



Landmarks Preservation Commission Staff Report

#LMSAP2026-0003

September 3, 2026

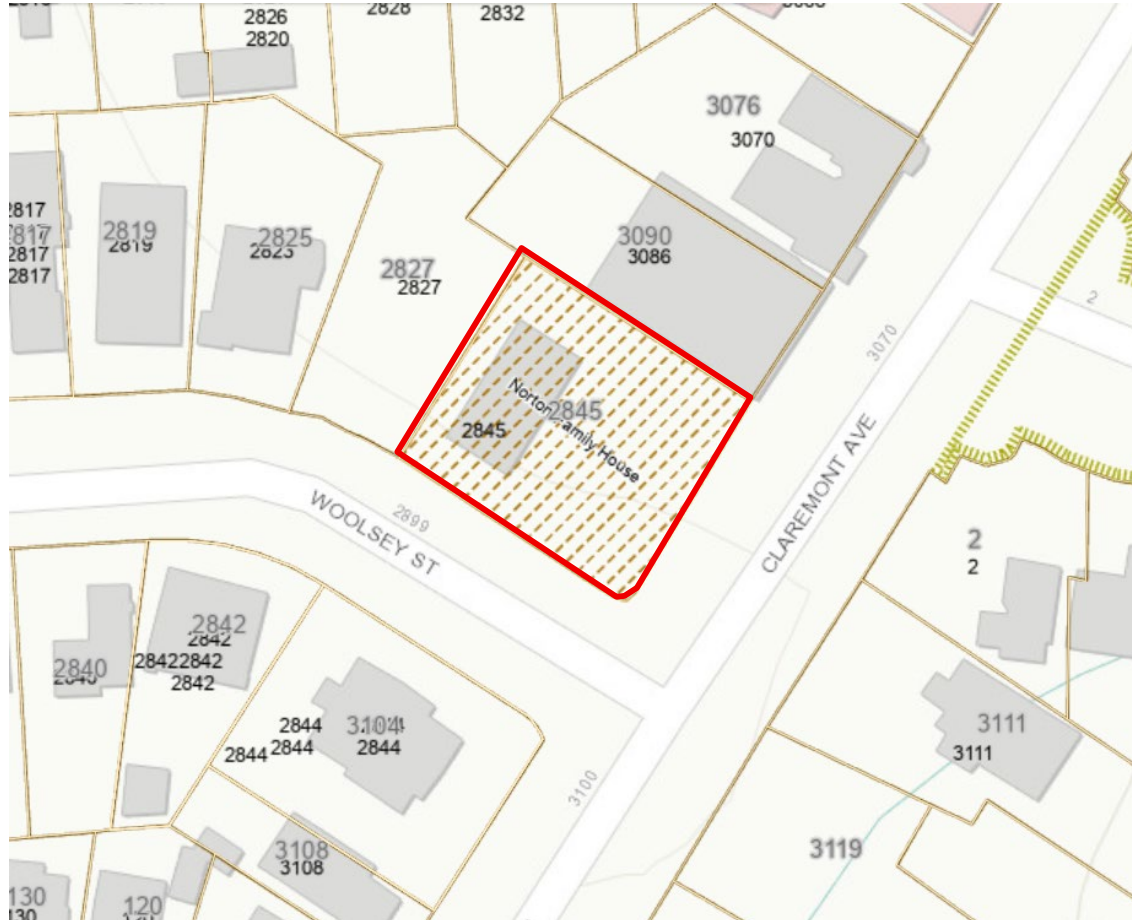
Structural Alteration Permit for 2845 Woolsey Street (Norton Family House)



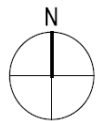
Quick Facts	Project Description:
Applicant: Jeremy Butler-Pinkham Property Owner: Mike Pearson and Annette Blum Project Address: 2845 Woolsey Street GP Land Use: Medium Density Residential Zoning: Residential Multi-Unit 2 District (R-2) Historic District: N/A CEQA: Categorically exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation. Submittal Date: February 11, 2026 Date Deemed Complete: March 13, 2026 Project Planner: Marytonae Sanchez	The applicant is seeking approval to replace non-original vinyl windows; add corbels/modillions to the first floor west elevation; remove the wooden trim at the base of the second floor on the north elevation; add new windows and doors to the north and east elevations; and deconstruct the non-original porch and restore the entry porch, second-story balcony, and original door and sidelights.
	Permits Requested:
	Structural Alteration Permit pursuant to Berkeley Municipal Code (BMC) Section 3.24.200 to make exterior changes at a Structure of Merit property.
	Staff Recommendation:
	Staff recommends that LPC hold and conduct a public hearing; and consider approving this request, subject to the attached findings and conditions of approval.

I. ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



-  Districts
-  Features
-  Landmarks / Structure of Merit
-  Partially Demolished
-  Demolished



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Medium Density Residential	Neighborhood Commercial (C-N)	Mixed Commercial (Offices and Stores)
South	Medium Density Residential	Residential Multi-Unit 2 (R-2)	Multi-Family (Condominiums)
East	Low Density Residential	Residential Multi-Unit 1 (R-1) within the Hillside Overlay (H)	Single-Family Dwelling
West	Medium Density Residential	Residential Multi-Unit 2 (R-2)	Single-Family Dwelling

II. AERIAL

Figure 2: Subject Property, Aerial View (Google Maps, 2026)



Figure 3: Subject Property, southeast façade (SAP application packet, 2026)



Figure 4: Subject Property, southwest façade (SAP application packet, 2026)



Figure 5: View from Claremont Avenue (east façade) (SAP application packet, 2026)



III. BACKGROUND

Subject Site

The subject property is a 11,242 square-foot rectangular parcel located on the corner of Woolsey Street to the southwest and Claremont Avenue to the southeast. The site is located within the Residential Multi-Unit 2 (R-2) zoning district.

The dwelling, known as the Norton Family House, is a two-story single-family dwelling sited in the northwest area of the lot, setback from Claremont Avenue with a large front yard and a small rear yard.

The lot is flat and elevated slightly above street level with a cast stone retaining wall bordering the south and east property lines. An existing wooden fence wraps around the property along Woolsey Street and Claremont Avenue behind the retaining wall. A gravel and concrete paved driveway are accessible through a mechanical sliding gate at the southeast corner of the property on Woolsey Street. The site is landscaped with various plantings and mature trees along the southeast portion of the lot.

The 3,162 square-foot building was originally constructed in 1908 by architects Samuel, Sidney and Noble Newsom of Newsom & Newsom and builder Henry Newton for Frank Butler Norton and family. The dwelling served as a residence continuously until 1952 when it began operating as the Claremont Day Nursery. The building was altered during the nurse school period, and in 2021, prior to sale. In 2022, the property was purchased by the current owners and the use returned to residential.

Structure of Merit Designation (2025) and Alterations

In June 2025, the Norton Family House was designated as a City of Berkeley Structure of Merit based on its architectural significance. The building was recognized as a good example of the First Bay Tradition style and retains several architectural features representing the architectural style and the work of Newsom & Newsom, including plan, form, exterior materials, detailing, and fenestration pattern.

Features to be Preserved:

- Location at the northwest corner of Woolsey Street and Claremont Avenue.
- Cast stone (concrete) perimeter retaining wall.
- Large front setback at northeast corner of the lot.
- Two-story height.
- Hip roof with flared, overhanging eaves.
- Second story overhang with sloped profile.
- Wood architectural features expressing structure:
 - Rafter tails;
 - Molded rafter ends;
 - Molded modillions beneath eaves.
- Wood architectural details:
 - Wood trim at second story and cornice line;
 - Exterior wood trim at windows.
- Original window openings on south and east elevations.
- Original leaded-glass windows.
- Projecting bays and associated three-part window openings.
- Wood planter boxes at second-story windows fronting Woolsey Street.

A copy of the Notice of Designation is included as Attachment 7.

The property has undergone several alterations since its original construction.

Around the late 1960s, a two-story addition with a deck and an exterior staircase was added to the north elevation (see Figure 6), the entry porch was enclosed, and new brick steps and an exterior door were installed on the south elevation.

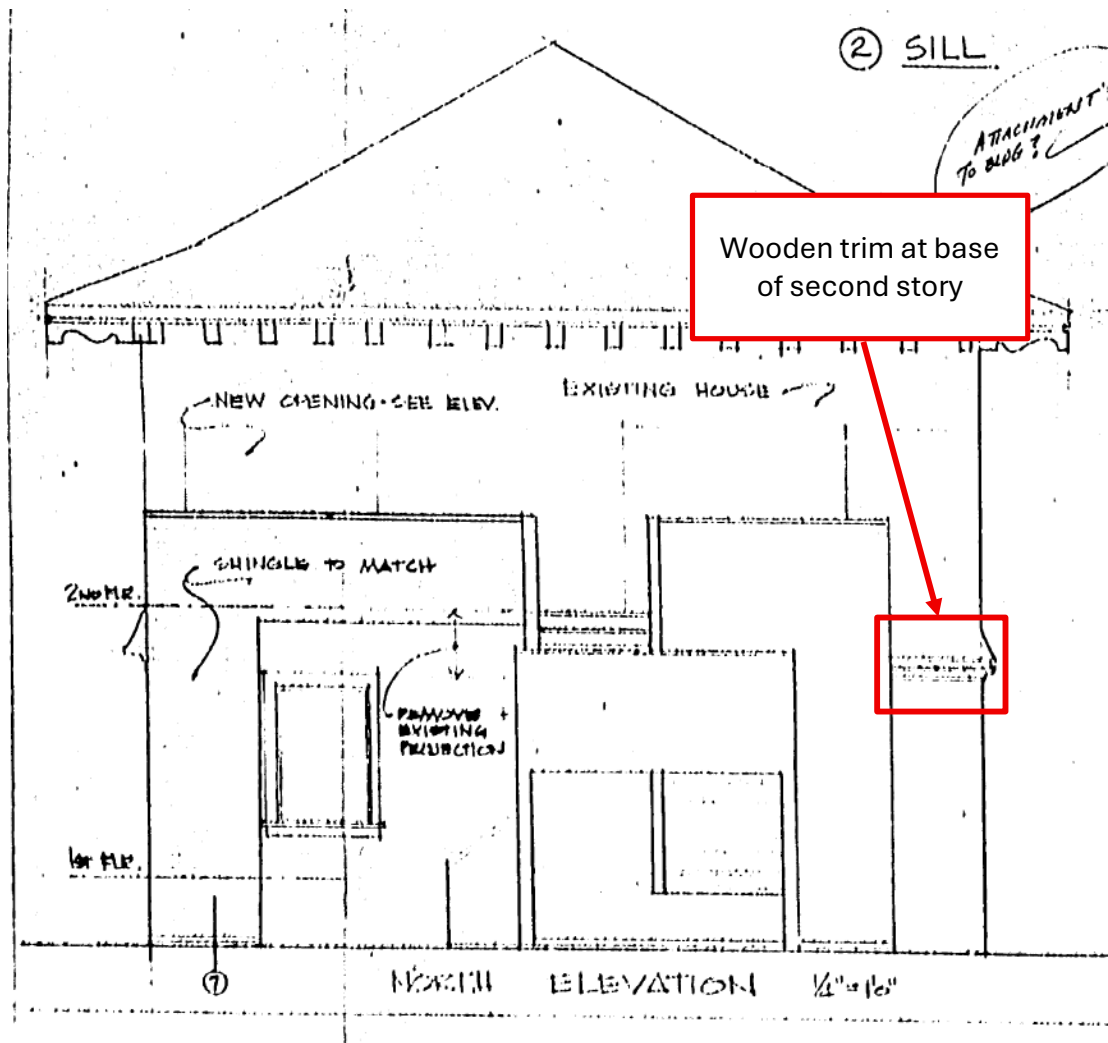


Figure 6: North elevation drawing showing the second story addition of a deck and exterior staircase (Microfiche files, dated around 1960s)

Around the early 1970s, an additional deck was added to the east side of the addition, which itself was, or became, enclosed. The entire addition was removed in 2021-2022, but all fenestration on the north facade remains altered and non-original.

The front porch was originally open with brick entry steps oriented toward Woolsey Street to the south. There were three thick square porch posts along the east side, and the railings in between were Classical balustrades. A diamond-patterned railing surrounded the roof deck. Sometime between 2021 to 2022, the porch was reopened and the entry reoriented to the east facing Claremont Avenue. Three original porch posts were replaced with four of smaller size, the roof deck railing removed, and the hip roof added, while concrete steps, non-original railings, interior finishing, and a new entry door were added.

In 2025 (LMMA2025-0003), a Mills Act Contract was applied for, and approved in April 2026.

Application Submittals and Public Notices

On February 11, 2026, the applicant submitted a Structural Alteration Permit (SAP) application to the City. From March to August, staff processed and reviewed application resubmittals. On August 24, 2026, staff mailed and posted advance notices of tonight's hearing as required under BMC Chapter 3.24.230.

IV. PROJECT DESCRIPTION

The proposed project involves interior and exterior alterations to the main building, landscaping and hardscaping of the property. The full scope of work is detailed in Table 1 below. The SB 1214 Site Plan and Applicant Statement are provided as **Attachments 2 and 3** of this report.

As the applicant has selected to participate in confidentiality of the architectural drawings under SB 1214, a separate site plan has been submitted that meets the necessary definition under Government Code Section 65103.5 (f).

