserves the Stocker-Ding House’s historic features while adding decades of useful life to this notable structure.

In March 2022, the Berkeley

Landmarks Preservation Commission recognized the Stocker-Ding House for its architectural merit and cultural value, designating it as a City of Berkeley Landmark.

James T. Stocker-Loni Ding House

1940 Hearst Avenue
(James T. Stocker, builder, 1901; restoration, 2017–2021)

Exterior Restoration & General Rehabilitation

Owners: May Ying Welsh & Elias Welsh

Consulting Architect: Sandhya Sood, accent architecture + design,

Remodeling Architect: James Novosel, The Bay Architects

Contractor: Ignacio Martin, Martin's Bay Area Construction

Photos courtesy of May Ying Welsh & Elias Welsh