



L A N D M A R K S  
P R E S E R V A T I O N  
C O M M I S S I O N  
S T A F F R E P O R T

FOR COMMISSION ACTION  
JULY 8, 2024

## 2227 Parker Street – Frank A. Davis House

Landmark application #LMIN2024-0001 for the consideration of City Landmark or Structure of Merit designation status for a house and workshop built circa 1877 (APN: 055-1829-007-00)

### I. Application Basics

A. Land Use Designations: Restricted Multiple-Family Residential District (R-2A)

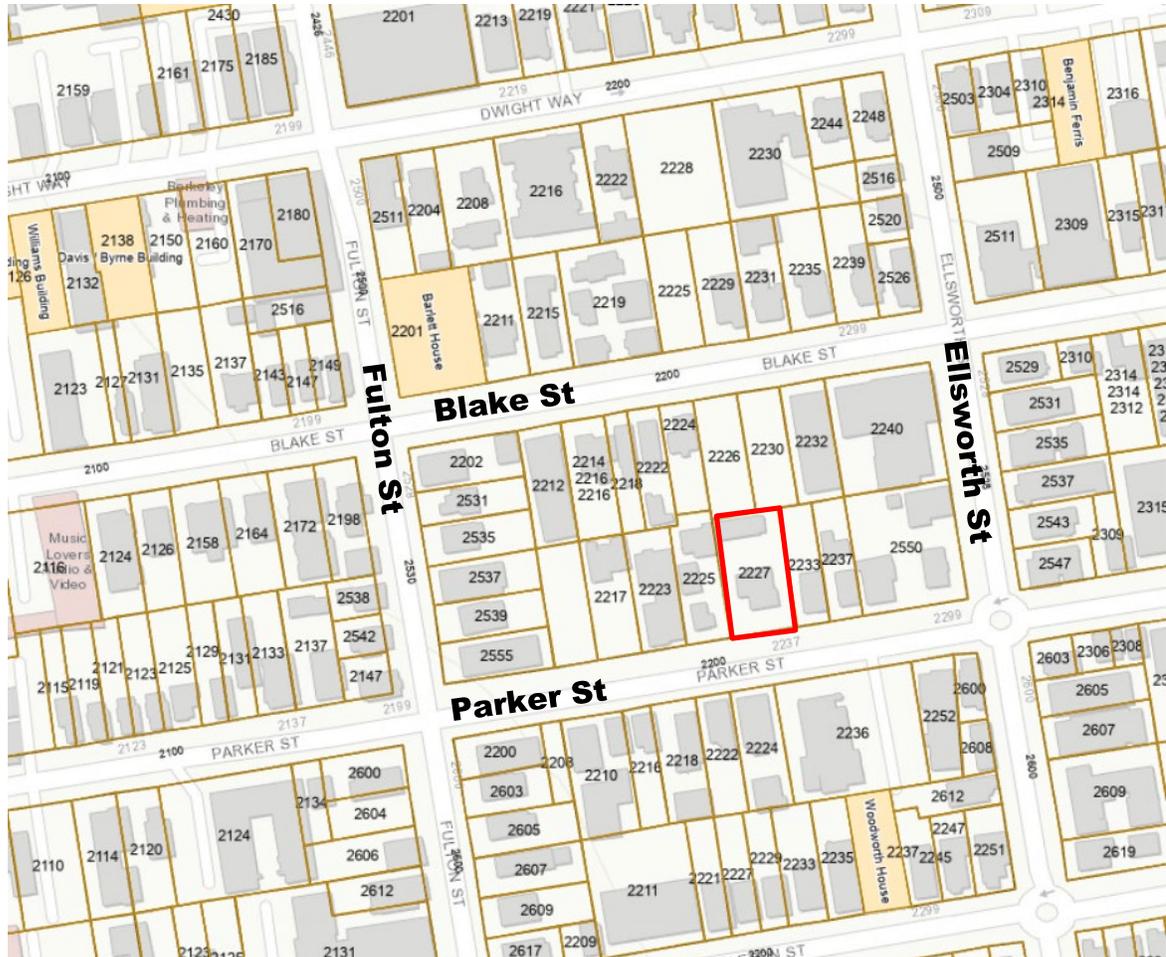
B. CEQA Determination: *pending*

#### C. Parties Involved

- **Initiated by:** Verified Application of 91 Berkeley residents
- **Application Author:** Wanda Mulcahy  
2222 Parker Street  
Berkeley, CA 94704
- **Property Owner:** Sylvia Sussman Trust  
c/o Julie Menack  
5111 Telegraph Avenue #102  
Oakland, CA 94609

D. Staff Recommendation: Hold a public hearing; consider the extent to which the property meets designation criteria.

**Figure 1: Vicinity Map – highlighting nearby City Landmarks and Structures of Merit**



	Landmarks / Structure of Merit; LM,		Parcels		Subject Property Boundary
	Features		Demolished		
	Districts		Partially Demolished		

**Figure 2:** Primary elevation of main building, circa 1886 (Berkeley Historical Society)



**Figure 3:** Primary elevation of main building, current conditions (source: City Staff)



**Figure 4:** Main Building – entrance, current conditions (source: City Staff)



**Figure 5:** Main Building – east side, current conditions (source: City Staff)



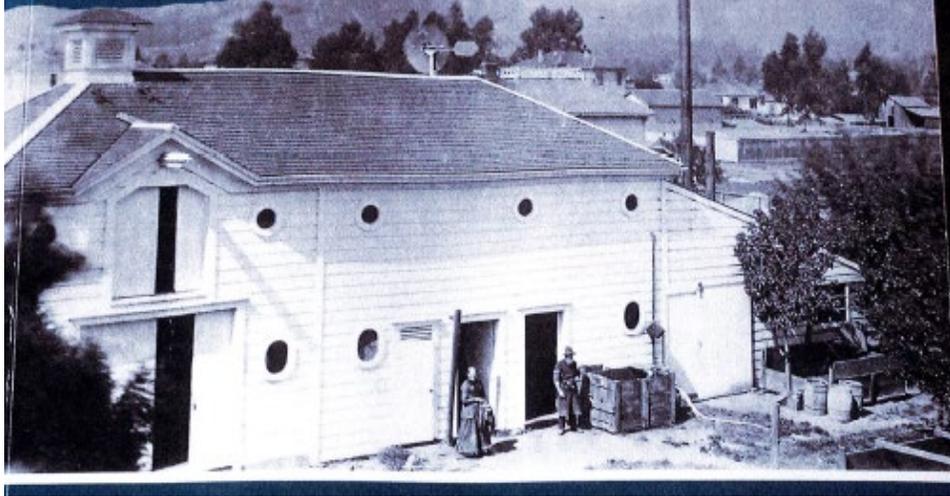
**Figure 6:** Main Building – rear, current conditions highlighting the well (source: City Staff)



**Figure 7:** Main Building – west side, current conditions (source: City Staff)



**Figure 8:** Subject property – secondary building, circa 1886 (source: Comstock)



**Figure 9:** Subject property– secondary building, current conditions (source: Landmark application)



## II. Application Chronology

On May 16, 2024, the City received a Landmark/Structure of Merit application petition for the subject property that was accompanied by the Landmark application and the signatures of 91 Berkeley residents (Attachment 1). In accordance with Berkeley Municipal Code (BMC) Section 3.24.120, the petition and application initiated consideration of the property for designation status. On May 23, 2024, staff sent a letter to the property owner informing them of the initiation and pending public hearing. The representative for the petitioners provided a revised Landmark application on June 6, 2024; it provided additional information on the well at the property, including a report from Aaron Goldstein, and expanded the Significance section.

Copies of the petition and the revised Landmark application are provided as Attachments 1 and 2 to this report.

On June 26, 2024, staff mailed and posted public notices for the July 8, 2024, Landmarks Preservation Commission hearing, in accordance with BMC Chapter 3.24.140.C.

## III. Historical Resource Status

The subject property is not listed on the national or state registers of historical properties. It is located south of the UC Berkeley Campus, but outside of the 2011 Southside Plan Area boundaries.

Nearby City Landmarks include the Bartlett House at 2201 Blake Street, which was constructed in 1877; the Woodworth House at 2237 Carleton Street, constructed in 1905; and the Benjamin Ferris House at 2314 Dwight Way, constructed in 1868. See Figure 1, above.

## IV. Property Description

The following description of the Frank A. Davis House site is based on the research presented in the Landmark Application for this consideration, as well as City permit records and a site visit in June 2024.

The subject property is an approximately 10,000-sq. ft., interior lot on the north side of the 2200-block of Parker Street. It is a rectangular parcel that is oriented north-to-south with street frontage facing Parker Street to the south. The lot features two buildings, a main building located on the front half of the lot, and a secondary building at the rear. A 75- to 100-foot-deep water well lined with bricks is located behind the main building. Mature vegetation is located throughout the site; these gardens feature various flowering plants, bushes and fruit trees. Chain link fences run north to south across the rear yard and along the east-side property line. A wood property fence, approximately 6 feet in height, is located at the front and side property lines. At the southwest corner of the front of the lot, the fence jogs in to allow room for two off-street parking spaces.

**Primary Building.** The two-story building is approximately 3,000 sq. ft. in total area and has a rectangular plan, is made of wood-frame construction with a low-pitched hip roof, and painted v-channel and rustic channel wooden siding. It was originally constructed between 1887-1892. Windows and doors are wooden. It is current comprised of four dwelling units. The front elevation is two stories, with two sets of two-over-two double windows on each level, and a small leaded glass window for the staircase west side of the double-hung window. The entry is recessed and northwest of the front elevation in a two-story addition with a gable roof; the siding at the western addition is rustic channel. At the rear, there is a covered deck over the one-story northeastern portion of the dwelling, and stairs lead to the garden below. A chimney is located at the roof ridge at the front of the building, slightly east of center. The building roof is comprised of composition shingles, except at the second-floor deck, where corrugated plastic covers the deck. See Figures 2 through 7, above.

**Secondary Building.** The two-story wood-frame rear building has painted wooden rustic channel siding and it approximately 2,000 sq. ft. in total area, featuring an artist studio on the lower floor and a residence above. City records indicate that was completed in 1875. The main roof is a low-pitched hipped roof, with a gable roof at the southwest end, and a shed roof over the one-story portion to the east. Most windows and doors are wooden. There are two oval windows at the first floor, and several single and double French doors. Stairs just east of the gable roof and a deck lead to an apartment on the upper story, above the workshop that occupies the lower level. See Figures 8 and 9.