Table 1: Summary of Proposed Alterations for 2845 Woolsey Street

Scope of Proposed Work	
Main Building	<u>Entire Building:</u> • Repair wood shingle façade (in-kind) • Replace composition shingle roof (in-kind) • Remove and replace painted aluminum gutters
	<u>West Elevation (rear):</u> • Replace windows on both floors (in-kind) • New skylight opening • Two new window openings on the first floor • New windows on the first and second floor • New single swing glass door opening on the first floor • Repair fascia and add new corbels/modillions at the first floor
	<u>South Elevation (facing Woolsey) (left):</u> • Replace windows on both floors (in-kind) • Replace second story wooden planter box (in-kind)
	<u>East Elevation (facing Claremont) (front):</u> • Replace windows on both floors (in-kind) • Deconstruct and reconstruct the porch to be historically accurate, and convert into foyer • New door opening off the second story balcony above the reconstructed porch • Remove leaded glass windows from closet on first floor and add to entry porch reconstruction • New railings for second story balcony above reconstructed porch • Exterior stairs to be removed and relocated to face Woolsey Street
	<u>North Elevation (right):</u> • One new casement window on the second floor • Two new window openings on the first floor • Remove the wood trim at the base of the second floor • Three new French doors with transoms on the first floor • Relocate the downspout on the same elevation

Landscape and Hardscape	<u>Demolition/Removal</u> • Remove concrete steps in the south yard • Remove wood perimeter fence, vehicular and pedestrian gate • Remove wood screen in north-west yard area • Demolish portion of concrete retaining wall along Woolsey Street and infill area of previous driveway entrance. In-kind replacement of concrete materials and height. <u>New</u> • Permeable parking area for one uncovered parking space • 40 square foot trash enclosure • 6-foot-tall wood/steel automatic gate along Woolsey Street • 6-foot-tall redwood fences, entry and side gates in the south yard • Garden area at the north yard area • New hardscapes with new outdoor kitchen including gas fireplace, seating wall, refrigerator, and fencing at the northwest yard area
-------------------------	---

Coast Live Oaks

There is one Coast Live Oak tree at the east area of the property near Claremont Avenue, and a neighboring Coast Live Oak with a drip line over the northwest portion of the project site. The proposed outdoor living area with new landscaping and hardscaping would be under the drip line of the neighboring tree, and new mulch and landscaping would be introduced to the area of the project site tree.

An arborist report was submitted on June 22, 2026, and has been reviewed by the City Arborist for feedback and comments. It was advised that the outdoor kitchen be removed from within 10 feet of the neighboring tree at the northwest of the property to minimize potential impacts to the root zone. It was recommended that oak leaf mulch be proposed rather than river rock mulch around the project site Coast Live Oak.

The project proposes to maintain the current location of the outdoor kitchen, landscaping and hardscaping. The original river rock mulch has been changed to oak leaf mulch in accordance with the recommendations from the City Arborist. In a preliminary review of the scope of work, the Fire Department has recommended branches be pruned where the outdoor kitchen and any shrubs are located within the dripline of the neighboring coastal live oak. See Condition of Approval V.9.

V. ISSUES & ANALYSIS

Staff has identified relevant criteria pertinent to this project from the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Landmarks Preservation Ordinance (BMC Section 3.24).

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which

convey its historical, cultural, or architectural values.” Below is an analysis of how the proposed project complies with the most relevant Standards for Rehabilitation. Responses to all ten SOI Standards are included in the Draft Findings and Conditions of Approval in Attachment 1.

SOI Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

Analysis SOI-2: The applicant proposes to introduce new window and door openings on both floors of the north elevation, with windows and doors that match other exterior features in design, color, and materials. The removal of the wood trim at the base of the second story on the north elevation (see Figure 7) would allow for new door openings on the first floor to access an outdoor kitchen and will not be visible from the right-of-way.



Figure 7: View of current east and north facades (SAP Application Packet, 2026)

The project proposes three new French doors with a transom sash that matches the design of the existing windows throughout the main building to be compatible with the First Bay Traditional style and distinguish new construction from original.

An addition with an exterior staircase was previously constructed on the second story of the north elevation. Records show that a second story deck and exterior staircase previously altered the north elevation. Images show that a portion of the north elevation wooden trim at the base of the second story remained (see Figure 8). The addition is shown to have been constructed above the wooden trim at the base of the second floor.



Figure 8: Addition to the second story north elevation, with wood trim below (Google Street View, 2015)

Since the existing wood trim appears to be original (Figure 7), and wood trim at the second story is a significant feature, staff recommends the project retain the wood trim (see Condition of Approval V.8) and revise the design of the first floor on the north elevation. It is recommended that the Commission review and discuss the window and door alterations in relation to the wood trim on the north elevation for compliance with Standard 2.

SOI Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis SOI-6: The project proposes work to several of the character-defining features of its First Bay Tradition style including: overhanging eaves and wood rafter tails; fenestration arranged in single and three-part configurations with exterior wood trim; the main entrance porch with flat roof; molded rafters; shingled exterior; and an original cast stone (concrete) property wall.

The scope of work includes repairing and replacing the wooden planters on the south elevation, the wooden shingle siding, and the cast stone concrete retaining wall along the Woolsey Street perimeter using the same design, color, and materials.

Non-original vinyl window materials would be replaced with wood, and the existing wood trim would be replaced in-kind on windows along the west, east, and south elevations. Missing corbels/modillions will be added to the first floor on the west elevation and match the design, color, and materials as existing.

The main entry porch will be deconstructed and altered to restore the previous configuration, before alterations occurred circa 2014. The project proposes to convert the entry porch into a foyer by removing the exterior door, staircase, and composition shingle roof; leaded glass sidelights on both sides of the existing doorway will remain. The porch would be enclosed utilizing the same wooden shingle façade throughout the main building; the staircase would be relocated to the south fronting Woolsey Street (see Figure 9), with a new entry door and leaded glass windows on both sides.

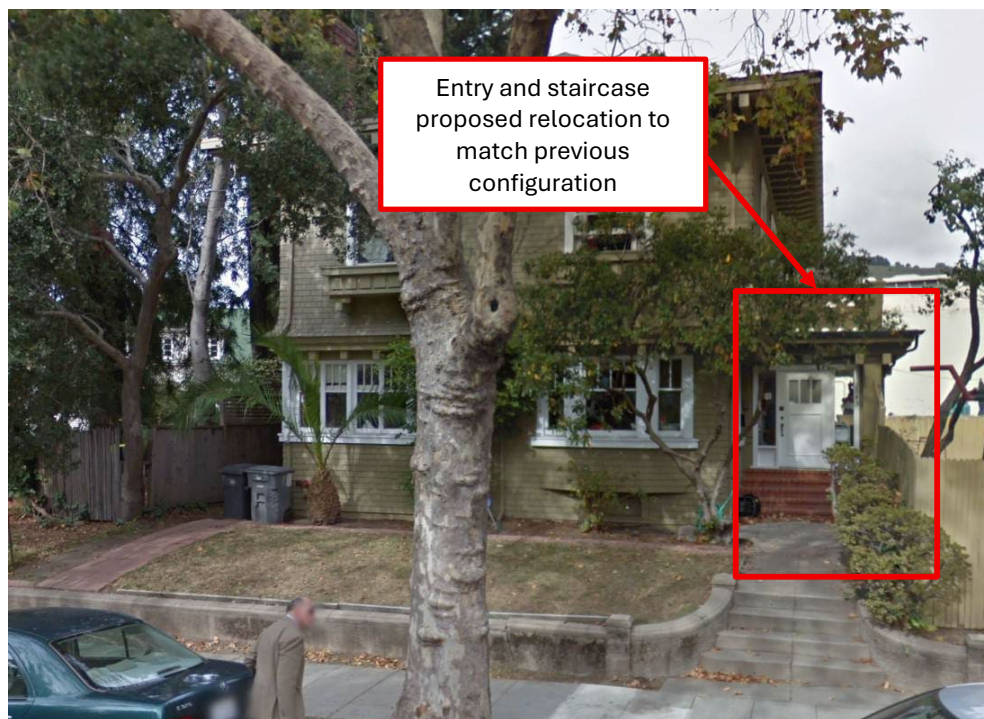


Figure 9: Subject Property, south façade facing Woolsey Street, around the end of the nursery school use (Berkeley Architectural Heritage Association, SAP application packet, c. 2000s)

A balcony would be constructed above the entry porch, and an entrance would be created with the removal of the existing three-part windows (wide center window flanked by two narrow, single windows) and enlargement of the opening (see Figure 10 below). A new glass door with a painted wooden trim would be installed with single casement windows on either side, and would match the design, color and materials of existing windows throughout the building.



Figure 10: Subject Property, front/east façade looking within property boundaries (SAP application packet, 2026)

The proposal to reconstruct the entry porch and second floor balcony would be conducted in reference to photographic and archival evidence (see Figure 11).

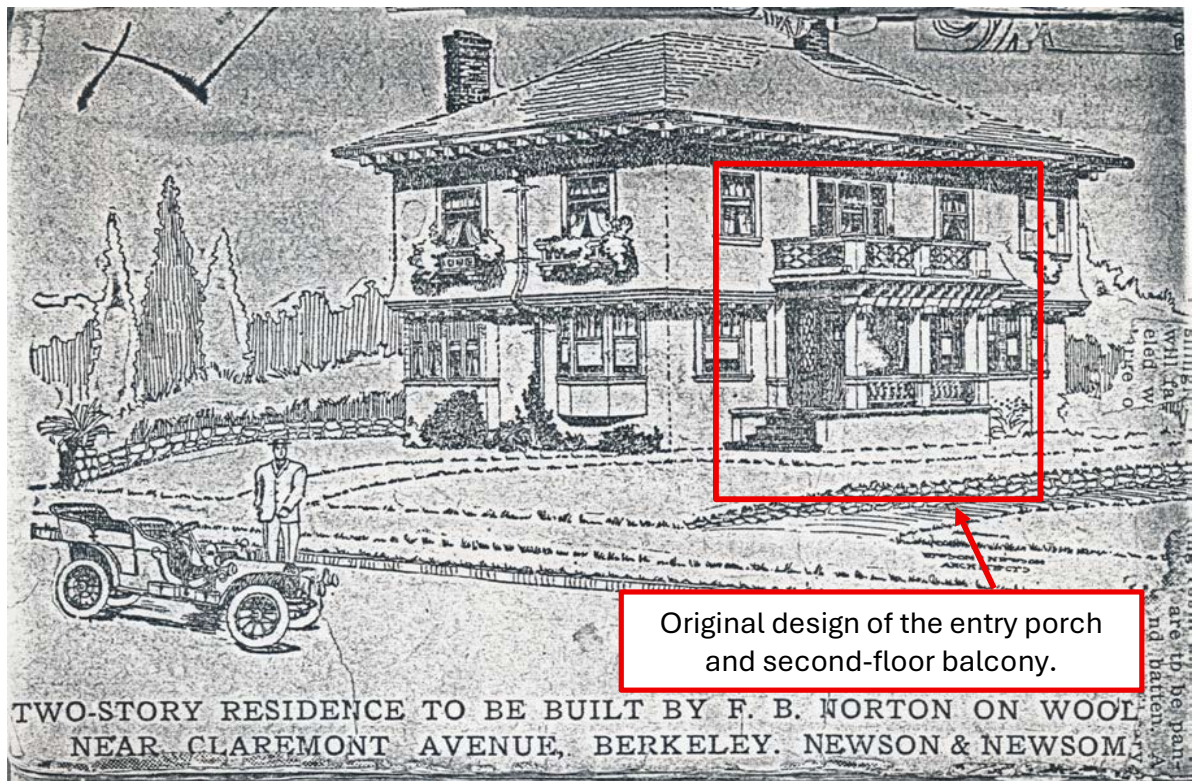


Figure 11: Illustration rendering of F.B. Norton House, 1908 (Oakland Tribune, SAP application packet)

As the reconstruction of the balcony and porch will be conducted with reference to the original design and configuration as documented (see Figure 11 above), missing features including corbels/modillions on the first floor of the west elevation will be designed to match those existing, and significant features will be repaired where deteriorated, the project is found to meet Standard 6 of the Secretary of Interior's Standards for Rehabilitation.

SOI Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis SOI-9: New windows and doors on the west, east, and north elevation are compatible in scale, proportion, and placement with the existing windows. These will be constructed with a wooden exterior trim to match existing window designs and are proposed to have the same number of muntins on the upper sashes to restore the design from original construction.

New windows on the north elevation are proposed to be compatible in scale, proportion and design as the existing original windows. Three new French doors at the ground floor are proposed to match the design of the windows on all elevations of the building and will be differentiated from all other doors with a transom sash proposed at the top.

C. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes the staff's findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

BMC Section 3.24.260(C)(1)(c):

"For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation."

Analysis: The project proposes rehabilitation including in-kind replacement of the windows and their exterior wood trims and the wooden planter boxes on the second-floor fronting Woolsey Street. Parts of the stone cast concrete retaining wall along Woolsey Street would be removed to allow for a new driveway entry and the portions altered would be repaired as needed.

Restoration of the entry porch and windows along the west, east, and south elevations are proposed to revert changes made to the original First Bay Tradition style. All new work to the residence would match photographic documentation of the original design and would match materials in texture and finish.

All new landscaping and hardscaping would be contemporary in the design and

distinguished from the significant architectural style.

Character defining features that would be preserved include the location of the residence at the northwest area of the lot; the large setback from Claremont Avenue; the two-story height; the hip roof with flared, overhanging eaves; and second story overhang with sloped profile.

New work conducted on the north elevation would not be readily visible from the public right-of-way and would propose new windows and doors compatible yet distinguished from the existing windows and doors throughout the property. However, the wood trim at the base of the second floor would be removed as a result. Therefore, the proposed alteration would affect an architectural feature identified as significant for the Structure of Merit designation. Condition of Approval V.8. "Retain Significant Features" requires removing the transom above the three French doors on the first floor of the north elevation and lowering the window on the northwest corner to retain the wood trim at the base of the second floor.

C. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation").

VI. RECOMMENDATION

Staff recommends that the Commission:

- 1) Review and discuss the proposed project design and the project's potential regulatory compliance regarding the wood trim removal at the base of the second story; and
- 2) Consider approval of the Structural Alteration Permit with the addition of Condition of Approval V.8, pursuant to Section 3.24.260 and subject to the attached findings and conditions.

Attachments

1. Draft Findings and Conditions of Approval
2. SB 1214 Site Plan, received August 14, 2026
3. Applicant Statement, received February 11, 2026, including Secretary of the Interior's Standards for Rehabilitation Memorandum
4. Applicant Response to Wood Trim and Cornice Line Removal, received August 6, 2026
5. Photos
6. Color and Materials Board
7. Notice of Decision, Structure of Merit designation of Norton Family House, 2025



Landmarks Preservation Commission Findings

App #: LMSAP2026-0003

September 3, 2026

Structural Alteration Permit for 2845 Woolsey Street

Quick Facts	Project Description:
Applicant: Jeremy Butler-Pinkham Property Owner: Mike Pearson and Annette Blum Project Address: 2845 Woolsey Street GP Land Use: Medium Density Residential Zoning: Residential Multi-Unit 2 District (R-2) Historic District: N/A CEQA: Categorically exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation. Submittal Date: February 11, 2026 Date Deemed Complete: March 13, 2026 Project Planner: Marytonae Sanchez	The applicant is seeking approval to replace non-original vinyl windows; add corbels/modillions to the first floor west elevation; remove the wooden trim at the base of the second floor on the north elevation; add new windows and doors to the north and east elevations; and deconstruct the non-original porch and restore the entry porch, second-story balcony, and original door and sidelights.
	Zoning Permits Requested:
	Structural Alteration Permit pursuant to 3.24.200.
	Staff Recommendation:
	Staff recommends that LPC approve LMSAP2026-0003 pursuant to BMC Section 3.24.260 "Permit application–Review standards and criteria" and subject to the attached Findings and Conditions of Approval.

CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation” because the project proposes to repair and replace character defining features, and remove non-original materials and features in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Evidence: The proposed project does not require a change of use. The property will remain a single-family residential dwelling.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Evidence: The historic character of the Norton Family House will be retained and preserved with the proposed repairs and replacement of distinctive First Bay Tradition features, such as the cast stone (concrete) retaining wall, the wooden planter boxes and wooden shingled siding .

Alterations to the north elevation include the removal of the wooden trim at the base of the second story. Houses of the First Bay Tradition style use ornamentation through a mixture of aesthetics to create a historical sense. While the feature is along the north elevation outside the view from the right-of-way, the project proposes to remove a feature that contributes to the overall First Bay Tradition style. Thus, the alterations to the north elevation may not meet Standard 2 of the Secretary of Interior’s Standards for Rehabilitation. Condition of Approval V.8. “Retain Significant Features” requires removing the transom above the three French doors on the first floor of the north elevation and lowering the window on the northwest corner to retain the wood trim at the base of the second floor.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Evidence: This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. The proposed

alterations to the windows and entry porch are to restore the property to its original construction and will not use materials or architectural elements from other buildings. Proposed landscaping and hardscaping will have a contemporary design and will be distinguished from the historic components of the house.

Alterations to the north elevation of the single-family dwelling are proposed to be compatible yet distinguished in design from the property's significant features. The doors will include the prominent window hoods similar to existing windows. It is noted that alterations to the north elevation have previously occurred and were later removed, already resulting in a loss of historic character. However, the proposed project may create a false sense of historical development due to the replication of the design of existing windows.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Evidence: Evidence provided displays a timeline of changes to the exterior of the main building during the time of conversion from a residential dwelling to a pre-school, and ultimately back into a residential dwelling, including the alterations to the north elevation and the front entry on the east elevation. No changes to this property that have acquired historical significance in their own right have been identified or are of concern for this project.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Evidence: The project proposes repair and replacement of significant features including the cast stone retaining wall, and the wooden planter boxes. Significant features that will not be altered include the location of the property at the northwest corner of the site and large northeast setback from Claremont Avenue; the building's two-story height; and the hip roof with flared, overhanging eaves.

New window and door openings are proposed on the north elevation that will remove the wood trim at the second story. While the project removes a portion of this feature from an elevation not seen from the right-of-way, this is considered a distinctive ornamentation feature of the First Bay Tradition style. Thus, the project may not meet Standard 5 of the Secretary of Interior's Standards for Rehabilitation. Condition of Approval V.8. "Retain Significant Features" requires removing the transom above the three French doors on the first floor of the north elevation and lowering the window on the northwest corner to retain the wood trim at the base of the second floor.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated

by documentary, physical, or pictorial evidence.

Evidence: The proposed scope of work includes deconstruction of the entry porch to enclose the existing footprint and create a second-floor balcony to match documentation of the original construction. Materials including the decorative beams and rafters will be salvaged and reused. Two leaded-glass windows located on the walls of a closet of the first floor will be removed and reused for the new front door entry of the porch.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Standard conditions of approval would require any chemical or physical treatment to be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Evidence: The project will not affect any archaeological resources as it does not require any excavation. Standard conditions of approval include preserving and protecting unexpected discoveries during project construction.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evidence: New windows and doors on the west, east, and south elevations are compatible in scale, proportion, and placement with the existing windows. New windows will be constructed with a wooden exterior trim to match existing window designs and are proposed to have the same number of muntins on the upper sashes to restore the design from original construction.

New windows on the north elevation are proposed to be compatible in scale, proportion and design as the existing original windows. Three new French doors at the ground floor are proposed to match the design of the windows on all elevations of the building and will be differentiated from all other doors with a transom sash proposed at the top.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence: The enclosure of the porch is considered an addition. The enclosed porch could be removed in the future and the essential form and integrity of property would remain.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

- a. For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: N/A. The site is a designated City Structure of Merit and not a Landmark property.

- b. For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The site is designated as a City Structure of Merit and not located within a Historic District.

- c. For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: The proposal includes rehabilitation of the exterior features of the main building, landscaping and hardscaping of the property; and restoration of the property's significant features around the entry porch and windows on the west, east, and south elevations. This would be to conduct repair, and in-kind replacements that match the existing materials and design. Therefore, these changes would not adversely affect the historic exterior features.

New work conducted on the north elevation will not be readily visible from the public right-of-way and will propose new windows and doors compatible with the existing aesthetic and style of the property, however, the wood trim at the base of the second floor will be removed as a result. Therefore, the proposed alteration will change a historical architectural feature of the property and affect the special character of the

building. Condition of Approval V.8. “Retain Significant Features” requires removing the transom above the three French doors on the first floor of the north elevation and lowering the window on the northwest corner to retain the wood trim at the base of the second floor.

LMSAP2026-0003

Conditions of Approval September 3, 2026

I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Project Approval. This Structural Alteration Permit approval is for 2845 Woolsey Street, as substantially shown and described on the project plans dated August 14, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on September 3, 2026 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060.B.4	On-Going	Land Use Planning
5.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

LMSAP2026-0003

Conditions of Approval
September 3, 2026

I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
6.	Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning
7.	Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection	City of Berkeley	On-Going	Land Use Planning

LMSAP2026-0003

Conditions of Approval
September 3, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: ☐ Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

LMSAP2026-0003

Conditions of Approval

September 3, 2026

3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
----	---	---	------------------------------	----------------------------

III. During Construction A. Building & Safety Division		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

LMSAP2026-0003

Conditions of Approval September 3, 2026

IV. During Construction B. Land Use Planning		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning
2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,</u> all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Construction	Land Use Planning

LMSAP2026-0003

Conditions of Approval
September 3, 2026

	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find. B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards. C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations. D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out. E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.			
--	---	--	--	--

IV. During Construction C. During Construction: Public Works		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works

LMSAP2026-0003

Conditions of Approval
September 3, 2026

3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

V. Structural Alteration Permit Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Repair and replacement of character-defining features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.	City of Berkeley	On-Going	Land Use Planning
2.	Chemical Treatments. With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning
3.	Equipment. Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the <u>architectural</u> drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
4.	Glass. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning

L M S A P 2 0 2 6 - 0 0 0 3

Conditions of Approval
September 3, 2026

5.	Exterior Lighting. Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.	City of Berkeley	On-Going	Land Use Planning
6.	Landscaping. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
7.	Other Permits. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.	City of Berkeley	On-Going	Land Use Planning
8.	Retain Significant Features. Remove the transom above the three French doors on the first floor of the north elevation and lower the window on the northwest corner to retain the wood trim at the base of the second floor.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
9.	Coast Live Oak. The applicant/owner shall implement all recommended actions described in the arborist report prepared by SBCA Tree Consulting, dated June 22, 2026, and the City's Arborist recommendations, dated August 20, 2026. The arborist report and the City arborist's recommendations shall be incorporated into the plan set.	City of Berkeley	At the Time of Building Permit Submittal; On-Going	Land Use Planning

EXISTING DRAWING NOTES

- THIS IS A SIMPLE SITE PLAN; SITE DETAILS ARE NOT SHOWN UNLESS OTHERWISE NOTED
- PROPERTY LINES ARE BASED ON TOPOGRAPHIC SURVEY PREPARED BY MORAN ENGINEERING, INC AND DATED AUGUST 3, 2022
- THIS SITE PLAN MAY CONTAIN INACCURACIES, INTENTIONAL OR OTHERWISE, AND ALTHOUGH APPROPRIATE FOR FOR USE IN GENERAL PLANNING AND DESIGN, SHOULD NOT BE USED TO ESTABLISH PRECISE MEASUREMENTS OF SPACES OR OBJECTS FOUND HEREIN FOR ANY PURPOSE

SITE PLAN NOTES

- PROVIDE 2% MIN SLOPE AWAY FROM BUILDING TO CONTROL AND DRAIN SURFACE WATER FLOWS
- PROVIDE SWALE OR GUTTER PARALLEL TO SIDE PROPERTY LINES TO CONVEY STORM WATER DRAINING FROM ROOFS, PAVED AREAS, YARDS, COURTS, COURTYARDS, VENT SHAFTS, LIGHT WELLS, OR SIMILAR AREAS HAVING RAINWATER AWAY FROM ADJOINING PROPERTIES PER CPC SECTION 1101.2; STORM WATER SHALL BE PERMITTED TO BE DISCHARGED ON FLAT AREAS, SUCH AS STREETS OR LAWNS, SO LONG AS THE STORM WATER SHALL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJOINING PROPERTY, AND SHALL NOT CREATE A NUISANCE
- STORM WATER SHALL NOT BE DRAINED INTO SEWERS INTENDED FOR SANITARY DRAINAGE PER CPC SECTION 1101.3
- AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK; APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.1.

LOT COVERAGE CALCULATIONS:

(E) AREA COUNTING TOWARDS LOT COVERAGE

LOT AREA: 11,276 SF (PER SURVEY)

MAX LOT COVERAGE: 50% * 11,276 SF = 5,638 SF

(E) LOT COVERAGE: 1,533 SF (RESIDENCE)
4 SF (CHIMNEY)
139 SF (PORCH)
15 SF (PORCH OVERHANG)
34 SF (TRELLIS)
340 SF (OVERHANG)
2,065 SF (TOTAL)

(E) LOT COVERAGE = 2,065 SF / 11,276 SF = 18.3% < 60%

(N) AREA COUNTING TOWARDS LOT COVERAGE

(N) LOT COVERAGE: 1,533 SF (RESIDENCE)
4 SF (CHIMNEY)
105 SF (FOYER)
19 SF (FOYER OVERHANG)
340 SF (OVERHANG)
40 SF (TRASH)
2,041 SF (TOTAL)

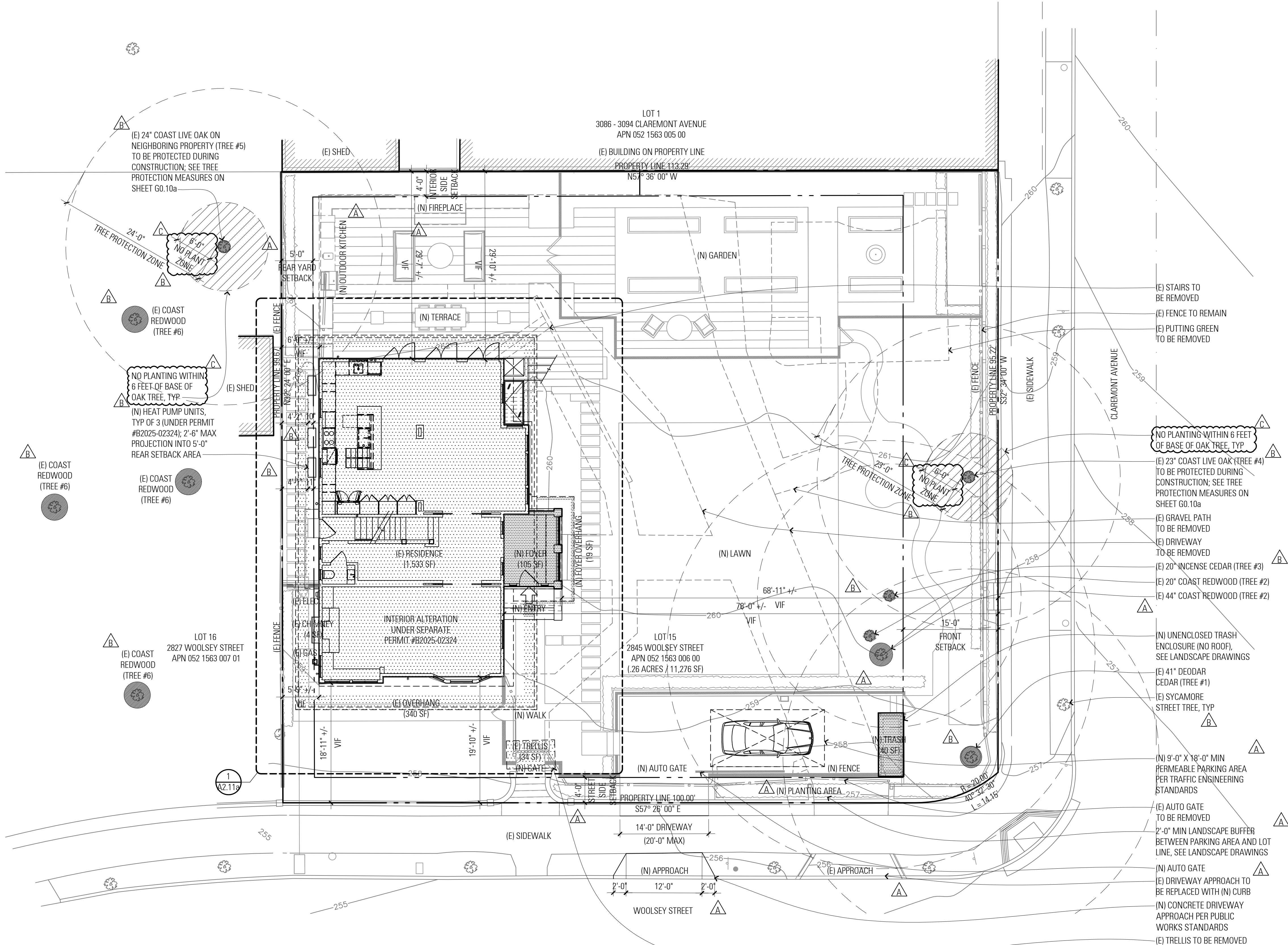
(N) LOT COVERAGE = 2,041 SF / 11,276 SF = 18.1% < 60%

USEABLE OPEN SPACE CALCULATIONS:

MIN REQUIRED USABLE OPEN SPACE AREA = 553 SF
(3,686 SF / 1000 = 3.686 * 150 SF = 552.9 SF

(E) OPEN SPACE = 11,276 SF - 2,065 SF = 9,211 SF

(N) OPEN SPACE = 11,276 SF - 2,041 SF = 9,235 SF



1 PROPOSED SITE PLAN
A1.01a 1/8" = 1'-0"

J B P
ARCHITECTS

1612 Julia Street
Berkeley, CA 94703
T. 510.982.6258
www.jbparch.com

PEARSON-BLUM RESIDENCE
2845 WOOLSEY STREET
BERKELEY, CA 94705

DRAWN BY JBP
CHECKED BY JBP
PROJECT NO.