Both structures have a simple, vernacular style that the applicant describes as “Pioneer Homestead.” The property appears to be in fair condition.

**Construction History, Ownership, and Occupancy.** In 1876, Frank A. Davis acquired the subject property. The extant main building was built around 1877 (the 1878 Berkeley Tax Assessment Records describes improvements). The workshop behind the main dwelling was built around 1882 and used for a tool and die business. Davis made dies for the manufacture of shoes and knives. This non-residential use was established before zoning rules limited the locations of manufacturing/industrial/commercial uses in this area.

Davis’ new wife Amelia Crowther, and her two children, Jean and Harry, arrived in 1893, and lived with Davis and his parents. After the death of her step father and mother, Jean Davis owned the property until her death in 1982. Jean Davis was a teacher.

Sylvia Sussman has owned the property since 1982. Sussman is a local painter and printmaker, and her studio is in the first floor of the workshop.

**Alterations.** City records confirm that additions to the main building occurred in 1920 and 1924. Though the full elevation of the building is unclear in the 1886 photograph (see Figure 2), these reconfigurations appear to have been made to the sides and rear of the main building. The interior of the building was remodeled into apartments in 1921.

The upper floor of the secondary building was converted to an apartment prior to 1920, as a 1920 survey indicated a family was living there. The historic photo of the secondary building (Figure 8) shows a cupola atop the roof, and there appears to be a hay loft below the gable roof. The cupola has been removed, and many of the original openings have been either covered or altered, and only two distinctive, circular windows remain (both are located on the lower level). A deck was added to serve the upper story and it remains.

There was a water tank, likely wooden, and a windmill above the extant well, but they are estimated to have been removed between 1911 and 1950 based on a comparison of the 1911 and 1950 Sanborn Maps (see Attachment 2).

Attachment 2 is the Landmark Application, which includes a detailed account of the property's history and occupants, a description of the buildings and structures, and historic as well as present-day comparative photographs of the property.

## V. Analysis and Evaluation

The analysis section of this report will refer to the research and information provided in the Landmark application (Attachment 2). This section analyzes the extent to which the property appears to meet significance criteria set forth in the Landmarks Preservation Ordinance (LPO), Berkeley Municipal Code (BMC) Chapter 3.

**Historic Context:** The subject site is associated with the historical theme of residential development in Berkeley. Its period of significance can be defined as 1877-1882 based on its estimated dates of construction and the property's associations with this period of Berkeley's history.

**Landmarks Preservation Ordinance (LPO) Significance Criteria.** When it designates a property as a Landmark, Historic District, or Structure of Merit, the Commission must find that the property meets one or more of the required criteria codified in LPO, BMC Section 3.24.110. These criteria are relatively specific and appear to align with California Register and National Register criteria. The significance criteria for a Structure of Merit are broader than those for Landmarks status, and include properties that qualify individually as good examples of architectural design, or that qualify as contributors to the context of a larger streetscape or area.

Staff completed a review of the information provided in the Landmark application as well as all available City records, and compared the evidence against the criteria for designation consideration. A summary of findings is provided below.

## A. City Landmarks Designation Criteria

1. There are three Landmark designation criteria related to design.

Architectural Merit– *first/last/only*. The style of the subject buildings is best described as vernacular, which is relatively less formal when compared to other styles and reflects the common building techniques that are the result of the forms and materials in a region during a particular period<sup>i</sup>. This style is nevertheless identifiable through its expression of unifying themes and a practical order and arrangement of component features and volumes. The Davis House buildings would be considered vernacular because they were owner-built and are composed of modest materials and features and lack the ornamentation and visual references to the other, more popular residential styles of the late 19<sup>th</sup> century. BMC Section 3.24.110(A)(1)(a) allows for the designation of a property which is the first, last, or only architectural property of its type in the region. An obituary for Amelia Crowther Davis from 1925 states that her home was the second house built in Berkeley, but that is not true. Several of the nearby Landmarks predate the subject property, including the Benjamin Ferris House at 2314 Dwight Way (1868), and the James Edgar House at 2437 Dwight Way (1869). The subject buildings are not the first, last, or only buildings in this area of Berkeley and other vernacular architectural examples have not been presented in the Landmark application for comparison. Therefore, there is no evidence to support eligibility for Landmark status according to BMC Section 3.24.110(A)(1)(a).

Architectural Merit– *outstanding example*. BMC Section 3.24.110(A)(1)(b) allows for the designation of a property which is a prototype of or an outstanding example of a period, style, or architectural movement or construction, or an example of the more notable work of the best surviving work in a region of an architect. In the case of the Davis House property, the extant buildings have been greatly altered and there is little resemblance to the buildings in historic photos, and thus they could not be considered outstanding examples of late 19<sup>th</sup> Century vernacular architecture. Owing to this lack of design integrity (National Register Bulletin 15), the Davis House property is not eligible for Landmark status according to BMC Section 3.24.110(A)(1)(b).

Architectural Merit– *exceptional value*. BMC Section 3.24.110(A)(1)(c) allows for the designation of a property which is an architectural example worth preserving for the exceptional value it adds as part of the neighborhood fabric. The subject buildings add character to the neighborhood, but due to their documented alterations and removal of the water tower and windmill, the property no longer adequately reflects the historic context of residential development in and around the period of 1877. Since additions, demolitions and alterations have occurred, and the majority of features that once characterized the buildings and the property have been removed, the buildings lack *integrity* (National Register Bulletin 15), and are not eligible for Landmark status under BMC Section 3.24.110(A)(1)(c).

## 2. Cultural Value

The second Landmark criterion is Cultural Value, which is a topic that includes the study of individuals and institutions that have a profound impact on the development of community groups, religion organizations, government, or social and/or economic movements within Berkeley. The Davis House is associated with several people, including Frank Davis, his wife and two step children. There is no evidence that these individuals made lasting or far-reaching contribution to local, state, or national history. Primary sources indicate that Frank Davis developed the property and conducted business there; these activities were not found to have played a decisive role in the development of Berkeley or the neighborhood. Though success, Davis does not appear to have reached a monumental or influential place in Berkeley's residential development. Therefore, the subject property would not be eligible for Landmark status under BMC Section 3.24.110(A)(2).

## 3. Educational Value

The third criterion, Educational Value – BMC Section 3.24.110(A)(3) – is closely aligned with the California Register and National Register criteria for *Information*. The report by architect and local historical advocate Aaron Goldstein included in the application indicates that the extant well is one of the few remaining brick-lined wells in Berkeley; he suggests that this well is the only one of its kind that has not been capped or filled. National Register Bulletin 15 emphasizes that a site or structure would meet the criteria for Educational Value or Information if it is a principal source of important information, and the importance of a site or structure is determined by how much it can address data gaps or alternative theories.

Although the Davis House buildings do not appear to meet multiple criteria for local register consideration, the extant well may warrant further consideration and study by qualified professionals who are able to definitively assess the conditions and features and to determine whether they hold valuable information about the 19<sup>th</sup> century water infrastructure of Berkeley and the immediate area.

For this reason, the Commission wish to may invite the applicant to return with further information.

#### 4. Historic Value

In terms of historic value, the property is associated with residential development in Berkeley through the extant buildings. The property is one of many in the City developed with a residential use and a commercial/industrial/manufacturing use. Per National Register Bulletin 15, a property must retain the essential physical features from its historic period for it to be eligible for its association with a historical pattern. Due to the alterations to the buildings, the association with their historic context is limited. Furthermore, there is no evidence that the property had a significant impact on the development of Berkeley, or that it played an instrumental or decisive role in the pattern of historical development, and the property is not associated with significant historical events. A newspaper article from 1926 states that a meeting for the California Cat Welfare Association occurred at the house, but there is no information explaining how this event influenced the association or its work. The subject property would not be eligible for Landmark status under BMC Section 3.24.110(A)(4).

For all of these reasons, staff concludes that the Frank Davis house is directly associated with the earliest developments of residential properties in Berkeley but lack sufficient integrity in its current conditions to support designation as a City Landmark property.

### **B. City Structure of Merit Criteria**

When the Commission finds that a property does not meet any of the criteria for designation consideration as a Landmark property, BMC Section 3.24.110.B.1, allows for the review of such property as a Structure of Merit when the extant conditions are worthy of preservation as a part of a neighborhood, block or street frontage, or as part of a group of buildings that includes existing City Landmark sites. In the case of the Davis House, the two subject buildings have undergone alterations and changes to their character and integrity such that they no longer convey their links to their time period or the nearby Landmark properties of similar origin and age.

#### 1. Age

The main building was constructed in 1877, and the rear building was constructed in 1882, and both structures are contemporary with the nearby Landmark Bartlett House at 2201 Blake Street, which was constructed in 1877. BMC Section 3.24.110(B)(2)(a) allows for the designation of a structure which is contemporary in age with a designated landmark within its neighborhood. However, the Davis property lacks design and historical integrity, and it does not share the architectural identity and intact condition that these comparable Landmark sites possess.

2. Compatibility

The extant Davis buildings are not compatible in size, scale, style, materials, or design with a nearby Landmark. The Bartlett House is of the Italianate style, and is larger than the main building and workshop at the subject property. The subject property is not eligible for Structure of Merit status according to BMC Section 3.24.110(B)(2)(b).

3. Good Design

As discussed above, since the structures lack integrity they are not good examples of architectural design. The subject site is not eligible for Structure of Merit status according to BMC Section 3.24.110(B)(2)(c).

4. Historical Significance

BMC Section 3.24.110(B)(2)(d) allows for the designation of a structure which has historical significance to the City and/or the structure's neighborhood, block, street frontage, or group of buildings. The persons and historic events associated with property do not rise to a level of significance needed for a Structure of Merit, and the property is not eligible under BMC Section 3.24.110(B)(2)(d).

## VI. **Rationale for Recommendation**

The Landmark application for the Frank A. Davis House documents the lives and activities of some of Berkeley's earliest residents. While these stories are compelling, the property at 2227 Parker Street no longer conveys these associations through its extant features – many of which have been removed or significantly altered since 1887. The brick-lined well may hold information about Bay Area water infrastructure from the earliest period of California's development, and the Commission could request additional information about the under-ground structure. However, at this time, there does not appear to be enough evidence to support favorable action.