DATE	ISSUE
02.11.26	SAP APPLICATION
04.30.26	A SAP RESUBMITTAL
06.22.26	B SAP SECOND RESUBMITTAL
08.14.26	C SAP THIRD RESUBMITTAL



PROPOSED
SITE PLAN

A1.01a

J B P A R C H I T E C T S

February 11, 2026

City of Berkeley
Planning & Development
Land Use Planning Division
1947 Center Street
2nd Floor
Berkeley, CA 94704
via email: planning@berkeleyca.gov

RE: 2845 Woolsey Street
Structural Alteration Permit - Applicant Statement

Existing Conditions & Project Rationale

The single-family residence at 2845 Woolsey Street is a First Bay Tradition style house built in 1908. It was designed by the significant Bay Area architecture firm of Newsom & Newsom for owner F.B. Norton and his family. It was designated as a Structure of Merit by the City of Berkeley Landmarks Preservation Commission on 3 April 2025 (LMIN2025-0001).

The house is in fair to good condition but exhibits deterioration of materials and architectural features (such as shingle siding, roofing, architectural ornament, chimney, and more). It has also been previously altered in ways that have removed or obscured historic features and fabric (including alterations to the entry porch and associated balcony, an integral second story balcony at the northeast corner, and removal of most of the original window sashes). The proposed project will repair and replace those original and character defining materials and features that are damaged or deteriorated in order to remedy existing damage and increase the building's resilience against further deterioration in the future, thus preserving it. The project will also reverse past alterations that have erased historic features and/or added those which are incompatible with the original character of the house. Based on archival, photographic and physical evidence, original features will be restored to reinstate the house's original appearance. Ultimately, the house will be rehabilitated for modern use as a family home.

Project Benefits

The project will provide the City of Berkeley with the benefit of a historic Structure of Merit property that is repaired and restored to its original stately character and serving the city and neighborhood as an occupied residence once again. The property is located on a corner lot, on a major thoroughfare, in a neighborhood that experiences high volumes of foot traffic and outside visitation. The property is located adjacent to a small and heavily patronized commercial strip. As a highly visible property that has been repaired and restored to its original appearance, the property will bolster the visual appeal of the area and aid in preserving and promoting historic neighborhood context.

Compliance with Berkeley Municipal Code & Secretary of the Interior's Standards

The proposed project qualifies as a Rehabilitation undertaken in relation to the Secretary of the Interior's Standards for the Treatment of Historic Properties. It will meet the Rehabilitation Standards by:

- 1) Retaining, and in fact restoring (after use as a nursery school), the property's original use as a single-family residence.
- 2) Retaining all distinctive materials, features, spaces and spatial relationships identified in the Structure of Merit designation documentation, as none are proposed for removal.
- 3) Not adding conjectural historic features. All restoration of missing features that is proposed will be based on archival, photographic, and physical evidence.
- 4) Not altering features that have gained significance, since none exist. That is, there are no features that have resulted from previous alterations that are identified as significant in the Structure of Merit designation documentation.
- 5) Preserving and maintaining, repairing, or replacing in kind those distinctive materials and features identified in the Structure of Merit designation documentation, as none are proposed for removal and any affected by the proposed project will be treated sensitively or replaced in-kind or compatibly.
- 6) Repairing, as possible, or replacing in kind, deteriorated materials and features, with reference to archival, photographic, and physical evidence.
- 7) Not undertaking harsh physical treatments for cleaning, stripping, or other work.
- 8) Not undertaking ground disturbing activities that might impact archaeological deposits and reporting and mitigating, if any are encountered. Sub-grade work will occur only within the current footprint of the existing basement.
- 9) No additions are proposed. Proposed work will primarily maintain and preserve those distinctive materials and features that are already present, as identified in the Structure of Merit designation documentation. New construction will consist of the restoration of previously existing elements, such as the entry porch and associated balcony, northeast integral balcony, and window sashes. The restoration work will be based on documented historic precedents and will be compatible with existing historic fabric. Because of this, compatibility will be favored over differentiation. No new elements will be added.
- 10) No additions are proposed. The proposed work will restore historic features that were removed or altered previously, like the entry porch and associated balcony and the northeast integral balcony. In theory, the removal or alterations of these features could be repeated, returning the property to its current state without impairment, however, this is unlikely.

Thank you for your consideration and don't hesitate to reach out to me directly with any questions.

Sincerely,

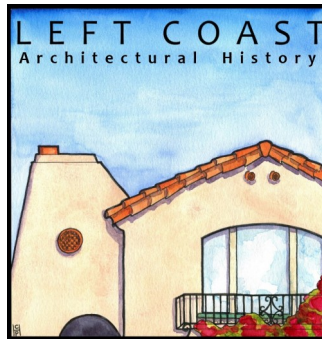
J B P ARCHITECTS



Jeremy Butler-Pinkham, AIA, LEED AP BD+C

CA License #C-33375

path: C:\Users\jerem\Dropbox\Projects\2845 Woolsey Street\Outgoing\260211 STRUCTURAL ALTERATION PERMIT\Documents\2845 Woolsey Street - Applicant Statement.docx



P.O. Box 70415, Richmond, CA. 94807 • (415) 745-1906 • caitlin@leftcoastarchitecturalhistory.com

5 August 2026

Marytonae Sanchez, Assistant Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704
(510) 981-7419 / MSanchez@berkeleyca.gov

Re: 2845 Woolsey Street Structural Alteration Permit #LMSAP2026-0003

Dear Marytonae,

In response to your recommendation regarding the intermediate cornice being continued on the north facade, I and the 2845 Wollsey Street project team would like to offer the following considerations:

- 1) That the north facade is not visible from the public realm. It is a secondary facade where alterations are often considered to be more acceptable. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings recommends "placing new additions [in this case, non-projecting alterations] on a non-character-defining elevation." Because the north facade has been substantially altered in the past, the majority of it does not constitute historic fabric and, thus, is not character defining. Its lack of visibility and distinctive character makes it a reasonable option for alteration.
- 2) That the north facade has been substantially altered in the past, then re-altered (by way of a large two-story addition, subsequently removed), resulting in a loss of historic fabric and features across the facade. Additionally, no photographic evidence exists of the north facade prior to or after alteration. While the flare at the based of the wall appears original, the original state of the cornice feature - including trim, modillions, etc. - is unknown. While a cornice element is now intact, it does not appear to constitute preserved original fabric and attempting the conjectural recreation of original features is not advised by the Standards. Preservation of the current cornice consequently seems like a low priority.
- 3) Areas of previous alteration are often considered areas of opportunity. Since they have been previously modified, sensitive subsequent alteration is not detrimental to any historic fabric. If any, the north facade would be one of the more acceptable locations on the house to allow alteration. In light of the fact that more decorative character defining cornice elements will be preserved and well represented on the primary and south facades, both very visible from the public realm, the non-visible loss of the simplified cornice on the north facade seems negligible.
- 4) The alterations achieve compatibility while being differentiated. The design of the taller doors, with prominent window hoods, is compatible with the style of the building, while being

differentiated, since no other doors of the type, specifically with transom sashes, are found on the house. They, in correlation with the proposed removal of the existing cornice, provide differentiation and at the same time sensitively indicate an alteration. Designing alterations to be compatible, but differentiated is recommended by the Secretary of the Interior's Standards for Rehabilitation.

5) The view from the public realm will be unaltered. As designed, the return of the wall flare and intermediate cornice moldings at the corner creates the visual effect of the cornice extending along the north facade, reducing any visual awkwardness when viewed from the public realm to the east.

Thank you for your consideration,

A handwritten signature in black ink that reads "Caitlin Paige Hibma". The script is cursive and fluid, with the first name "Caitlin" being more prominent than the last name "Hibma".

Caitlin Hibma
Principal/Architectural Historian
Left Coast Architectural History

Current Images



Aerial photo with subject property outlined in yellow, showing property location at northwest corner of Woolsey Street and Claremont Avenue with residence situated in the northwestern corner of the property (Google Maps)



View of property, looking northwest from Claremont Avenue (yellow arrow indicates 2845 Woolsey Street)



View of primary (east) facade, looking northwest from Claremont Avenue



View of primary (east) facade, looking northwest from within property



View of south and primary (east) facades, looking north from Woolsey Street



View of rear (west) and south facades, looking northeast from Woolsey Street



View of primary (east) and north facades, looking southwest from within property



Cast stone perimeter retaining wall along Claremont Avenue (east side of property)



Cast stone perimeter retaining wall along Woolsey Street (south side of property)



Detail of roofline showing eaves with decorative modillions and other trim



Detail at second story (south facade) showing wood planter boxes
and other decorative elements



Detail at first story (south facade) showing bay window with typical wood
window trim and other decorative elements



Detail of original bay window with leaded glass on rear (west) facade



Rear (west) facade bay window from interior to illustrate leaded glass

Historical Images

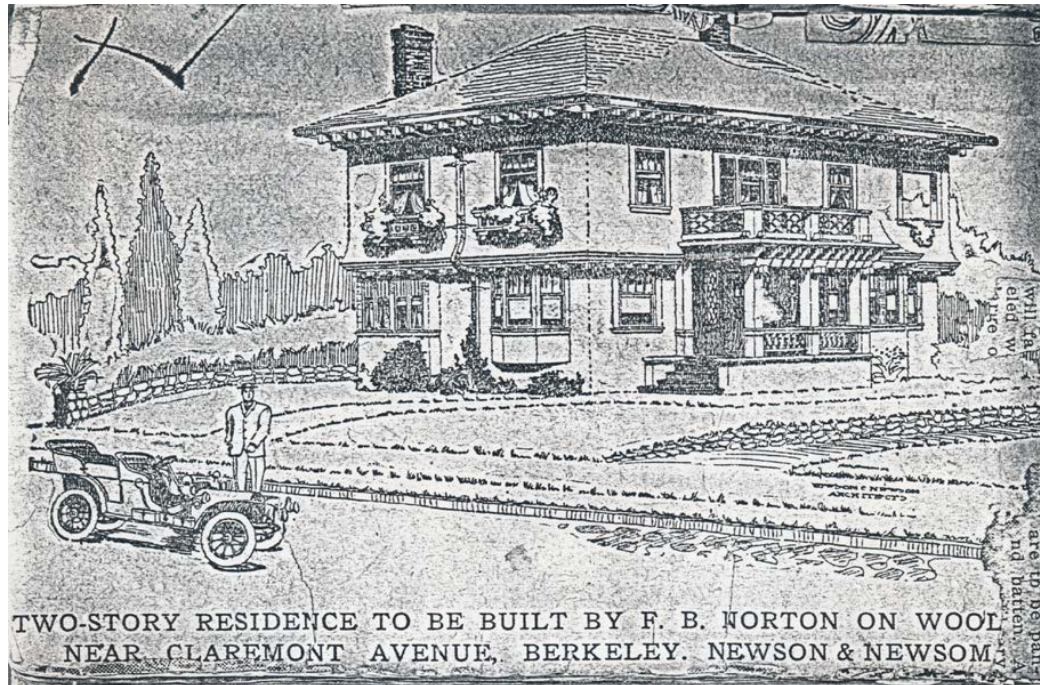


Illustration of F.B. Norton House, 1908 (*Oakland Tribune*, 19 April 1908)



View of Woolsey Street (south facade), c. 1950s
(Berkeley Architectural Heritage Association, Donough Collection)



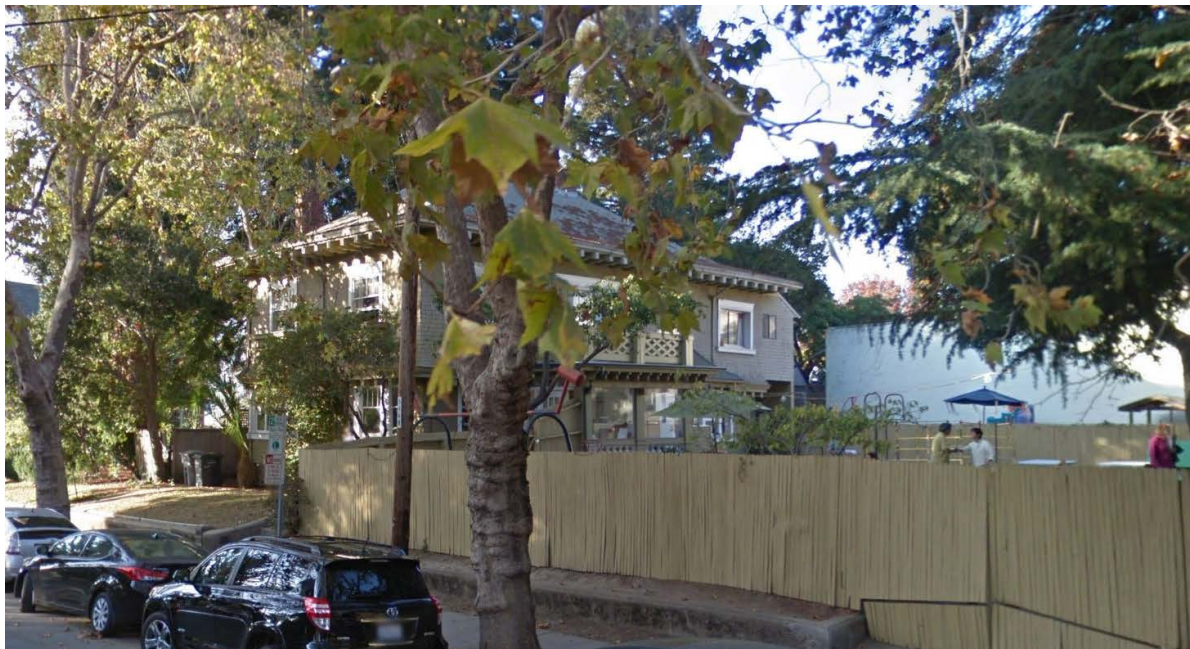
View of Woolsey Street (south facade), recent nursery school era, c. 2000s
Note original windows with unequal sash and narrow divided lite configuration on upper sash
(Berkeley Architectural Heritage Association)



2845 Woolsey Street (south facade), looking north from Woolsey Street, c. 2014
Note original windows and enclosed porch with upper railing intact
(Google Streetview)



2845 Woolsey Street (south and east facades), looking northwest from Woolsey Street, c. 2014
Note original windows and enclosed porch with upper railing intact.
(Google Streetview)

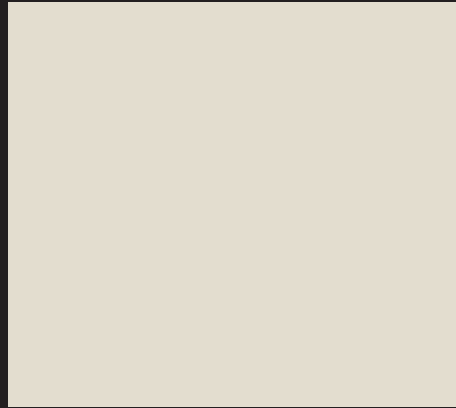


2845 Woolsey Street (south and east facades), looking northwest from Woolsey Street, c. 2014
Note original balcony opening (glazed) and later northern addition at right side of second story
(Google Streetview)

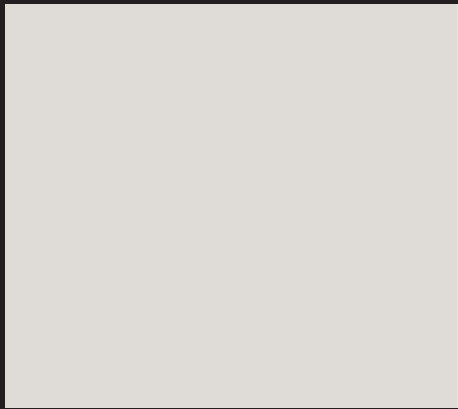
COPYRIGHT © 2026 J B P ARCHITECTS



DIMENSIONAL ASPHALT SHINGLE ROOF



PAINTED ARCHITECTURAL WOODWORK



METAL CLAD WOOD WINDOWS



ACCENT WOOD AT ENTRY DOOR



STAINED CEDAR SHINGLE SIDING



BLUESTONE PAVING

PEARSON-BLUM RESIDENCE
2845 WOOLSEY STREET, BERKELEY, CA 94705

MATERIALS BOARD

J B P ARCHITECTS
1612 Julia Street | Berkeley, CA 94703 | 510 882 6258 | www.jbparch.com

DATE: 01.30.26
SCALE: NTS



LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

DATE OF BOARD DECISION: April 3, 2025
DATE NOTICE MAILED: June 2, 2025
APPEAL PERIOD EXPIRATION: June 17, 2025
EFFECTIVE DATE (Barring Appeal or Certification): June 18, 2025¹

2845 Woolsey Street – Norton Family House

Landmark application #LMIN2024-0008 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1908 (APN 052-1563-006-00).

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following designation:

- **Structure of Merit designation**
 - **Applicant:** Caitlin Hibma
Left Coast Architectural History
P.O. Box 70415
Richmond, CA 94807
 - **Property Owner:** Michael Pearson
2169 Folsom Street M301
San Francisco, CA 94110

ZONING DISTRICT: Restricted Two-Family Residential District (R-2)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061.(b)(3) Review for Exemptions.

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2025-0001

2845 Woolsey Street

June 2, 2025

Page 2 of 4

The application materials for this project is available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

**FINDINGS AND CONDITIONS OF APPROVAL AND APPLICATION MATERIALS ARE
ATTACHED TO THIS NOTICE**

COMMISSION VOTE: 7-0-0-1 *(Note: one vacancy)*

YES: CRANDALL, ENCHILL, FINACOM, GREENE, MONTGOMERY, ORBUCH,
SCHWARTZ

NO: NONE

ABSTAIN: NONE

ABSENT: PLEASE

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$6,000.

LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

#LMIN2025-0001

2845 Woolsey Street

June 2, 2025

Page 3 of 4

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the landmark permit will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2025-0001
2845 Woolsey Street
June 2, 2025
Page 4 of 4

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the Commission Secretary at (510) 981-7410 or lpc@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Approval
2. Application Materials

ATTEST:



Anne Hersch, Secretary
Landmarks Preservation Commission

cc: City Clerk

Caitlin Hibma, Left Coast Architectural History, P.O. Box 70415, Richmond, CA 94807
Michael Pearson, 2169 Folsom Street M301, San Francisco, CA 94110

ATTACHMENT 1 , PART 2

FINDINGS FOR DESIGNATION

APRIL 3, 2025

2845 Woolsey Street – Norton Family House

**Landmark application #LMIN2025-0001 for the consideration of City
Landmark or Structure of Merit designation status for a residential
property constructed in 1908 (APN 052-1563-006-00)**

PROJECT DESCRIPTION

Structure of Merit designation of the property at 2845 Woolsey Street.

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110(B)(2)(c) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2845 Woolsey Street meets the designation criterion for Structure of Merit because it is a good example of architectural design in the First Bay Tradition style. It also exemplifies one of the best surviving examples of the prominent Bay Area architecture firm Newsom & Newsom. The house retains a sufficient degree of architectural features representative of its historical design including: plan, form, exterior materials, detailing, and fenestration pattern that represent distinctive aspects of First Bay Tradition architecture and the work of Newsom & Newsom.

FEATURES TO BE PRESERVED

This designation shall apply to the subject property and the following distinguishing features of the property shall be preserved, and missing features shall be restored to the extent possible:

Property

- Location at northwest corner of Woolsey Street and Claremont Avenue.
- Cast stone (concrete) perimeter retaining wall.

Residence

- Large front setback at northeast corner of the lot.
- Two-story height.
- Hip roof with flared, overhanging eaves.

- Second story overhang with sloped profile.
- Wood architectural features expressing structure:
 - Rafter tails;
 - Molded rafter ends;
 - Molded modillions beneath eaves.
- Wood architectural details:
 - Wood trim at second story and cornice line;
 - Exterior wood trim at windows.
- Original window openings on south, east, and elevations.
- Original leaded-glass windows.
- Projecting bays and associated three-part window openings.
- Wood planter boxes at second-story windows fronting Woolsey Street.



DATE STAMP HERE
Attachment 1, Part 3

For: Alteration / Sign Permit
 X Landmark Designation

Intake Planner _____

Project Description: Application for Landmark designation.

Associated Permit number: n/a

- Owner's Mailing Address: _____

Applicant's Mailing Address: PO Box 70415

Daytime Phone # (415) 745-1906 E-mail: caitlin@leftcoastarchitecturalhistory.com

Applicant Signature: Carthine Paige Libona Date: 12/16/2024

Owner's Signature: _____ Date: _____

Land Use Planning 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@ci.berkeley.ca.us

City of Berkeley
Ordinance #4694 N.S.
LANDMARK APPLICATION

1. Street Address 2845 Woolsey Street

City Berkeley

County Alameda

Zip 94705

2. Assessor's Parcel Number: 52-1563-15

Block and Lot: Block 1563, Lot 15

Tract: Parkside Claremont

Dimensions: 100' (southwest) x 95' (southeast) x 113' (northeast) x 99.65' (northwest)

Cross Streets: Woolsey Street and Claremont Avenue

3. Is property on the State Historic Resource Inventory? No

Is property on the Berkeley Urban Conservation Survey? Yes
Form # 11425

4. Application for Landmark includes:

a. Building: Yes (1) **Garden:** No **Other features:** No

b. Landscape or Open Space: No

c. Historic Site: No

d. District: No

e. Other: No

5. Historic Name: F.B. Norton House

Commonly Known Name: None

6. Date of Construction: 1908

a. Factual: Yes

Source of Information: *Daily Pacific Builder*, 18 May 1908

7. Architects: Newsom & Newsom (Samuel, Sidney, and Noble Newsom)

Architecture was the Newsom family trade, with two generations of brothers and sons collaborating on some of the Bay Area's, and California's, best known architecture of the late-19th and early-20th centuries.

The Newsom family came to Oakland from Canada in 1860; a horticultural nurseryman, his wife, and eight children. Eldest son, John, was apprenticed to an architect by 1870¹ and, eventually, four of the five Newsom sons gravitated toward that profession. By 1880, Thomas, Samuel, and Joseph C. Newsom were all listed as architects in census records. None of the Newsom brothers appear to have been formally educated as architects, but gained their training through apprenticeships and from each other.

The four Newsom brothers initially worked together, but in 1878, Samuel and Joseph went out on their own, naming their practice Newsom & Newsom, which became a much better-known and widely-respected firm than that of their brothers'.² They began in San Francisco, but by 1884, had moved their practice back to their hometown of Oakland. A few years later, they opened an office in Los Angeles and Joseph C. Newsom relocated to Southern California to lead it.

Newsom & Newsom's work initially focused on Victorian architectural styles, especially Queen Anne, and was known for being elaborately decorative, although it was primarily designed for middle-class clients. They designed around 650 buildings ranging from single-family houses to apartments and hotels. They designed the iconic Carson Mansion in Eureka, California (1884-1886), the original Berkeley City Hall (1884), the T.H. Boyd House in Eureka (1884), the 30-room Pinney House hotel in Sierra Madre (1887), and the Sessions House in Los Angeles (1888).³ A number of their works are listed on the National Register of Historic Places or otherwise designated as significant historical landmarks.

Maintaining offices at opposite ends of the state ultimately resulted in Samuel and Joseph parting ways professionally in 1888, with Joseph continuing his own solo-practice in Los Angeles. For a time, from 1889 to 1901, Samuel partnered with Frederick Herman Meyer, under the name of Newsom & Meyer. During that time, in 1893, Samuel's son Sidney joined his father's practice, becoming the second generation of Newsoms in architecture. He was 16 years old at the time and the initial arrangement was likely an apprenticeship of sorts, as he also trained with various architecture firms on the East Coast before returning to the Newsom firm full-time.⁴ In 1906, after graduating from U.C. Berkeley's school of architecture, Samuel's second son, Noble Newsom, joined the firm, which had returned to being known as Newsom & Newsom.

As father and sons worked together around the turn of the twentieth century, the firm's design aesthetics evolved along with prevailing architectural fashions, away from the Victorian and toward newly popular styles like Spanish Colonial and Mediterranean Revival, French Provincial, Tudor Revival, Colonial Revival, and Craftsman. In 1905, their wildly fanciful and overstated design of Gilroy City Hall seems to illustrate this transition, while also symbolizing a "last hurrah" as they moved away from the decorative exuberance of the Victorian period and toward more quietly understated houses of high quality and

1 U.S. Federal Census, 1870.

2 Daniella Thompson, "Berkeley's City Hall Was Inspired by a Mairie on the Loire," http://www.berkeleyheritage.com/berkeley_landmarks/city_hall.html.

3 Pacific Coast Architecture Database (PCAD), "Newsom and Newsom, Architects," <https://digital.lib.washington.edu/architect/partners/446/>.

4 David Weinstein, "Quiet Pleasures, Newsom brothers created homes with a timeless appeal," *San Francisco Chronicle*, 5 February 2005.

highly-livable designs. By then, the Newsom & Newsom name had become prominent and popular. Their clients included the affluent as much as the middle-class.⁵

Samuel Newsom died of a coronary while onboard a ferry from San Francisco to Alameda on the first of September 1908; just three and a half months after the building contract for the house at 2845 Woolsey Street was published.⁶ Presumably, he never saw the finished house. Sidney and Noble continued in business without their father and Newsom & Newsom continued to be known for high-quality residential design that followed current architectural tastes, but often playfully mixed styles while using restraint in applying historical details. Later Newsom & Newsom buildings were noted to have relatively symmetrical forms and simple rooflines, lending to the sense of understated luxury that became the firm's signature aesthetic.⁷

In 1911, Newsom & Newsom designed the Berkeley Inn at 2501 Haste Street, a four-story brick Classical Revival building, which was damaged by fires and eventually demolished in 1990. Prior to its destruction it was the only Newsom & Newsom building to be designated as a City of Berkeley Landmark (#118).

Both Newsom brothers served in World War I, applying their building expertise in the Army Corps of Engineers. Like many other architects and builders, they brought back a new appreciation for Old World architecture that inspired further design work in European-influenced revival styles. Post-War, Archie Newsom (no relation) joined the firm as an interior architect and designer. With skyrocketing reputations, the Newsoms were in demand by clients like the Ghirardellis (of chocolate fame) and the Hills (of Hills Coffee), many of whom commissioned houses in wealthy enclaves like Piedmont. Both brothers eventually designed houses for themselves in or near Piedmont.⁸

Sidney was a partner in the firm until the Depression, when business slowed drastically and he retired to Walnut Creek. Noble and Archie Newsom continued the firm, designing some grand houses that belied the economic hardships of the 1930s. In 1933, Noble fractured his skull in a car accident, but survived. When World War II erupted, he joined the war effort as a designer at the Kaiser Shipyards in Richmond. During the war years, Sidney died of a stroke at the age of 65. Noble had hopes of reopening a Newsom & Newsom office in San Francisco after the war, but died only a few short days after the Kaiser Shipyards closed in 1945 and never got back to private practice. He was 58.⁹

The house at 2845 Woolsey Street, built in 1908, was designed during a brief period when the Newsom & Newsom firm consisted of both generations of the Newsom family (from 1893 to 1908); father Samuel, and sons Sidney and Noble. One or all three of the Newsoms may have had input in the house's design.