Pursuant to BMC Section 3.24.150 the Commission may approve, modify, or disapprove a designation request. Any action must be undertaken by a majority vote of the Commission members. If the Commission is unable to arrive at a majority decision or fails to act within 180 days of closing the designation hearing tonight, then the application would be summarily denied.

Therefore, staff recommends that Commission hold the hearing, discuss the evidence and allow additional time for the applicant to gather information.

## VII. Recommendation

Staff recommends that the Commission hold the public hearing on this Landmark application in accordance with BMC Section 3.324.130, take testimony from the public, and then close the hearing on this matter.

Upon close of the hearing, the Commission should deliberate and may consider inviting the applicant to return with further information.

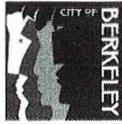
### Attachments:

1. **Landmark Petition for 2227 Parker Street**, initiated by petition of 91 signatures of Berkeley residents; received May 16, 2024.
2. **Landmark Application for 2227 Parker Street**, prepared by Wanda Mulcahy; received May 16, 2024, and revised June 6, 2024.

**Prepared by:** Allison Riemer, AICP, Associate Planner; [ariemer@berkeleyca.gov](mailto:ariemer@berkeleyca.gov) (510) 981-7433 and Fatema Crane, Principal Planner/LPC Secretary; [fcrane@berkeleyca.gov](mailto:fcrane@berkeleyca.gov) (510) 981-7410

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<sup>i</sup> Francis D.K. Ching, *A Visual Dictionary of Architecture* (Hoboken, New Jersey: Wiley and Sons, 2012), 139.



**PLANNING & DEVELOPMENT**

Land Use Planning 2120 Milvia Street, Berkeley, CA 94704  
 Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: [Planning@cityofberkeley.info](mailto:Planning@cityofberkeley.info)

DATE STAMP HERE  
 MAY 16 2024  
 CITY OF BERKELEY  
**RECEIVED**  
 DEPARTMENT OF PLANNING AND DEVELOPMENT

**Landmarks  
 Application Form**

For:  Alteration / Sign Permit  
 Landmark Designation

Effective April 3, 2013

Intake Planner \_\_\_\_\_

Project Address: 2227 PARKER ST., BERKELEY Zone: R2-A

Project Description: A pioneer homestead property. One of the first properties in the area. (1877)

Date Use Permit or Zoning Permit was applied for: \_\_\_\_\_

Associated Permit number: \_\_\_\_\_

• **Property Owner Name** (Print) Sylvia Sussman / Sylvia Sussman Trustees  
 Owner's Mailing Address: 2227 PARKER ST., BERKELEY,  
CA 94704

Daytime Phone # \_\_\_\_\_ E-mail: \_\_\_\_\_

• **Applicant Name** (Print)  SAME as Above: WANDA MULCAHY CONTACT  
 Applicant's Mailing Address: 2222 PARKER ST, BERKELEY 94704

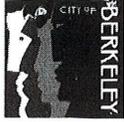
Daytime Phone # 510-409-6054 E-mail: wanmulcahy@hotmail.com

*Under penalties of perjury, I certify that the information above and in any attachments hereto, is true and accurate to the best of my knowledge.*

**Applicant Signature:** W. Mulcahy Date: 5/16/24

**Owner's Signature:** \_\_\_\_\_ Date: \_\_\_\_\_

Does the project include:	No	Yes	Handout / Application Requirement
1. Demolition of, or exterior modifications to, a designated City of Berkeley landmark, structure of merit, or structure in a historic district?	<input type="checkbox"/>	<input type="checkbox"/>	Refer to the "Landmark Preservation Commission: Structural Alteration Permit and Design Review Submittal Requirements"
2. Application to designate a landmark, structure of merit or historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refer to the "Landmark, Structure of Merit or Historic District Designation Form"



**PLANNING & DEVELOPMENT**

Land Use Planning 2120 Milvia Street, Berkeley, CA 94704  
 Tel: 510.981.7410 TDD: 510.981.9603 Fax: 510.981.7420 Email: [Planning@ci.berkeley.ca.us](mailto:Planning@ci.berkeley.ca.us)

**LANDMARK PRESERVATION COMMISSION**  
 Landmark, Structure of Merit or Historic District Petition Form

Name of Property:	FRANK A. DAVIS HOME & WORKSHOP
Street Address(es) of Property:	2227 PARKER ST, BERKELEY CA 94704

We, the undersigned residents of the City of Berkeley, petition the Landmarks Preservation Commission to designate the property identified above, for consideration as a Landmark, Structure of Merit or Historical District under the provisions of Section 3.24.120 of the Berkeley Landmarks Preservation Ordinance. We certify, under penalty of perjury, that we are residents of the City of Berkeley at the addresses indicated.

Name:	Anthony Buffington Bruce		
	Please Print		
1	Address:	6 Encina Place	City: Berkeley Zip: 94705
	Signature:	Anthony Buffington Bruce	Date: 3-14-2024
Name:	Eugenia A. Kashima		
	Please Print		
2	Address:	2539 Fulton	City: Berkeley Zip: 94704
	Signature:	Eugenia A. Kashima	Date: 3/18/24
Name:	Gale Garcia		
	Please Print		
3	Address:	2538 Fulton St.	City: Berkeley Zip: 94704
	Signature:	Gale Garcia	Date: 3/18/24
Name:	James A. Grandison		
	Please Print		
4	Address:	2611 Ashby Avenue	City: Berkeley Zip: 94705
	Signature:	James A. Grandison	Date: 3/27/24
Name:	Diana S Perry		
	Please Print		
5	Address:	2630 Fulton St.	City: Berkeley Zip: 94704
	Signature:	Diana S Perry	Date: 3/30/24

Name of Property:	FRANK A. DAVIS HOME & WORKSHOP
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6.	Name: <u>ANN HULTING TASHJIAN</u> Please Print	Address: <u>3031 CLAREMONT AVE</u> City: <u>BERKELEY</u>	Zip: <u>94705</u>
	Signature: <u>Ann Hulting Tashjian</u>		Date: <u>6 MAY 2024</u>
7.	Name: <u>DICKRAN TASHJIAN</u> Please Print	Address: <u>3031 CLAREMONT AVE</u> City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Dickran Tashjian</u>		Date: <u>6/MAY/24</u>
8.	Name: <u>Roy Allen</u> Please Print	Address: <u>2216 Parker St</u> City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Roy Allen</u>		Date: <u>14/MAY/24</u>
9.	Name: <u>OLGA ABSLEY ALLEN</u> Please Print	Address: <u>2216 Parker St</u> City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Olga Absley Allen</u>		Date: <u>5/14/24</u>
10.	Name: <u>Julie Absley</u> Please Print	Address: <u>2216 Parker St.</u> City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Julie Absley</u>		Date: <u>5/14/2024</u>

Name of Property:	FRANK A. DAVIS HOME & WORKSHOP
Street Address(es) of Property:	2227 PARKER ST., BERKELEY CA 94704

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10.	Name: <u>Michael Kirkish</u> Please Print	Address: <u>2212 Carleton St</u> City: <u>Berkeley</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u> Date: <u>4/6/2024</u>	
11.	Name: <u>Virgus Streets</u> Please Print	Address: <u>1614 Walnut St</u> City: <u>Berkeley</u> Zip: <u>94709</u>
	Signature: <u>[Signature]</u> Date: <u>5-06-2024</u>	
12.	Name: <u>Karen Hagedorn</u> Please Print	Address: <u>2019 Vine St.</u> City: <u>Berkeley</u> Zip: <u>94709</u>
	Signature: <u>[Signature]</u> Date: <u>5/7/2024</u>	
13.	Name: <u>MAVREEN BECK</u> Please Print	Address: <u>1602 WALNUT</u> City: <u>Berkeley</u> Zip: <u>94709</u>
	Signature: <u>[Signature]</u> Date: <u>5-7-24</u>	
14.	Name: <u>Ursula Schulz</u> Please Print	Address: <u>1623 Walnut</u> City: <u>Berkeley</u> Zip: <u>94709</u>
	Signature: <u>[Signature]</u> Date: <u>5-7-24</u>	

Name of Property:	FRANK A. DAMS HOMEY WORKSHOP
Street Address(es) of Property:	2227 PARKER ST., BERKELEY CA 94704

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16	Name: <u>LIAN BOGLEY</u> Please Print	Address: <u>2124 WARD ST.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
		Signature: <u>[Signature]</u>		Date: <u>MAY 7/2024</u>
17	Name: <u>KRIS KARGO</u> Please Print	Address: <u>2411 PARKER ST</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
		Signature: <u>[Signature]</u>		Date: <u>5/7/2024</u>
18	Name: <u>DOUGLAS M. VUREK</u> Please Print	Address: <u>2411 PARKER ST.</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
		Signature: <u>Douglas M. Vurek</u>		Date: <u>MAY 7, 2024</u>
19	Name: <u>Dylan Hawk</u> Please Print	Address: <u>2410 Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
		Signature: <u>[Signature]</u>		Date: <u>5/7/2024</u>
20	Name: <u>SUSAN JAMART</u> Please Print	Address: <u>1417 AUSTON WAY</u>	City: <u>BERKELEY</u>	Zip: <u>94702</u>
		Signature: <u>[Signature]</u>		Date: <u>5.7.24</u>

Name of Property:	FRANK A. DAVIS HOME & WORKSHOP
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16	Name: <u>Arthur Schmidt</u> Please Print		
21.	Address: <u>3100 Wheeler St</u>	City: <u>Berkeley</u>	Zip: <u>94706</u>
	Signature: <u>Arthur Schmidt</u>		Date: <u>5/6/24</u>
17	Name: <u>Christy Shick</u> Please Print		
22.	Address: <u>2919 Fulton St.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Christy Shick</u>		Date: <u>5/6/24</u>
18	Name: <u>AMY C. LUCAS</u> Please Print		
23.	Address: <u>2631 Benvenue Ave #8</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
	Signature: <u>Amy Lucas</u>		Date: <u>5/6/24</u>
19	Name: <u>Paul Robins</u> Please Print		
24.	Address: <u>2424 Oregon St</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Paul Robins</u>		Date: <u>5/6/24</u>
20	Name: <u>Alon Dimien</u> Please Print		
25.	Address: <u>2907 Piniz Ave</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Alon Dimien</u>		Date: <u>5-6-24</u>

Name of Property:	FRANK A. DAVIS HOMEY WORKSHOP
Street Address(es) of Property:	2227 PARKER ST., BERKELEY CA 94704

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26.	Name: <u>Kristin Roberts</u> Please Print	Address: <u>2700 Webster #4</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>5/6/23</u>		
27.	Name: <u>Anna Lagasca</u> Please Print	Address: <u>2615 Derby</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>5/6/23</u>		
28.	Name: <u>Susan Beary</u> Please Print	Address: <u>2722 Derby</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>5/6/24</u>		
29.	Name: <u>KATH LAN</u> Please Print	Address: <u>2920 DEAKIN ST, APT 3</u>	City: <u>Berkeley</u>	Zip: <u>946 94705</u>
	Signature: <u>[Signature]</u>	Date: <u>05/06/24</u>		
30.	Name: <u>CHRISTINA GREEN</u> Please Print	Address: <u>2631 BENVENUE AVE APT. 2</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
	Signature: <u>Christina Green</u>	Date: <u>5-6-24</u>		

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15 20 31.	Name: <u>STEPHAN LESIT</u> Please Print	Address: <u>1120 Curleton St</u>	City: <u>Berkeley</u>	Zip: <u>94702</u>
	Signature: <u>Stephan Lesit</u>	Date: <u>5/7/24</u>		
17 20 32.	Name: <u>giorgia Neidort</u> Please Print	Address: <u>1833 Berryman St.</u>	City: <u>Berkeley</u>	Zip: <u>94703</u>
	Signature: <u>[Signature]</u>	Date: <u>5-6-24</u>		
21 28 33.	Name: <u>Rosamond Andrews</u> Please Print	Address: <u>640 Spruce St.</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>R. Andrews</u>	Date: <u>5/6/24</u>		
22 29 34.	Name: <u>Frances Graham Jones</u> Please Print	Address: <u>1624 Bonita Ave.</u>	City: <u>Berkeley</u>	Zip: <u>94709</u>
	Signature: <u>Frances Graham Jones</u>	Date: <u>5/6/24</u>		
23 30 35.	Name: <u>Karen Streets</u> Please Print	Address: <u>1614 Walnut</u>	City: <u>Berkeley</u>	Zip: <u>94709</u>
	Signature: <u>Karen Streets</u>	Date: <u>5-6-24</u>		

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Name:	PATRICIA MOK		
	Please Print		
36, Address:	1249 ROSE STREET	City: BERKELEY	Zip: 94702
Signature:	<i>Patricia Mok</i>	Date:	5/6/24
Name:	Juliana Loretto		
	Please Print		
37, Address:	1249 Rose street	City: Berkeley	Zip: 94702
Signature:	<i>Juliana Loretto</i>	Date:	5/6/24
Name:	Ken Loretto		
	Please Print		
38, Address:	1249 Rose St	City: Berkeley	Zip: 94702
Signature:	<i>Ken Loretto</i>	Date:	5/6/24
Name:	Ernest Machen		
	Please Print		
39, Address:	2136 Ward	City: Berkeley	Zip: 94705
Signature:	<i>Ernest Machen</i>	Date:	5/6/24
Name:	RON BOGLEY		
	Please Print		
40, Address:	2124 Ward St.	City: Berkeley	Zip: 94705
Signature:	<i>Ron Bogley</i>	Date:	May 6, 2024

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41.	Name: <u>Malanmata Gmudien</u> Please Print	Address: <u>2124 Ward St.</u>	City: <u>Berkeley CA</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6th May/2024</u>
42.	Name: <u>SUZETTE CURRAN</u> Please Print	Address: <u>2615 BENVENUE</u>	City: <u>Berkeley CA</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/6/2024</u>
43.	Name: <u>CAROLYN A. CURRAN</u> Please Print	Address: <u>2615 BENVENUE</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Carolyn A. Curran</u>			Date: <u>5/6/2024</u>
44.	Name: <u>Susan Mickiewicz</u> Please Print	Address: <u>2225 Apt C, Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/6/2024</u>
45.	Name: <u>STEVEN SCHOMBORN</u> Please Print	Address: <u>2225 B Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/6/2024</u>

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45 46	Name: Elizabeth Amberg Please Print	Address: 2240 Blake #205	City: Berkeley	Zip: 94704
	Signature: Elizabeth Amberg			Date: 5/5/24
47	Name: Amrit Singh Please Print	Address: 2607 aet. 201	City: Berkeley	Zip: 94704
	Signature: Amrit Singh			Date: 5/5/24
48	Name: Anthony LaFerty Please Print	Address: 2225 Parker St	City: Berkeley	Zip: 94704
	Signature: Anthony LaFerty			Date: 05/05/24
49	Name: Linda P. Rosen Please Print	Address: 2338 Carleton St.	City: Berkeley	Zip: 94704
	Signature: Linda P. Rosen			Date: 05/05/24
50	Name: Prudence A. Poliva Please Print	Address: 2227 Parker St. apt 4	City: Berkeley	Zip: 94704
	Signature: Prudence Poliva			Date: 5/5/24

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16	Name: Brent Martin Please Print	Address: 3411 Crane Wy	City: Oakland	Zip: CA
17	Signature: Brent C Martin	Date: 5/5/24		
18	Name: Daw McKenzie # 3A Please Print	Address: 2227 Parker St	City: Berkeley	Zip: 94704
19	Signature: Daw McKenzie	Date: 5/5/24		
20	Name: Sylvia Susser Please Print	Address: 2227 Parker St apt 4	City: Berkeley	Zip: 94704
21	Signature: Sylvia Susser	Date: 4/5/24		
22	Name: William Loft Please Print	Address: 2227 Parker St	City: Berkeley	Zip: 94704
23	Signature: [Signature]	Date: 5/5/24		
24	Name: LINDA PETERSEN Please Print	Address: 2225 Parker St	City: BERKELEY	Zip: 94704
25	Signature: Linda Petersen	Date: 5/5/24		

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56.	Name: <u>Timothy Todd Gavinski</u> Please Print	Address: <u>2225 Parker St Unit A</u>	City: <u>Berkeley CA</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/2024</u>
57.	Name: <u>ANTHONY ABEL</u> Please Print	Address: <u>2227 PARKER ST UNIT 2</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/2024</u>
58.	Name: <u>Helen Bergstrom</u> Please Print	Address: <u>2227 Parker St Unit 2</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/2024</u>
59.	Name: <u>Vicki Oswald</u> Please Print	Address: <u>2224 Blake St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Vicki K. Oswald</u>			Date: <u>5/5/2024</u>
60.	Name: <u>Grace Hoogerhyde</u> Please Print	Address: <u>2149 blake street</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/2024</u>

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61	Name: <u>Trevor Greenan</u> Please Print	Address: <u>2420 Fulton St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/24</u>
62	Name: <u>A. Partos</u> Please Print	Address: <u>2208 Blake</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/24</u>
63	Name: <u>Donald Wells</u> Please Print	Address: <u>2531 Fulton St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/24</u>
64	Name: <u>Benjamin Spilman</u> Please Print	Address: <u>2542 Fulton St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/24</u>
65	Name: <u>Miriam Spilman</u> Please Print	Address: <u>2542 Fulton St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/5/24</u>

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24 66.	Name: <u>ARIADNE FELLOWS-MANNION</u> Please Print	Address: <u>2233 Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/5/24</u>		
67.	Name: <u>LAWRENCE FELLOWS-MANNION</u> Please Print	Address: <u>2233 PARKER ST</u>	City: <u>BERK</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/5/2024</u>		
68.	Name: <u>Wendy Calenda</u> Please Print	Address: <u>2222 Blake St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/5/2024</u>		
69.	Name: <u><del>ARIADNE FELLOWS-MANNION</del> Christine EVERETT</u> Please Print	Address: <u>2222 BLAKE ST</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/5/2024</u>		
70.	Name: <u>Jeffrey Rindels</u> Please Print	Address: <u>2550 Ellsworth</u>	City: <u>BERK</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/5/24</u>		

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21.6 11.6 71.	Name: <u>Marija Hillis</u> Please Print	Address: <u>2147 Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Marija Hillis</u>	Date: <u>5/5/24</u>		
21.7 11.7 72.	Name: <u>Seumas Mulcahy</u> Please Print	Address: <u>2222 Parker St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/5/24</u>		
21.8 11.8 73.	Name: <u>LISA SIMONS</u> Please Print	Address: <u>2212 Carleton St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Lisa Simons</u>	Date: <u>5/6/2024</u>		
21.9 11.9 74.	Name: <u>Jennifer Petersen</u> Please Print	Address: <u>2225 Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Jennifer Petersen</u>	Date: <u>5/7/2024</u>		
21.10 11.10 75.	Name: <u>Jim Stanley</u> Please Print	Address: <u>2222 1/2 PARKER ST</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/7/2024</u>		

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18 76.	Name: <u>Elias S. Myers</u> Please Print	Address: <u>2307 Piedmont Ave</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/7/24</u>
77.	Name: <u>Pen Zoe Yildirim-Stanley</u> Please Print	Address: <u>2535 Channing Way</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/7/24</u>
78.	Name: <u>Clara Mangali</u> Please Print	Address: <u>2232 Blake St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/7/24</u>
79.	Name: <u>Jessica Velasco</u> Please Print	Address: <u>2610 Regent St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>5/7/24</u>
80.	Name: <u>Tiffani Yuson</u> Please Print	Address: <u>2601 Warring St</u>	City: <u>Berkeley</u>	Zip: <u>94720</u>
	Signature: <u>[Signature]</u>			Date: <u>5/7/24</u>