Other Berkeley residential buildings designed by Newsom & Newsom during that period or later (when Sidney and Noble made up the partnership, 1908 to the 1930s), include:

- 45 El Camino Real; 1907, First Bay Tradition
- 2540 (2538) Ellsworth; 1908, First Bay Tradition
- 2241 Parker Street; 1908, First Bay Tradition
- 2815 Benvenue Ave.; 1908, Craftsman Bungalow

⁵ David Weinstein.

⁶ *Daily Pacific Builder*, 18 May 1908.

⁷ David Weinstein.

⁸ David Weinstein.

⁹ David Weinstein. Pacific Coast Architecture Database (PCAD).

- 3121 Claremont Ave.; 1909, First Bay Tradition
- 20 Hillcrest Road; 1909, First Bay Tradition/Craftsman
- 1749 Allston Way; 1912, Craftsman
- 2610-1612 Parker St.; 1913, altered, possibly First Bay Tradition
- 3201 Claremont Ave.; 1914, Classical Revival
- 1924 Yosemite Road; 1916, Tudor Revival
- 1923 Thousand Oaks Blvd.; 1922, Classical Revival
- 1963 Yosemite Road; 1925, Tudor Revival, altered
- 38 Somerset Place; 1925, Spanish Colonial Revival
- 1430 Le Roy Ave.; 1928, Spanish Colonial/Monterey Colonial Revival
- 686 San Fernando Ave.; 1930, Tudor Revival
- 702 San Luis Road; 1931, style unknown¹⁰

Three of these houses were built the same year as the house at 2845 Woolsey Street and in the First Bay Tradition style, but with markedly different character. The following year and in 1914, Newsom & Newsom designed three houses within the same neighborhood as the subject house; two in a First Bay Tradition aesthetic, the latter in the Classical Revival style. This suggests that the house at 2845 Woolsey Street could have influenced some nearby neighbors to commission Newsom & Newsom for their Parkside Claremont or Uplands neighborhood homes. From 1913 onward, Newsom & Newsom's designs began a marked move away from the First Bay Tradition and Craftsman aesthetics, toward Revival styles of later popularity.

8. Builder: Henry Newton

In addition to identifying the house's architects, the *Daily Pacific Builder* building contract notice for the property identifies the builder; Henry Newton. The notice and a 1909 Oakland city directory indicate that Newton was based in downtown Oakland, with an office in the Bacon Building. A city directory from 1908 specifies that he was employed as the manager of the Newton-Sanford Construction Company. No census records or other vital information were found to provide a biographical account of Newton.

Around the time that he was building the house at 2845 Woolsey Street, the *Daily Pacific Builder* notes a few other projects that the Newton-Sanford Construction Company completed, including two four- and five-room bungalows in Berkeley (10 January 1907); a 24 bungalow tract in Fruitvale (11 April 1908); and a two-story mixed use building containing three shops and 15-room flats on San Pablo Avenue in Oakland (1 June 1908). In February 1908, they built a house at 81 Hillcrest Road, nearby the subject house.

9. Style: First Bay Tradition

Stylistically, the house at 2845 Woolsey Street can be classified as First Bay Tradition. The

¹⁰ This list represents a sampling of properties designed by Newsom & Newsom, as identified on Berkeley Architectural Heritage's "41 Walking Tours" (2009) index; https://berkeleyheritage.com/docs/41_Walking_Tours.index.pdf
Other Newsom & Newsom designs likely exist in Berkeley beyond what is listed here.

Bay Tradition was an ongoing regional architectural trend spanning from around 1880 through the 1960s, and was the only dominant regional style of architecture to emerge in the San Francisco Bay Area. Buildings of the Bay Tradition can be classified within three different periods, but the designs of each period tended to perpetuate the common characteristics of modest, straightforward, distinctive design that responded to the Bay Area's climate, geography, and relatively informal cultural attitudes. The First Bay Tradition style was a derivation of the East Coast's Shingle style, while the Second Bay Tradition style was inspired by the International and Ranch styles, and the Third Bay Tradition style was a synthesis of the earlier two that combined rustic materials with strikingly modern forms. The stylistic trend as a whole was noted and perpetuated by publications of the day, such as *Architect and Engineer*, *Sunset* magazine, *California's Arts & Architecture*, *Magazine of Art*, and *Pencil Points*.¹¹

The First Bay Tradition style was popular around the turn of the twentieth century, between about 1880 and 1917. "The houses of the Eastern Shingle Style with their large living areas and wide openings between rooms, when mixed with the Craftsmen [sic], Swiss Chalet, some Queen Anne and Art Nouveau Styles with a Japanese influence in detailing, formed the basis of the work of early practitioners in the San Francisco Bay region."¹² Bay Area architects such as Ernest Coxhead, Willis Polk, John Galen Howard, Bernard Maybeck, and Julia Morgan were known for honing the style. The aesthetic is in great evidence and beloved in Berkeley, where it is commonly referred to using the "brown shingle" moniker, which simply referenced the often unpainted wood shingle cladding, although painted shingle can also qualify for the First Bay Tradition classification. Houses of the First Bay Tradition style are characterized by:

- Tall narrow profiles of 2-3 stories
- Asymmetrical plans and facade organization that includes projecting and recessed bays and porches
- Prominent porches
- Steeply pitched roofs with gable and gambrel forms, often with cross-gables and dormers
- Wood windows with small divided lights and double-hung or casement sashes
- Wood shingle cladding, sometimes incorporating wavy patterns or diamonds
- Wall planes that flare and/or overhang at the bottom, especially between stories; or that bulge or bow above windows
- Tall, prominent brick chimneys and other brick elements; brick is often of the clinker variety
- Ornamentation that tends toward the Classical or Gothic, applied in an eclectic way that referenced no style directly but created an overarching historical sense

At 2845 Woolsey Street, the house's mixture of shingled aesthetics dating to 1908, places it within the appropriate time period and stylistic genres to be considered First Bay Tradition. As is said of Bay Tradition buildings of all sub-types, "although they have certain common characteristics... every good Bay Region house is unique in design. This is because each one, unlike most U.S. homes, represents a tailor-made solution to the particular living problems of the owner."¹³ Therefore, a wide range of aesthetic influences are typically present in Bay Tradition buildings and can account for the subject house's mixture of Shingle, Craftsman, Tudor, Classical Revival, American Four Square, even

11 San Francisco Planning Department, *San Francisco Modern Architecture and Landscape Design, 1935-1970, Context Statement* (2010)

12 Lester Walker, *American Shelter* (New York: Overlook Press, 1996) 192.

13 "San Francisco Houses: They embody a new U.S. Regional architecture," *Life Magazine*, 5 September 1949.

Prairie styles, all of which amount to an eclectic and unique First Bay Tradition design that Newsom & Newsom likely crafted with strong input of the Norton family who would live in it.

The form of the house differs somewhat from the identified tall narrow profile, but does not detract substantially from the overall aesthetic. It is two stories high and has a regular, rectangular plan that results in a less asymmetrical plan and less articulated facades. The more boxy massing can be attributed to Classical and American Four Square influences, however. Projecting bays, bay windows, the (original but currently not-extant) recessed second story balcony/porch at the northeast corner, and the main entry porch all lend to subtle articulations that are typical to the First Bay Tradition style. The entry porch's prominent and obvious visual indication of a formal entrance to the house is also characteristically First Bay Tradition.

The hip roof, though relatively shallowly pitched, has distinctly flared eaves that make strong reference to the Japanese influences described, and the prominent, decoratively shaped, exposed rafter tails at the eaves are either – or both – distinctly Craftsman and referential to Classical modillions, as are the projecting shaped beam ends between stories.

Most of the current windows are not original, but maintain a double-hung configuration typical of the style. Original windows are known to have been multi-lite-over-one double hung sashes with vertical muntins, extremely appropriate to the First Bay Tradition style. Also extremely appropriate to the aesthetic is the three-part, diamond pattern, leaded glass feature window on the rear (west) facade that relates to the interior stair.

Of course, the house's wood shingle siding is a strong indicator its First Bay Tradition identity, and includes the characteristic flared shingle-work at the base of the second story walls. Other typical ornamental elements include traditional wood moldings; pronounced trim around openings, especially with prominent hoods and projecting sills; decorative flower boxes, which were an often-borrowed signature of Maybeck's work; and original but no longer extant Classical balustrades and diamond pattern railings at the porch. A clinker brick chimney is also present, tall and slender, and although placed less prominently on the rear facade, is quite visible from the street.

10. Original Owners: F.B. Norton

Original Use: Single-family residence

11. Present Owners: Michael A. Pearson & Annette Blum

12. Present Use: Single-family residence

Current Zoning: R-2

Adjacent Property Zoning: C-N (to northeast), and R-2 (to northwest, west, and southwest), RH-1 (across Claremont Ave. to east)

13. Present Condition of Property:

Exterior: Good

Interior: Good

Grounds: Good

Has the property's exterior been altered? Yes

Building permit records indicate the following exterior alterations:

Date	Permit #	Description of Work/Notes
10/10/1945	57983	Reroof entire house with composition shingles.
12/31/1958	85721	Replace front steps (4) with brick steps on 8" slab. [Altered again at a later date; steps now concrete and located on east side of porch.]
1/22/1969	113371	Add new stairway and exit door, close front porch. [Stairway and exit may refer to western portion of northern addition.]
5/30/1973	ID# 053073839	Deck addition for exiting door, 6 x 14. [Located at second story, east side of north facade; associated with the two-story addition already located on west side of north facade. All since removed.]
12/30/1980	0130807340/ UP# 9109	Close in porch.
7/20/1987	720874645	Repair rear stairway.
11/30/2000	00-00005015	Reroof with composition shingle.
7/14/2021	B2021-03100	Removal of dry-rot shingles, installation of vapor barrier, and installation of new cedar shingles.
12/1/2021	B2021-04972	Dry rot repair. Roofing repair, shingles, and chimney removal. [Main chimney remains, may have referred to a secondary kitchen chimney.]
1/04/2022	B2022-00014	Replace windows in like kind (26). [Current vinyl sash]

Other substantial alterations that have been observed, but which are not reflected or fully elaborated upon by above records, include:

- The house originally had an integral open balcony at the northeast corner of second story. At some point, a large opening related to the balcony, at the right side of the second story of the primary facade, was fitted with an aluminum sliding sash window. Openings on the left side of north facade were also altered by an addition to the north facade. In 2021-2022, the opening on the primary facade was infilled entirely.
- A shallow, shed-roofed, two-story addition with a substantial exterior stair, was made to the north facade, possibly in 1969. In 1973, an additional deck was added to the east side of the addition, which itself was, or became, enclosed. The entire addition was

removed in 2021-2022, but all fenestration on the north facade remains altered and non-original.

- The front porch was originally open with brick entry steps oriented toward Woolsey Street to the south. There were three thick square porch posts along the east side and the railings in between were Classical balustrades. A diamond-patterned railing surrounded the roof deck. The porch was later enclosed, in 1969 and/or 1980, new brick steps and an exterior door were installed on the south side, while the rest was enclosed with glazing. The roof deck railing remained. In 2021-2022, the porch was reopened, but oriented to the east. Three original porch posts were replaced with four of somewhat smaller dimension, while concrete steps, non-original railings, interior finishing, and a new entry door were added (original leaded glass sidelights appear to remain). The roof deck railing was removed and the integral hip roof over the projecting bay to the right of the porch appears to have been extended across the width of the porch. Structural beams may have been altered, as the porch roof now exhibits a distinct slope to one side.

14. Description:

The parcel and house are oriented on a diagonal axis, with Woolsey Street to the southwest and Claremont Avenue to the southeast. For the purposes of this report, the primary facade, which faces Claremont Avenue will be referred to as facing east, the rear facade facing west, etc.

Site

The property is located in a densely developed residential setting of large-scale houses, with a row of commercial buildings located to the immediate north, along Claremont Avenue. It is set in close proximity to neighboring buildings on an almost square lot, measuring 100 feet along Woolsey Street and 95 feet along Claremont Avenue. The lot is flat and elevated slightly above street level, with a cast stone site wall bordering it on the south and east. The house is set back from Claremont Avenue with a large front yard, and sits very close to the western lot line, resulting in no rear yard. Narrow margins exist between the house and the north and south lot lines. The lot is landscaped with hardscaping and small plantings. Four mature trees stand at the eastern edge of the lot, while others surround the house but are not located on the property, itself.

House

The house has a rectangular plan, sits on a concrete foundation, is two stories high, and topped by a hip roof. The roof is clad with composition shingle and features broad flared eaves with closely-spaced, decoratively shaped rafter tails on all sides. Exterior wall cladding is wood shingle that flares out at the base of the second story wall, creating a small overhang that is ornamented with a horizontal wood molding and/or block modillions in most locations. Current fenestration consists of vinyl-sash, double-hung windows with vertical faux muntins in the upper sashes. Most windows and other openings have wide flat wood trim, projecting sills, and simply molded hoods.

The primary facade faces east toward Claremont Avenue and represents the long side of the house's rectangular plan. It features an entry porch to the left of center and a projecting bay to its immediate right. Both are topped by an intermediate hip roof with slightly flaring eaves, while a flat roof projects to cover the balance of the porch. The porch is accessed from the east by concrete steps. It has a shingled base, metal railings with solid shingled

railings at the sides, and thick square wood posts that support the flat roof that extends from the intermediate hip roof. The flat porch roof features decorative rafter tails with shaped ends, supported in turn by cross beams with shaped ends. Within the porch, the ceiling, back wall, and interior of the solid side railings are clad with simple wood paneling and battens. The entry door is paneled and has a leaded glass oval window at its center. It is flanked by partial height, diamond-pattern, leaded glass sidelights. The projecting bay to the right of the porch features a three-part window, with a narrow middle sash flanked by wider sashes, all separated by wood mullions. Standard windows are located at the far left and right sides of the facade and at the second story level, where a three-part window (wide sash flanked by narrower sashes) is flanked by single windows. These three openings are regularly spaced from one another, but set off-center to the left, leaving a blank wall plane at the far right side of the second story.