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16 70 81.	Name: <u>Samuel Desta</u> Please Print	Address: <u>3014 San Pablo Ave</u> City: <u>Berkeley, CA</u> Zip: <u>94702</u>
	Signature: <u>Suf</u>	Date: <u>5/6/2024</u>
17 71 82.	Name: <u>Evelyn Gutierrez</u> Please Print	Address: <u>2240 Blake St.</u> City: <u>Berkeley</u> Zip: <u>94704</u>
	Signature: <u>Evelyn Gutierrez</u>	Date: <u>05/07/24</u>
18 72 83.	Name: <u>DAVID ROWLAND</u> Please Print	Address: <u>2717 HILLEGASS AVE</u> City: <u>BERKELEY</u> Zip: <u>94705</u>
	Signature: <u>David Rowland</u>	Date: <u>MAY 7 '24</u>
19 73 84.	Name: <u>Max Holmes</u> Please Print	Address: <u>2309 Hest St</u> City: <u>Berkeley</u> Zip: <u>94704</u>
	Signature: <u>Max</u>	Date: <u>5/7/24</u>
20 74 85.	Name: <u>Lila Voci</u> Please Print	Address: <u>2821 Hillegass Ave</u> City: <u>Berkeley</u> Zip: <u>94705</u>
	Signature: <u>Lila Voci</u>	Date: <u>5/7/24</u>

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86.	Name: <u>NICHOLAS T. ORR</u> Please Print	Address: <u>2224 BLAKE ST</u> City: <u>BERKELEY</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u> Date: <u>4/25/24</u>	
87.	Name: <u>Dustin Tranberg</u> Please Print	Address: <u>2540 Ellsworth St</u> City: <u>Berkeley</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u> Date: <u>5/5/24</u>	
88.	Name: <u>Regina Mouton</u> Please Print	Address: <u>2241 Parker St.</u> City: <u>Berkeley CA</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u> Date: <u>5/5/24</u>	
89.	Name: <u>LINDA Locke</u> Please Print	Address: <u>2137-A PARKER ST.</u> City: <u>Berkeley</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u> Date: <u>5/8/24</u>	
105	Name: _____ Please Print	Address: _____ City: _____ Zip: _____
	Signature: _____ Date: _____	

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90.	Name: <u>Georgia Schruber</u> Please Print	Address: <u>2214 A carleton St</u>	City: <u>Berkeley, CA</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/6/24</u>		
91.	Name: <u>Jacob Bush</u> Please Print	Address: <u>2200 Carleton St. #4</u>	City: <u>Berkeley, CA</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/6/24</u>		
92.	Name: <u>Jacqueline Rojas Cortez</u> Please Print	Address: <u>1721 Post Ave. San Pablo</u>	City: <u>San Pablo</u>	Zip: <u>94806</u>
	Signature: <u>[Signature]</u>	Date: <u>05/06/24</u>		
93.	Name: <u>Rona Fenner</u> Please Print	Address: <u>2615 Fulton St</u>	City: <u>Berk</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/8/24</u>		
24	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		

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94.	Name: <u>JANE HYSEN</u> Please Print	Address: <u>2016 Carleton St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5-6-24</u>		
95.	Name: <u>James R. Crow</u> Please Print	Address: <u>2216 Carleton St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5-6-24</u>		
96.	Name: <u>Vonnie Chan</u> Please Print	Address: <u>2220 Parker St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/6/24</u>		
97.	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
98.	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		

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97.	Name: Christopher Eric Shirley Please Print	Address: 2218 PARKER ST	City: Berkeley	Zip: 94704
	Signature: <i>Chris Shirley</i>			Date: 5.7.24
98.	Name: WANDA MULCAHY Please Print	Address: 2222 PARKER ST.	City: Berkeley	Zip: 94704
	Signature: <i>W. Mulcahy</i>			Date: 5/7/24
	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____			Date: _____
	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____			Date: _____
	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____			Date: _____

Name of Property:	FRANK A. DAVIS HOME & WORKSHOP
Street Address(es) of Property:	2227 PARKER ST., BERKELEY CA 94704

We the undersigned residents of the City of Berkeley, petition the Landmarks Preservation Commission to designate property identified above, for consideration as a Landmark, Structure of Merit or Historical District under the provision Section 3.24.120 of the Berkeley Landmarks Preservation Ordinance. We certify, under penalty of perjury, that we residents of the City of Berkeley at the addresses indicated.

99.	Name: <u>Christian Lizaso</u> Please Print	Address: <u>2533 Durant Ave</u>	City: <u>Berkeley, CA</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/7/24</u>		
100.	Name: <u>Kathryn El-Sayegh</u> Please Print	Address: <u>2401 Durant Avenue</u>	City: <u>Berkeley, CA</u>	Zip: <u>94701</u>
	Signature: <u>[Signature]</u>	Date: <u>5/7/24</u>		
101.	Name: <u>RAYMOND CLARAVALL</u> Please Print	Address: <u>2729</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>5/15/24</u>		
102.	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
103.	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		



Ordinance #4694 N.S.

**REVISED  
LANDMARK APPLICATION**

Frank A. Davis House

1. **Street Address:** 2227 Parker Street  
**County:** Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor's Parcel Number:** 55-1829-7  
**Dimensions:** 135' x 75'  
**Cross Streets:** between Fulton and Ellsworth
3. **Is property on any survey?** Berkeley Urban Conservation Survey
4. **Application for Landmark Includes:** House and property, including the workshop and barn that run across the back of the lot, and the remains of the 75-100 feet-deep well.
5. **Historic Name:** Frank A. Davis House  
**Commonly Known Name:** 2227 Parker Street
6. **Date of Construction:** 1877  
**Factual:** Yes  
**Source information:** 1878 Berkeley Tax Assessment Records mention improvements to the value of \$100. (See Appendix I) Also, Lyndon Comstock states the house was here in 1877 (On Parker Street: The Evolution of a Berkeley Neighborhood 1855-1965 p. 185)
7. **Architect:** None—Homestead buildings
8. **Builder:** Frank A. Davis
9. **Style:** Pioneer Homestead
10. **Original Owner:** Frank. A. Davis  
**Original Use:** Residence, workshop/barn and well
11. **Present Owner:** Sylvia Sussman/Sylvia Sussman Trust

**12. Present Use:** Four residential units and artist's studio

**13. Current Zoning:** R-2A

**14. Present Condition of Property:** Good.

Most of the features of the workshop and barn are original.

Many original features of the home have been preserved.

Foundations of the well and imprint of the former water tower on the exterior rear wall of the house remain.

**15. Is Property Endangered:** Yes. Property is currently on the market.

**16. Description:**

Frank A. Davis' home and the tool and die workshop/carriage-house barn are two-storey, wood-framed structures.

The house is set back from the sidewalk about 25 feet behind the front garden, and what was the original workshop and later a barn are behind the home and back garden, running along the north side of the lot. (Appendix 2: Sanborn maps 1903 and 1911, and Photographs) Total square footage of both buildings is 3,575 square feet, which sit on a 10,125 square-foot lot.

There is a 75-100 foot-deep covered well, with the foundations and several courses of brick masonry of an original water tower located behind the house.

#### The House

The main body of the house is rectangular, with a recessed, gable-roofed extension and small porch on the west side. The pitch of the hip roof is very shallow, looking almost flat from the street. The siding is mainly V-

channel, the side extension to the west having rustic channel siding. The windows on the front and east side have the original narrow, two-over-two, double-hung sash with aprons underneath and flat moldings around. Also at the front is a small, leaded glass window lighting the interior staircase. At the back, on the second floor, there is a small deck projecting on the east side, extending from the narrow, roofed verandah, with a staircase leading to the back garden. Also at the back, on the west side, there is a small extension with a sloping roof.

The rear wall of the house retains segments that directly adjoined and supported a water tank above the well, having a noticeable outward cant, and the second floor wall is constructed with its stud work outside the cladding boards. (see Photographs)

The house was extensively remodeled into apartments around 1921 by Frank's daughter, Jean. (Interview with Lyndon Comstock, March 27, 1980)

The property has been re-painted white in the last five years in what, judging from the attached photographs, appeared to be the original color. This is the same color as it was during the lifetime of Frank Davis' daughter, who died at the age of 92 in 1981.

#### The Workshop and Barn

This building retains the original rustic channel wood siding, slant roof and gable, and two of the oval windows on the ground floor. The original footprint of the property remains the same.

There is a second-floor apartment constructed prior to 1920, as the 1920 census indicates a family living there. (Comstock, p. 191, Appendix 8) A staircase leads up to the apartment. An artist's studio and storage occupy the ground floor.

#### The Well/Water Tower

The 75-100 feet-deep well is located directly behind the rear wall of the house. The original timber superstructure, wooden water tank, and windmill (see Sanborn maps of 1903 and 1911 and Photographs) no longer exist.

However, there remains a brick masonry foundation stem wall, measuring approximately 20 feet by 20 feet, directly abutting the house foundation at the north side of the house. Several courses of brick are visible above grade level and a brick abutment on the foundation's western wall and a concrete pier are visible on the inside of the northeast corner. (see Appendix 7. Report of Aaron Goldstein, R.A.)

## 17. History:

The Frank A. Davis property is of significant historical and social value in the South Campus area of Berkeley. (For a more detailed discussion, see Significance section of this application). So much so, that an old photograph of the workshop and what are probably Frank Davis' parents feature on the cover page of Lyndon Comstock's book On Parker Street: The Evolution of a Berkeley Neighborhood 1855-1965 (see Photos) and he devotes an entire Appendix to 'Frank Davis' Tool & Die Business.'

### The Property

On October 21, 1876 Frank A. Davis acquired at the Blake Tract auction three of the Blake Tract lots on Parker Street, between Fulton and Ellsworth, for \$215 each. These were lots 48, 49 and 50 on the Blake tract map. (See Appendix 3).

By 1877 the Davis homestead had been built on lot 48, now 2227 Parker Street (Appendix 1) This was **the first home on the block** and according to Comstock (p,8) **possibly anywhere along Parker Street.**

With the exception of 2225 Parker Street, which Comstock states was built shortly after the Davis house in 1877, the block was free of development until the 1890s, when the house at 2217 Parker was built. The rest of the block was not developed further until the early twentieth century.

By 1886-88, there was already a mature orchard on the property (Photographs). Frank Davis' daughter, Jean, revealed in her interview with Comstock 'He'd been here a long time because he homesteaded the place.' She spoke of the large orchard containing pears of several varieties,

prunes, strawberries, grapes, peaches and two beehives. They had a horse, buggy and a cow. The surrounding area consisted of more orchards and tulle meadows due to the proximity of Derby Creek. Half a block east, at the corner of Parker and Ellsworth, a bridge crossed a tributary of Derby Creek. The streets were unpaved, and if you didn't walk, you had a choice of horseback or railcar. Even by the 1890s, when Jean was a small child, there were 'No sidewalks, just walked in the dust' in this part of town. (Comstock interview)

Residential development in the area was sparse. Berkeley was not incorporated as a town until 1878; even then, Parker Street was just beyond the city boundary.