The south facade, facing Woolsey Street, represents the short side of the rectangular plan. It features a shallow projecting square bay fenestrated with a pair of standard windows at the far left side, while a shallow angled bay window with three standard sashes is located on the right side. Two symmetrically placed standard windows at the second story have decorative paneled wood flower boxes beneath that are supported by projecting beams and short cross beams.

The north facade also represents the short side of the rectangular plan and faces a small side yard and neighboring property. It features two fully-glazed wood doors spaced widely at the first story. At the second story there is one large window on the right side that has a single-lite, fixed sash.

The east facade represents the long side of the rectangular plan and faces a narrow passage between the house and the neighboring property. There are three irregularly placed windows on the first story, one of which has a sliding aluminum sash. The second story features a shallow, flat topped, projecting rectangular bay that is located to the right of center. The bay is supported by decoratively shaped projecting beam ends and is fenestrated with a large three-part window that has diamond-pattern leaded glass. Elsewhere on the second story are three standard windows. A narrow clinker brick chimney rises up the right side of the facade and projects through the eaves to rise above the roofline.

15. History:

The first owners and residents of the house at 2845 Woolsey Street were the Frank Butler Norton family. Frank Norton was born in Martha's Vineyard, Massachusetts, in 1849, the son of a New Bedford whaling ship captain. In 1870, he went west to San Francisco at the age of 21, where he found work as a bookkeeper in the offices of a provisions wholesaler. By 1884, he had started his own provisions wholesale business and had a number of partners over the years, until the the firm finally became known as Norton, Teller & Company. The company sold wholesale produce, meat, and dairy products and acted as a commission merchant, selling goods for other purveyors. Its offices were in San Francisco.¹⁴

In July 1877, Frank married Eliza J. Mayhew in Santa Barbara.¹⁵ They had three children: Mayhew, Frances Amelia, and Charles Worth. Eliza died in 1886 at the age of 31, and the

¹⁴ "F.B. Norton, Pioneer, Dies," *San Francisco Examiner*, 9 December 1931. San Francisco city directories.

¹⁵ Ancestry.com; California, U.S., County Birth, Marriage, and Death Records, 1849-1980.

following year Frank remarried. His second wife was Cora B. Wightman of Sonoma.¹⁶ Cora was born in Plainfield, Illinois in 1862 and grew up in Sebastapol, where her father was a bank president. The couple had three children of their own: May Elizabeth, Frank B. Jr., and William Wightman (often known as Wightman). Frank's three oldest children were grown and living on their own by the time that Frank and Cora built and moved into the house on Woolsey Street. Prior to living at 2845 Woolsey Street, the family had lived only a few blocks from the subject property, at 6441 Benvenue Avenue and had addresses in Oakland and San Francisco prior to that.¹⁷

In 1908, the Nortons commissioned the architecture firm of Newsom & Newsom to design a handsome residence for them at 2845 Woolsey Street. Living nearby on Benvenue Avenue likely lead to their purchase of the large empty parcel at the corner of Claremont Avenue and Woolsey Street. There appears to be no documentation of how or why the Nortons came to select the Newsoms' firm or any of the client-architect interactions that likely went into the design of the house. An article and illustration (see attached) ran in the 19 April 1908 edition of the *Oakland Tribune*, however; which reported on F.B. Norton "putting up a pretty house." The article noted that the "home will be roomy and have all the latest improvements." It went on to say:

F.B. Norton, of Norton & Teller Co., San Francisco, is building a two-story residence... It is to be located on the north side of Woolsey Street, sixty feet west of Claremont avenue, Berkeley. Newsom & Newsom, 526 Larkin Street, San Francisco, are the architects. The house will cost about \$6,000, complete.

The feature of the exterior will be heavy beam work on the front porch and cornice. The house is to be shingled. The living-room and library will face the south and are to be paneled with burnt board and batten. A large open fireplace is in the library. The vestibule and dining-room are to have heavily beamed ceilings. A large kitchen, pass pantry, laundry and servant's room are in the rear.

On the second story are five large sunny bedrooms, all having large closets. There are also linen closets and cases which are always needed. Facing the north is a balcony, commanding and excellent view of the Berkeley hills.

Two years after the house was built, the 1910 federal census recorded the Nortons at 2827 Woolsey Street, as the property was originally addressed. Frank was 61 and employed as a commission merchant. Cora was 48, and their three children – Wightman, May, and Frank Jr. – lived at home. Their ages ranged from 12 to 22. Wightman was old enough to work and was employed as a commission merchant, likely by his father's firm. The family employed Mary Anderson, a 40 year old household servant from Sweden, although in late 1911, numerous want ads for a new "girl for general housework," ran in the newspaper.¹⁸

Ten years later, in 1920, the occupancy of 2845 Woolsey Street (then still 2827) was much the same. Wightman had married and moved away from home, but May and Frank Jr. remained. Both in their early 20s, May worked as a school teacher, while Frank was not

¹⁶ Ancestry.com; U.S. Select Marriages, 1850-1945.

¹⁷ Oakland city directory, 1908.

¹⁸ *Berkeley Daily Gazette*, October 1911.

employed. The Norton's household servant was Nellie Haupt, a 40 year old woman from California.

In 1930, the address of the house remained 2827 Woolsey Street on census records, and the property was valued at \$20,000 (about \$380,000 today). Frank Norton, at age 81, was retired. Cora was 63. The Norton's three children still lived at home or had returned. Wightman, age 41, had divorced and moved back home. He worked as a distributing agent for a furnace manufacturer. May, 31, remained unmarried and continued to work as a public school teacher. Frank Jr., 30, was also unmarried and was a dentist in general practice. The family employed Marie Moen, a 19 year old servant from Norway.

Frank Norton died in 1931. His obituary noted that he had retired several years before his death, but at one time had served as president of the San Francisco Dairy Exchange. In his personal time, he was active in the Alameda County Sportsmen's Club, the oldest duck hunting club in the West, and was a member of the Sons of the American Revolution.¹⁹

In the late 1930s, address renumbering occurred in the neighborhood and 2845 Woolsey Street was finally assigned its current address. In 1940, the house was occupied by Cora, then a 77 year old widow. Daughter May, who never married, lived with her. She was 40 and employed as a kindergarten teacher. The census also shows that Wightman Norton had remarried and lived next door with his wife, Violet, and daughter, Nancy. The Wightman Norton house (presumably built 1937²⁰) was located to the rear (northwest) of 2845 Woolsey Street and had been assigned the subject house's old address, 2827 Woolsey Street. The Nortons also appear to have owned the house at 2823-2825 Woolsey Street (now 2823 Woolsey Street), which was a duplex that they rented out.²¹

In August 1944 a one-alarm fire was reported at 2845 Woolsey Street. It was caused by an electric heater and caused \$100 in damages.²²

Cora Norton died in February 1950 at age 90. Later the same year, the census indicates that May Norton was living at the subject house by herself, still working as a public school kindergarten teacher. Her brother and sister-in-law continued to live next door and eventually had three children.

Around 1951, May Norton moved to 2844 Woolsey Street, directly across Woolsey Street from the subject property. The details of her move are unclear, but Planning Department records indicate that she petitioned to have the zoning of the subject house changed a couple of times without success. As early as November 1950, Rhoda Nichols, a playground director for Berkeley city schools, and very likely a professional acquaintance of May's, was associated with the rezoning attempts and change of use converting property to a nursery school. It may be that May Norton's professional interests as a kindergarten teacher led her to devote her family home to become a nursery school, with her associate Rhoda Nichols heading the establishment. May Norton died shortly thereafter, in 1953. She was 59 years old and succumbed to a month-long illness in an Oakland hospital.²³ Ownership of the house presumably passed to Luther and Rhoda

19 "F.B. Norton, Pioneer, Dies," *San Francisco Examiner*, 9 December 1931.

20 Alameda County Assessor.

21 "Houses for Rent," *Berkeley Daily Gazette*, 2 May 1936.

22 "Heater fire causes \$100 damage here," *Berkeley Daily Gazette*, 2 August 1944.

23 "May E. Norton" (obituary), *Berkeley Gazette*, 24 August 1953.

Nichols around this time.

In 1952, use permit records indicate that Rhoda Nichols was granted the change-of-use for the property and permission to create a playground area in the front yard. Later records indicate that part of the house was retained as the Nichols' residence; occupied by Rhoda, her husband Luther, and at some point her elderly father. Rhoda Nichols grew up in Petaluma and attended U.C. Berkeley. Luther had grown up in Berkeley and also attended U.C. Berkeley, then went to work as a newspaper reporter for the *San Francisco Chronicle*. The couple were married in 1950.²⁴

On 16 December 1952, an announcement ran in the *Berkeley Daily Gazette* that the Rhoda Reed Nichols Nursery School, located on Prince Street, had moved around the corner to 3090 Claremont Avenue (an alternate address for 2845 Woolsey Street) and would be known as the Claremont Day Nursery. It was noted that “the lovely garden is much larger and the play area inside and out, is more spacious.” It has “pleasant surroundings and thoroughly trained and experienced supervision.” By 1958, Rhoda Nichols had opened another branch of the Claremont Day Nursery at 5830 College Avenue, and in 1962, she opened yet another at 912 Ensenada Avenue.

Rhoda Nichols owned the property and ran the nursery school until 1976, when both the property and the nursery school business were sold to Tom and Frances Morabito. Tom Morabito was a teacher, who worked in private and public schools prior to taking over the Claremont Day Nurseries.²⁵ Around 2021, due to failing health, the Morabitos decided to close the nursery school. At that time, they remodeled the house prior to selling it, which resulted in a number of the recent changes noted under item 17, above. In June 2022, the property was sold to the current owners, Michael A. and Annette Pearson, who will return it to single-family residential use and wish to reverse a number of the earlier incompatible alterations.

Chain of Title

Dates	Owners	Occupants
1908 – 1950	Frank B. & Cora Norton	Norton family
1950 – ca.1952	Mary Elizabeth Norton	Mary Elizabeth Norton
ca.1952 – 1976	Luther & Rhoda Nichols	Nichols family Claremont Day Nursery
1976 – 2022	Tom & Frances Morabito	Claremont Day Nursery
2022 - present	Michael A. & Annette Pearson	Michael A. & Annette Pearson

²⁴ “Marriage of Rhoda Reed to Berkeley man is announced,” *Petaluma Argus Courier*, 13 February 1950.

²⁵ “Owner to close beloved day care schools because of failing health,” *Berkeleyside*, 28 June 2021;
<https://www.berkeleyside.org/2021/06/28/tom-morabito-owner-child-care-claremont-day-nurseries-to-close>

16. Significance:

Historic Value: City and neighborhood

Architectural Value: City and neighborhood

The property at 2845 Woolsey Street is eligible for designation as a Berkeley Landmark; meeting Landmark criteria 1B and 1C in relation to its architectural merit.²⁶ The following provides an evaluation of the significance of 2845 Woolsey Street.

In accordance with Landmark criterion 1B, 2845 Woolsey Street is an outstanding example of early-twentieth century residential architecture in the First Bay Tradition style and is a notable example of design by the renowned Bay Area architecture firm of Newsom & Newsom.

The house presents a unique and complexly crafted example of the First Bay Tradition style. The style has certain typical traits (especially wood shingle exterior cladding), but is intrinsically varied in individual design and stylistic influence, often responding to customization for the specific homeowner-client and resulting in an eclectic presentation of form and ornament. The house at 2845 Woolsey Street is most strongly identified as First Bay Tradition by its wood shingle cladding and Classical Revival ornamentation; however, ornamentation and other features also hint at Craftsman, Tudor Revival, American Four Square, and Prairie aesthetics, and even some Japanese influence. The mixture of popular styles of the day and their amalgam into a completely unique iteration of the locally significant First Bay Tradition style makes 2845 Woolsey Street a significant example of the style. The deft adaptation of the style by architects Newsom & Newsom, presumably with the input of the Norton family who commissioned the house, makes it a prime example not only of the style but the way the style was made unique to every project.

The firm of Newsom & Newsom consisted of two generations of the Newsom family and, as it was built in 1908, 2845 Woolsey Street falls within the brief period when both Samuel Newsom and his two sons were designing together. A transitional period in the firm's history, this was also a time when the firm's design aesthetics shifted with prevailing architectural fashions, away from the exuberant Victorian and toward newly popular styles that included the increasingly popular First Bay Tradition style and its many eclectic aesthetic influences. The house at 2845 Woolsey Street showcases the evolution that the Newsoms' work took toward more quietly understated houses of high quality and highly-livable designs during this period. While the Newsoms worked throughout the Bay Area, their most recognized work is primarily found in San Francisco and Piedmont. They were active in Berkeley, however; and a selection of their residential designs illustrate both the progression of their stylistic aesthetics and their work in particular areas of the city as they became known and presumably referred among clients. The house at 2845 Woolsey Street represents a time during the first decade of the twentieth century when the Newsoms adhered strongly to the First Bay Tradition style, while making each house unique. It stands out from their earlier houses of the style in having more Classical overtones and influences from a wide variety of other styles, perhaps indicating the shift the Newsoms would make toward later Revival styles. It was also the first of three Newsom & Newsom projects in the Parkside Claremont and Uplands neighborhood, suggesting that the firm may have been introduced to the area with their work at 2845 Woolsey Street and then

²⁶ City of Berkeley Municipal Code, Chapter 3.24.110, Landmarks, historic districts and structures of merit – Designation – Criteria for consideration.

were eagerly hired by nearby neighbors.