**The workshop** behind the house was there by at least 1882, as the July 18, 1882 *Berkeley Daily Advocate* announced that Frank Davis had established his tool and die workshop on the property.

Frank Davis sunk a brick-lined **well** and built an unenclosed wood water tower measuring 20 feet by 20 feet at its base and between 32 and 45 feet in height. The Sanborn map of 1903 indicates a 32 foot-tall water tower; the Sanborn map of 1911 (Appendix 2) shows a great increase in height to 45 feet. (Jean Davis recalled her young brother climbed into the wheel one day for a ride around to the great alarm of their mother, Amelia. Amelia's fear of the tower falling during an earthquake [Davis/Comstock Interview] and no doubt the incident above, led to her having it taken down.)

### The Man and his Enterprise

Frank A. Davis, a 28 year-old tool and die maker from Massachusetts, moved to San Francisco with his parents, Van Ness and Mary Davis, and grandmother in 1875. They lived at 723 Union Street, where Frank also conducted his business with his father, Van Ness, a blacksmith. (The family retained a business in San Francisco until 1906, when the property was destroyed by the earthquake.)

By 1876 Frank Davis sought to move his family and expand his business to the East Bay and, as noted above, this is when the Parker Street property was purchased.

An article in the July 8, 1882 *Berkeley Daily Advocate* (p.3) reported that both Frank Davis and his father were ‘experienced mechanics in this line .... They make dies of every description used in the manufacture of boots and shoes, from the sole of an infant to the heel of old age. Dies for cloth, paper, or rubber are also made to order. They also manufacture knives of all kinds.’

The pattern molds used in casting the dies were handmade by Frank Davis. After casting, the dies were ground and polished. The knives were principally paring knives used by fruit canneries. Five men were employed.

The same article continues: **‘We are glad to see works of this kind started here and fostered by large manufacturers, who have heretofore solely depended upon the eastern states for stock and implements to work it up.’** (emphasis added)

Later that year, the November 18, 1882 *Berkeley Daily Advocate* noted that “the die-cutting shop of Frank A. Davis, owing to an increase in business, is about to be enlarged by the erection of an additional building. Mr. Davis has lately received from Boston an immense grindstone six feet in diameter, which is one of the largest of the kind in California. It is used for grinding and sharpening dies ...” (emphasis added)

Ten years later, the 1892 holiday edition of the *Berkeley Daily Advocate* contained an advertisement (Appendix 4) for Frank Davis’ tool & die business. An accompanying article contained the following:

‘While we regard the educational institutions of Berkeley as pre-eminent its strong characteristic both at home and abroad, yet to its manufacturing and mercantile enterprises we must look for much of its stability and prosperity as a growing and destined-to-be grand city. And to such men as Mr. Davis who has devoted eleven years of the best portion of his life in building up an enterprise and putting into it the earnings of a lifetime, the gratitude of the whole people is due.’ (emphasis added)

### The Man and his Family

Frank Davis married Amelia Crowther in 1893. Lyndon Comstock has the following history of the family:

‘Amelia Crowther was already the mother of two young children when her husband was killed in a quarry accident near their home in Lancashire, England in 1890. She had previously met Frank Davis when she was living in Canada in the 1880s, and Frank was visiting there, before her marriage to William Crowther. Frank wrote to her after her husband’s death, inviting her to California and promising to adopt her children as his own if she would marry him. Amelia and the children arrived in New York on the Umbria in November 1893, where Frank promptly married her.

In December 1893, Amelia arrived in Berkeley with her daughter Jennie (Jean), then six, and son Harry, three, to live with her new husband and his parents.’ (Comstock, p. 50).

Jean Davis remembered her stepfather fondly: ‘My mother had met Mr. Davis when she was in Canada. He was a very, very nice man. Quiet. And he was in love with her then. But she was just a widow, you know.’

Her husband was recognized as a Berkeley pioneer. Judging by an obituary printed in the *Berkeley Daily Gazette on October 21, 1925* (Appendix 5), Amelia Davis was similarly regarded. (Interestingly, this article states her home ‘was the second house built in Berkeley.’) She ‘had travelled all over the world and was a resident of Alexandria and Athens for some years. She spoke several foreign languages, Greek, French and some others, as well as being an accomplished musician and writer for eastern publications and magazines during her early life. ... she was married to Frank A. Davis, a man whose family came across the plains in early days and settled in Berkeley when it was just coming on the map.’

By the time she came to Berkeley Amelia had given birth to eleven children, only two of whom were still living, Jean and Harry, ‘the others being buried in England, Egypt and Athens.’ Amelia does not seem to have been a wealthy woman, and yet had traveled ‘all over the world,’ was multi-lingual, a published author, and an accomplished musician. Considering the time in

which she was living, even for a woman of wealth, these accomplishments and experiences were exceptional.

Daughter Jean Davis had her own accomplishments to boast of, being one of the few women to graduate from UC Berkeley with a Master's degree in English Literature, her specialty being Shakespeare. Also, given the time in which she was living, as a woman her options for a professional career were limited, and so rather than join academia, she became a teacher. However, it is clear from her interview that she pursued her profession with enthusiasm.

\*\*\*\*\*

Since Ms. Davis' death in 1982, the property has been owned by Sylvia Sussman, another notable resident of the property at 2227 Parker Street.

Sylvia is a well-regarded local artist, and her works have been exhibited at The Meridian Gallery in San Francisco, the SHOH Gallery in Berkeley, and the Berkeley Art Center, amongst others. A painter and printmaker of atmospheric landscapes, her studio is in what used to be Frank Davis' workshop. She was interviewed by Theresa Rohan, curator, in 2014, and this is available on YouTube: *Sylvia Sussman, Artist*. The video takes place in Ms. Sussman's studio on Parker Street. Also available on YouTube is *The Art of Sylvia Sussman on Corinne's Picks*.

## 18. Significance:

### Architectural and Historical Value

The entire property at 2227 Parker Street is remarkable and worthy of Landmark status as a surviving example of early Homestead development in Berkeley retaining on one lot a Pioneer home built in 1877; a rare early workshop and barn; and an enormous, extremely rare, brick-lined well.

A) **The workshop and barn** is still recognizable as such today, even with the upper-storey modification into an apartment that was made over a hundred years ago. Probably no such structure exists in Berkeley today, and certainly none is a designated Landmark property.

There are less than a dozen Landmarked properties in Berkeley from 1870s-early 1880s, and these are domestic buildings; and only one, the Young-Ghego house on 4th Street (#61 on the Berkeley Architectural Heritage Association website) is designated as a 'Pioneer building.' The entire site at 2227 Parker Street consists of 'Pioneer' structures.

b) **The house**, built in 1877, is the oldest on the block and one of the earliest remaining houses in the city. Its architecture is representative of the vernacular style of pioneer workmen. 'My father built this house,' said Ms. Davis to a neighbor in 1978. The early twentieth century modifications made use of all the original materials, and the main section of the house is easily recognizable in the earliest photographs.

c). **The well**. Please review the detailed report by Aaron Goldstein, RA on the rarity and significance of this well. (Appendix 7) To quote from Goldstein: 'To date, only one other masonry foundation is known in Berkeley. The other example is of a completely different design, and is in an advanced state of deterioration.'

And: 'The fragments are valuable both within the context of the property's history and the architectural corpus of water towers in the urban East Bay and Northern California.'

The foundations of the water tower indicate it had a base of 20' x 20.' The 1911 Dockweiler Report about wells of the East Bay indicates the tank had a capacity of 10,000 gallons, compared with most residential tank houses having 1,000 to 3,000 gallons. This reflects irrigation for the industrial, agricultural and domestic use at the property in addition to the known fact that Davis made water available to neighbors in the vicinity.

To further quote Goldstein: 'A well of this size is itself a tremendous feat of engineering, and its excavation must have required extensive use of shoring and falseworks.'

#### Cultural and Educational Value

The house and workshop/barn together have great charm and are well

recognized in the neighborhood. The workshop retains most of its original appearance; even the alterations, which don't significantly alter the look of the house, were done a hundred years ago. Mention to anyone in the neighborhood 'the large white house on the 2200 block of Parker' and they will know to which house you are referring.

Historical buildings give citizens that intangible 'sense of place'; unfortunately, many of our buildings in the West, being of wood, have rotted in the desert, been destroyed in earthquakes and fires or carelessly torn down. The ones remaining are precious.

As some of the earliest settlers of the East Bay, Frank Davis and his entire family are representatives of the skill, initiative and energy that it took to build up this burgeoning city. As noted above, Davis was recognized in various local newspaper articles as 'one of the pioneers of Berkeley,' being one of the first residents and developers of local industry, and a well-regarded citizen. He was not particularly rich; his buildings lack the grandeur of the Bartlett House at Blake and Fulton, also built in 1877, but he was an example of the industriousness and skill of settlers whose families came across the Plains.

Davis' manufacturing skills and service to the community in decreasing reliance on imports from the East Coast, and the recognition by his peers for his contributions to the industrial development of Berkeley should not be forgotten.

If Landmarked, this site would be of interesting educational value to local students if the new owners would occasionally conduct tours of the exterior of the buildings and the remains of the well.

We believe this application for the designation of 2227 Parker Street as a City of Berkeley Landmark addresses all the concerns of the our Landmarks Preservation Ordinance, the first line of which reads: 'It is found that structures, sites and areas of special character or special historical, architectural or aesthetic interests or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them.'

**19. Photographs:**

- Page 1. The Frank A. Davis Workshop in approximately 1886-88. Front cover of Comstock, Lyndon, *On Parker Street: The Evolution of a Berkeley Neighborhood 1855-1965*.
- Page 2. The Frank A. Davis House, 1886-88 Courtesy of Berkeley Historical Society.  
Davis workshop, taken from east, 1888.  
Davis water tower, 1904. Courtesy of Tom Dewing.
- Page 3. Workshop, May 2024 (already an apartment in 1920).
- Page 4. Workshop, ground floor.  
Two oval windows, May 2024.
- Page 5. Front elevation of house and part of orchard, 1886-88.  
Courtesy Berkeley Historical Society;  
Front elevation of house, May 2024
- Page 6. East side of house, May 2024.
- Page 7. Frank A. Davis, 1872. Courtesy Tim Cahill.
- Page 8. Amelia Davis. Courtesy Tim Cahill.
- Page 9. A young Jean Davis. Courtesy Tim Cahill.  
Close-up photograph from 1887, ten years after Davis' property was constructed, taken from the Berkeley hills showing sparsity of development in south campus area. North is to the right.
- Pages 10-13. Well foundations and supports

**20. Bibliography:**

*Berkeley Daily Advocate*, July 2, 1882

*Berkeley Daily Advocate*, November 18 1882

*Berkeley Daily Advocate*, Holiday Issue, December 1892, p. 24.

*Oakland Tribune*, October 23, 1876.

*Berkeley Daily Gazette*, October 21, 1925.

Comstock, Lyndon, *On Parker Street: The Evolution of a Berkeley Neighborhood 1855-1965*

**21. Recorder:**

Wanda Mulcahy

**22. Appendices:**

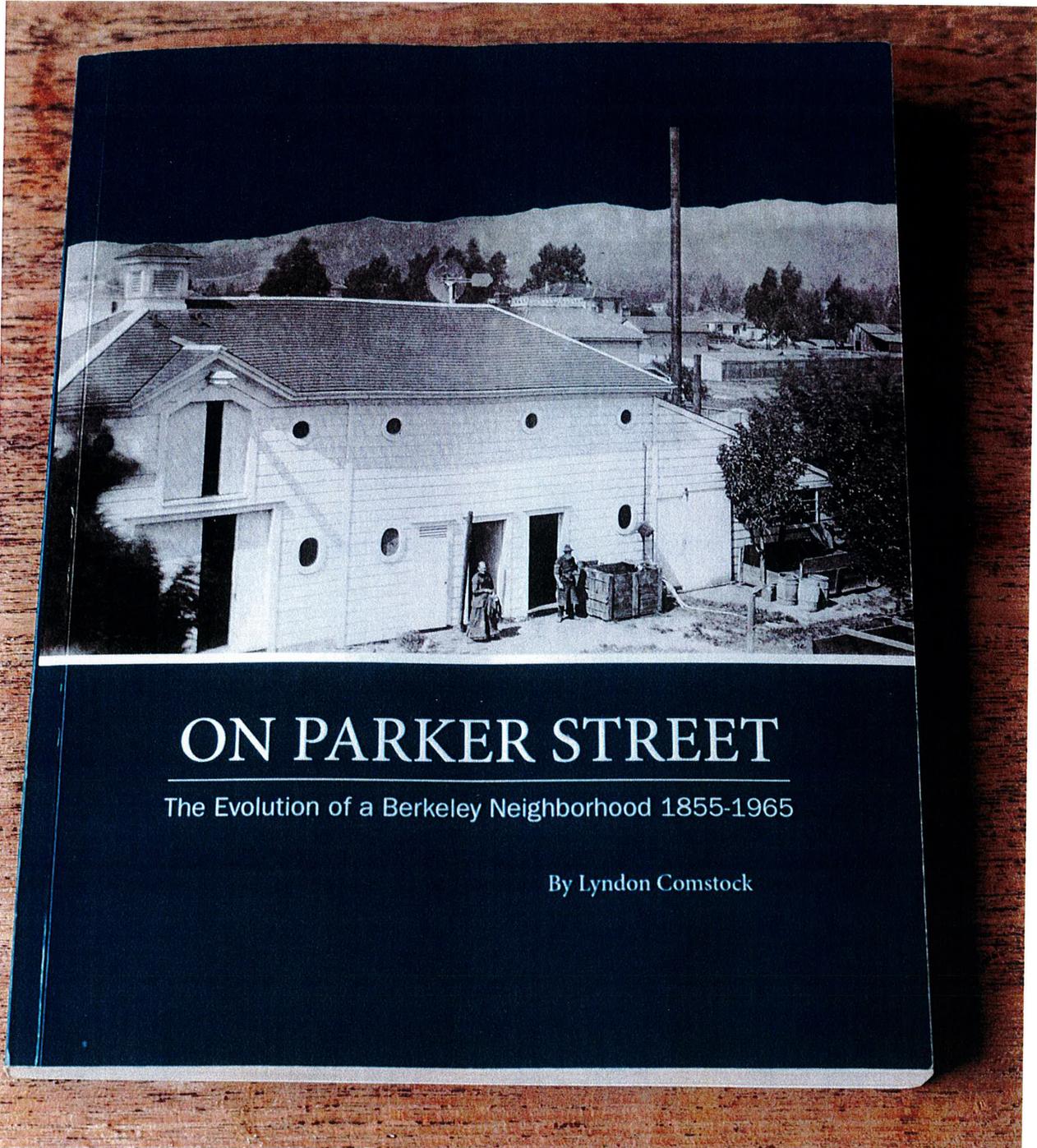
Appendix 1. 1878 Tax Assessment Records and map.

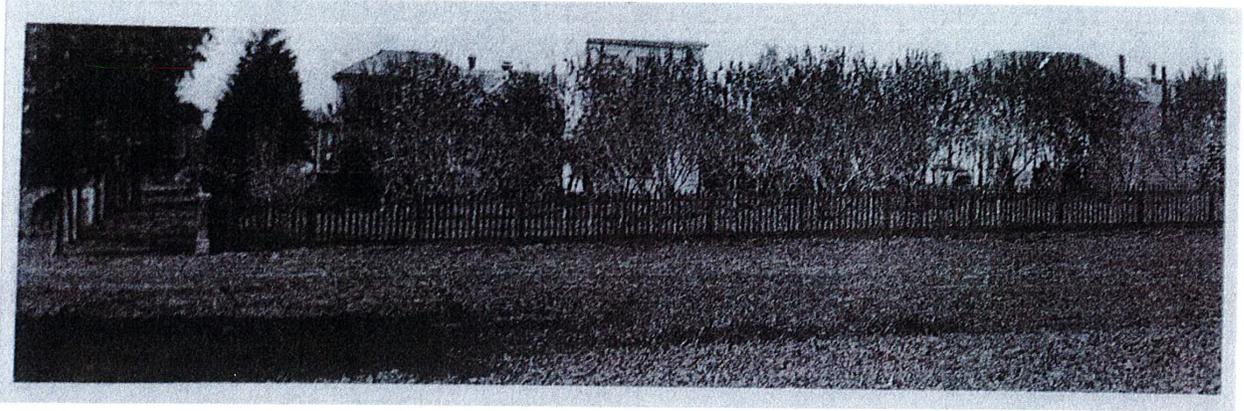
Appendix 2. Sanborn Maps of 1903, 1911 and 1950. These maps show the farmstead extending over the three lots purchased by Mr. Davis in 1877. The present day lot is approximately half the original size.

Appendix 3. Record of sale, Blake Tract, Lots 48, 49 and 50 to Frank A. Davis;  
*Oakland Tribune*, October 23, 1876, 'Great Sale of Real Estate.'

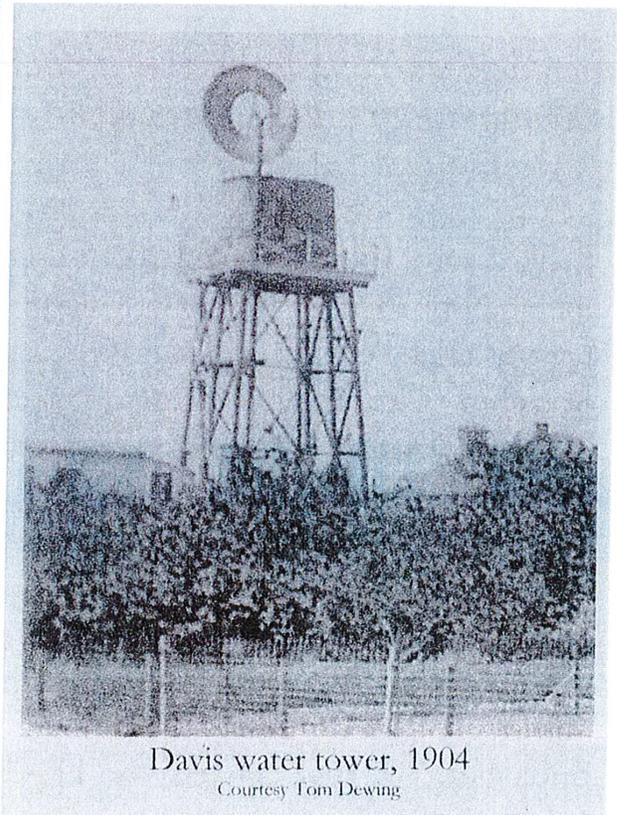
Appendix 4. Advertisement for Davis Tool & Die business

- Appendix 5. *Berkeley Daily Gazette: 'Pioneer Woman Passes,'*  
October 21, 1925. Obituary of Amelia Davis.
- Appendix 6. *Berkeley Daily Gazette: 'Cat Welfare Body Chooses  
Officers,'* July 23, 1926. Report of a meeting held at  
'the home of Miss Jean Davis, 2227 Parker Street.'  
The officers planned the 'circulation of a petition for  
a "bigger and better" city pound ...'
- Appendix 7. Report of Aaron Goldstein, RA on the well
- Appendix 8. Page 191 from Comstock indicating that according to the  
1920 census there were tenants at the 'cottage' behind  
the main house.