In accordance with Landmark criteria 1C, the house at 2845 Woolsey Street is worth recognizing and preserving for its exceptional contribution to the historic and aesthetic fabric of the Parkside Claremont neighborhood. The house is sited on a prominent corner, at the intersection of Woolsey Street and Claremont Avenue; surrounded by other architecturally interesting houses, adjacent to a bustling neighborhood commercial row, and opposite the entrance to the Uplands neighborhood which is enhanced by historic stone pillars and transit shelters, creating a rich surrounding built-environment. The house is a highly visible and noteworthy element of a residential neighborhood that has many good and varied examples of early-twentieth century architecture, including similar, but always unique, examples of what is colloquially and fondly referred to as Berkeley's "brown shingle" architecture (i.e. the First Bay Tradition style identified by its ubiquitous siding material). The house represents the First Bay Tradition style, designed by renowned architects, that contributes strongly to both the visual and historical context of the area.

17. Is the property endangered?

No. On the contrary, Landmark designation will make the property eligible for Mills Act benefits that will facilitate rehabilitation and restoration of the house, including the reversal of a number of previous inappropriate alterations.

18. Photographs:

Date: 7 November 2024

Repository: Left Coast Architectural History

Photographer: Caitlin Hibma, Left Coast Architectural History

19. Bibliography/Sources:

Alameda County Assessor.

Ancestry.com; federal census and other vital records.

Berkeley Architectural Heritage Assoc., "41 Walking Tours" (2009) index;
https://berkeleyheritage.com/docs/41_Walking_Tours.index.pdf

Berkeleyside, 28 June 2021.

City of Berkeley, Municipal Code, Chapter 3.24.110.

City of Berkeley, Planning & Development Department; building permit and planning records.

Daily Pacific Builder.

Historical Information Gatherers, Fire Insurance Maps *online* (FIMo) .

Life Magazine, 5 September 1949.

NewspaperArchive.com

Newspapers.com

Pacific Coast Architecture Database (PCAD). "Newsom and Newsom, Architects,"
<https://digital.lib.washington.edu/architect/partners/446/>.

San Francisco Planning Department, "San Francisco Modern Architecture and Landscape Design, 1935-1970, Context Statement," 2010.

Thompson, Daniella. "Berkeley's City Hall Was Inspired by a Mairie on the Loire,"
http://www.berkeleyheritage.com/berkeley_landmarks/city_hall.html.

University of California Riverside, California Digital Newspaper Collection.

University of California Santa Barbara, Library Geospatial Collection.

Walker, Lester. *American Shelter*. New York: Overlook Press, 1996.

Weinstein, David. "Quiet Pleasures, Newsom brothers created homes with a timeless appeal," *San Francisco Chronicle*, 5 February 2005.

20. Recorder: Caitlin Hibma

Date: 12 December 2024

Organization: Left Coast Architectural History

Historical Images

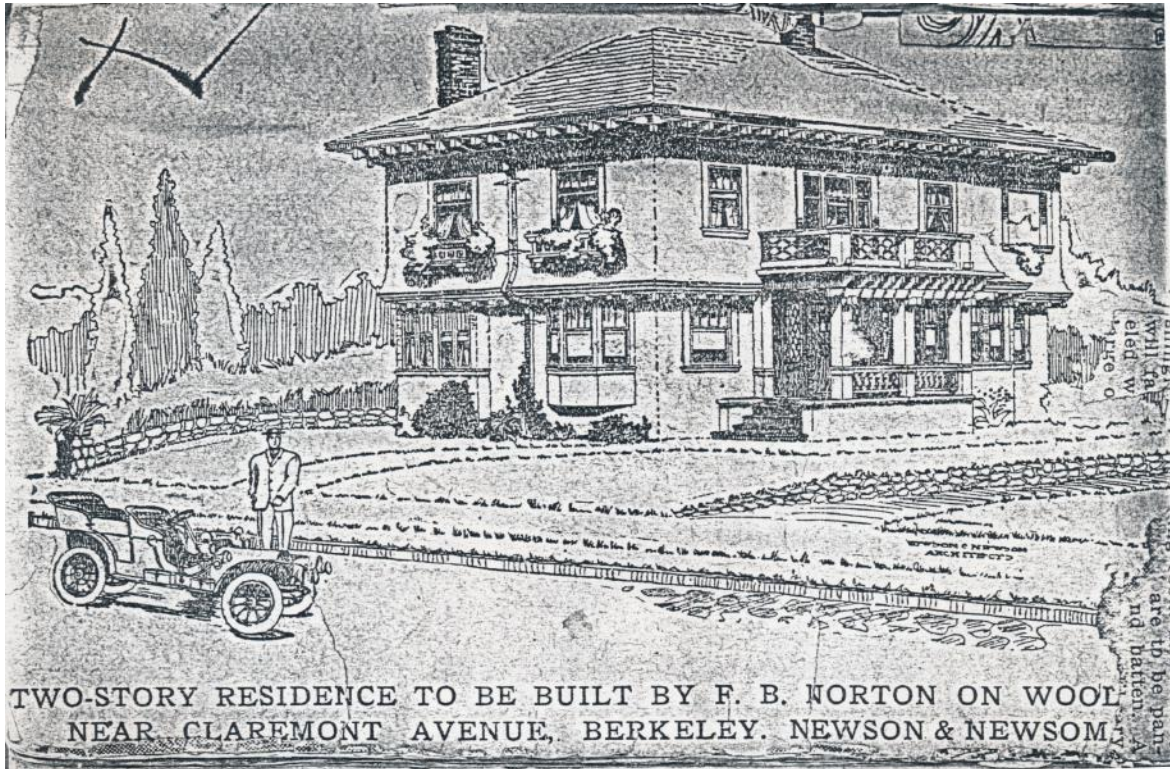


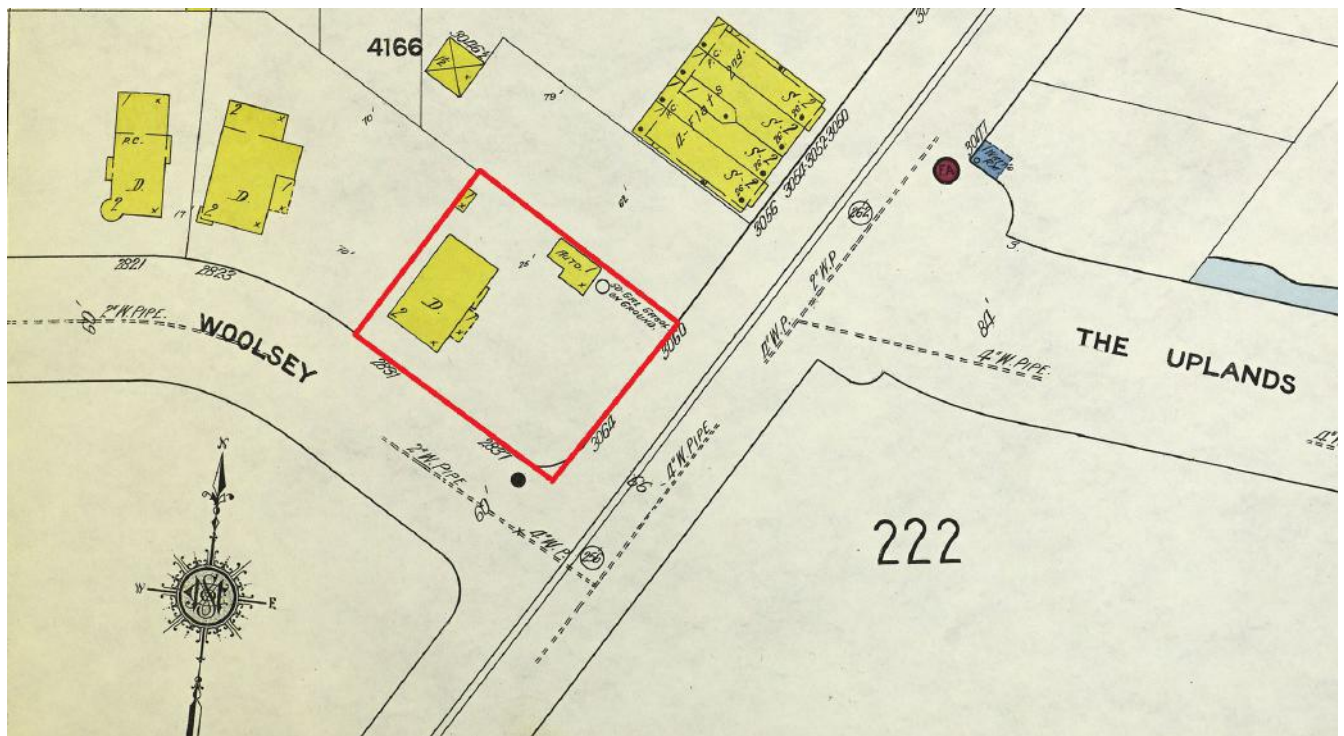
Illustration of F.B. Norton House, 1908. (*Oakland Tribune*, 19 April 1908.)



Interior of 2845 Woolsey Street, 1908; library looking (north) into dining room.
(Berkeley Architectural History Assoc.)



Interior of 2845 Woolsey Street, 1908; library looking northwest into stair hall.
(Berkeley Architectural Heritage Assoc.)



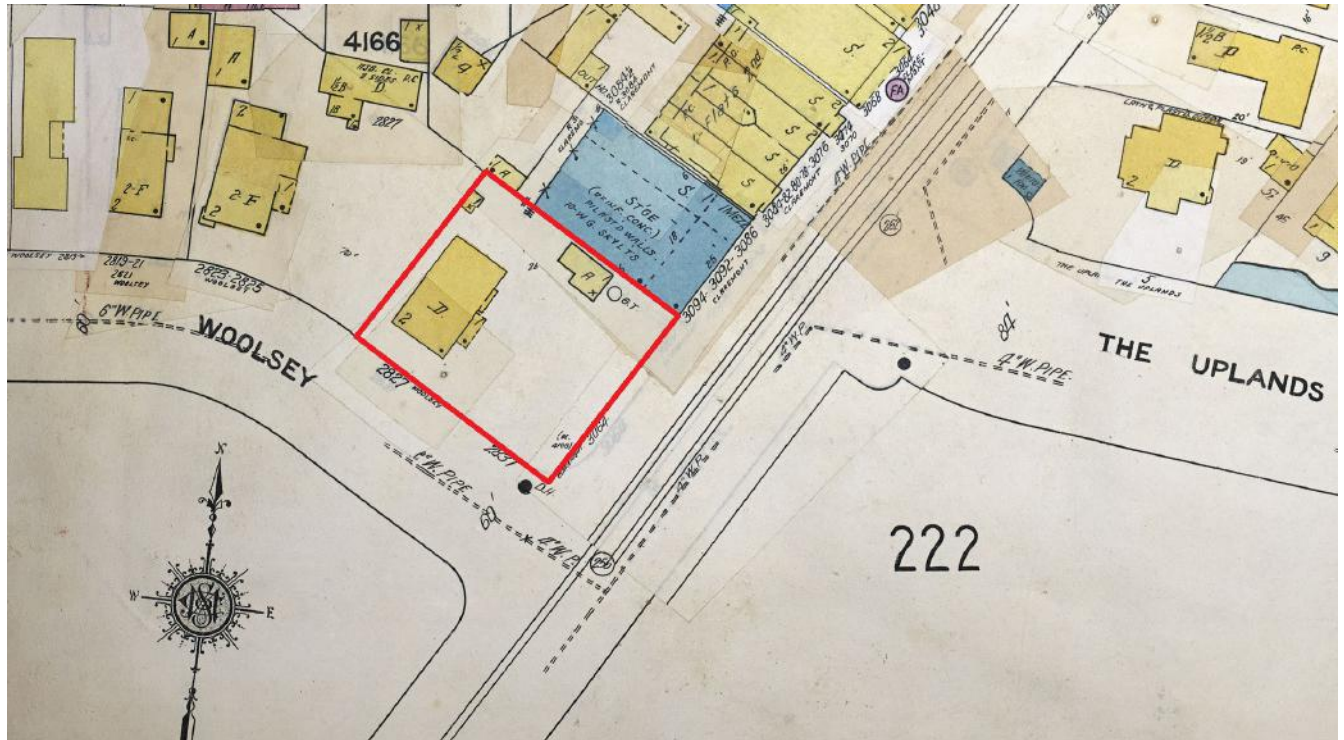
Sanborn Fire Insurance map, 1911. Subject property outlined in red.
(Historical Information Gatherers)



Aerial photograph, 1931. Subject property circled in red.
(UCSB Library)



Aerial photograph, 1946. Subject property circled in red.
(UCSB Library)



Sanborn Fire Insurance map, 1950. Subject property outlined in red.
(Historical Information Gatherers)



View of Woolsey Street (south) facade; 1950s.
(Berkeley Architectural Heritage Assoc., Donough Collection)



Aerial photograph, 1965. Subject property circled in red.
(UCSB Library)



View of Woolsey Street (south) facade; recent nursery school era, 2000s.
(Berkeley Architectural Heritage Assoc.)



2845 Woolsey St. south and east facades, looking northwest from Woolsey St., ca. 2014.
Note original windows and enclosed porch with upper railing intact.
(Google Streetview)



2845 Woolsey St. south facade, looking north from Woolsey St., ca. 2014.

Note original windows and enclosed porch with upper railing intact.
(Google Streetview)



2845 Woolsey St. south and east facades, looking northwest from Woolsey St., ca. 2014.
Note original balcony opening (glazed) and later northern addition at right side of second story.
(Google Streetview)

Current Images



View of primary (east) facade from Claremont Avenue, looking west.



View of south and primary (east) facades from Woolsey Street, looking northwest.



View of rear (west) and south facades from Woolsey Street, looking northeast.



View of primary (east) facade from front of property, looking west.



Detail of entry porch, primary (east) facade, looking west.



View of south facade from Woolsey Street, looking north.



View of primary (east) and north facade from yard, looking southwest.



View of north side of rear (west) facade, looking north.



View along rear facade from southwest corner of house, looking north.



Detail of upper south facade, showing flower boxes, looking northwest.



Detail of eaves, southeast corner of house.



Detail of cast stone site wall along south and east sides of property;
near corner, looking northwest.