Davis workshop in 1888



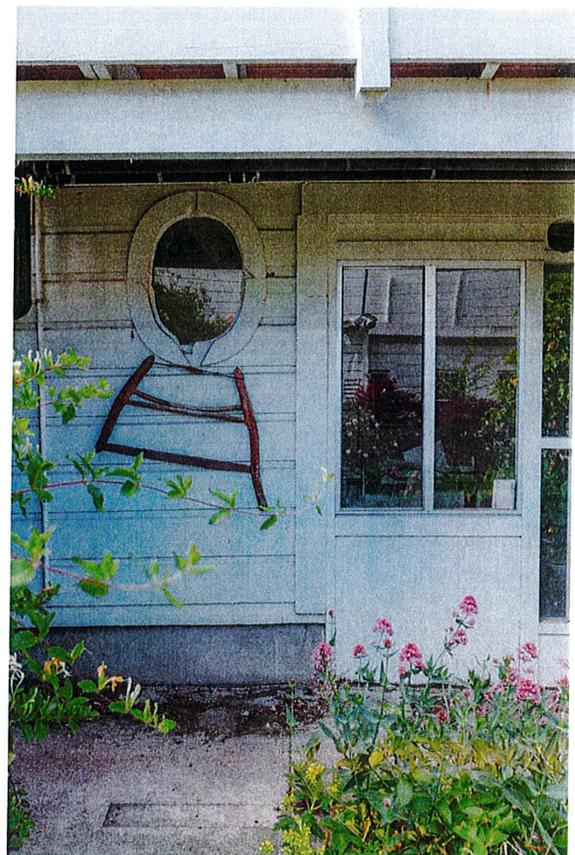
Davis water tower, 1904  
Courtesy Tom Dewing

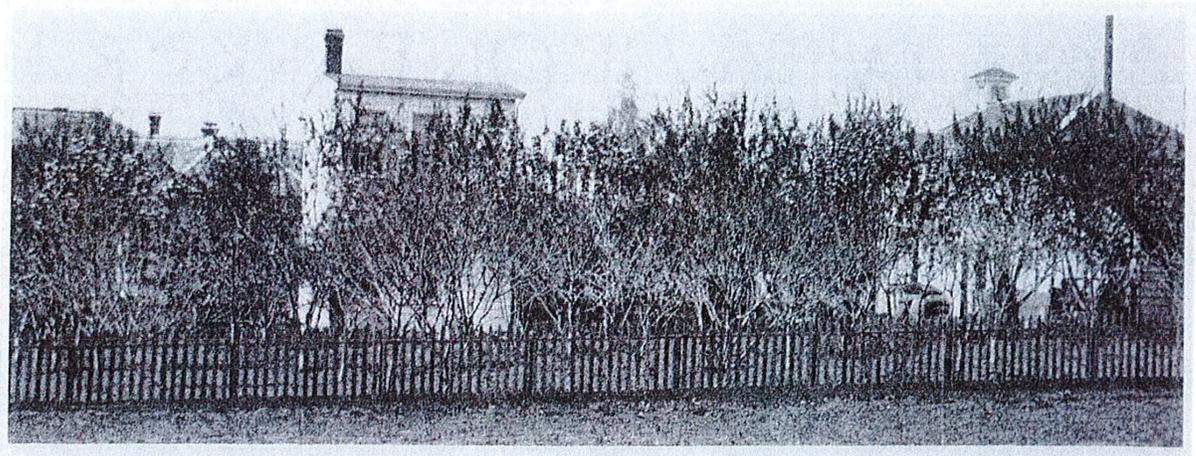


Upper storey - already an apartment in 1920.



Artist's studio today.

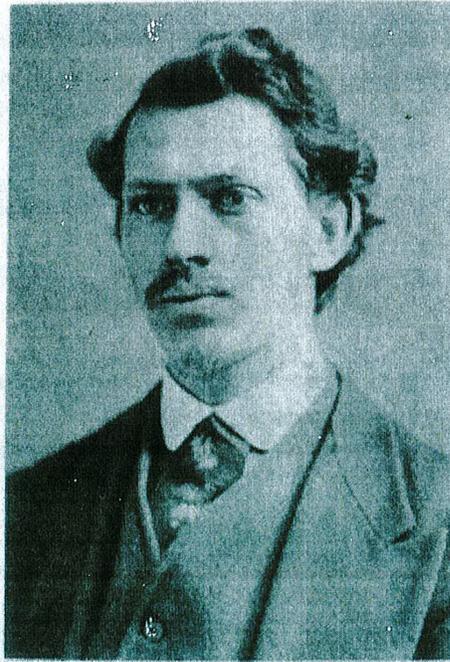




FRONT ELEVATION OF HOUSE



West side of House



Frank A. Davis, 1872



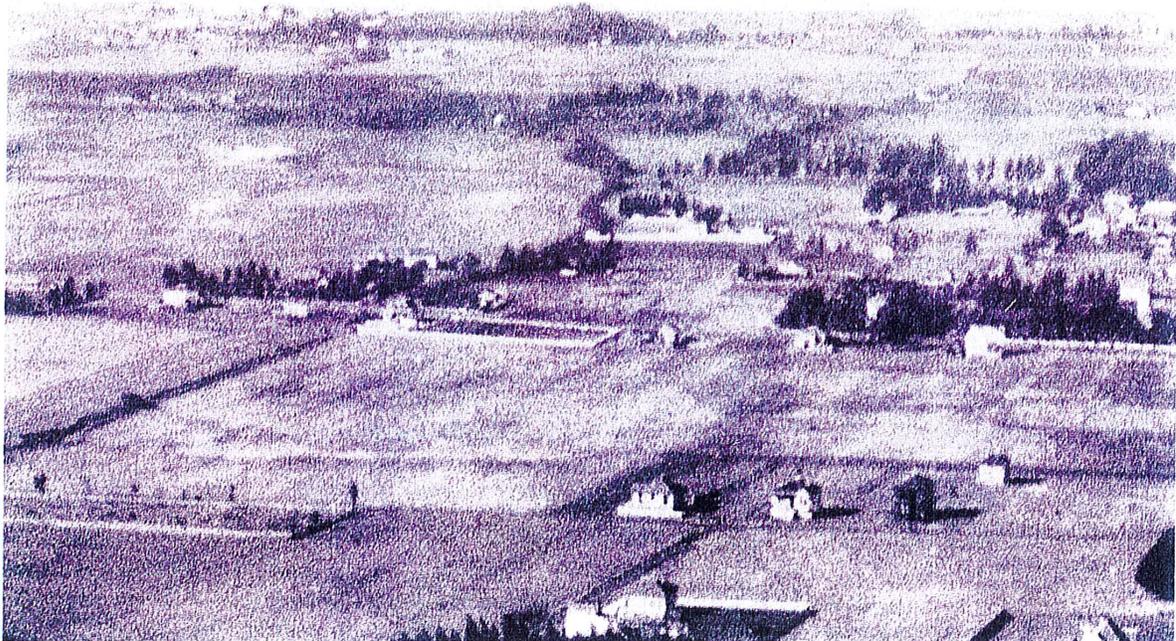


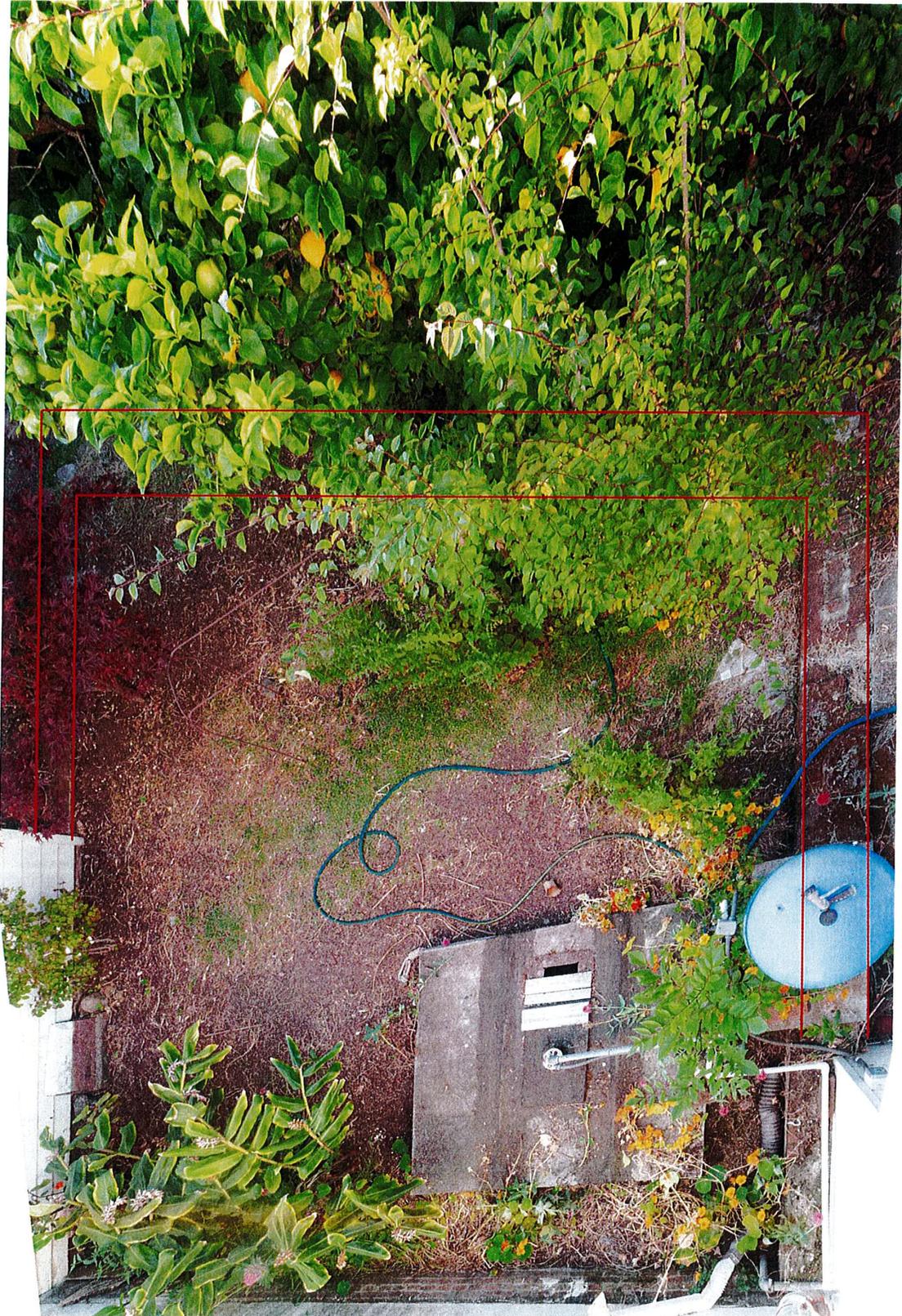
Jean Davis  
Courtesy Tim Cahill

Photograph below is taken from the Berkeley hills circa 1887, looking west, showing the sparsity of development in the area even ten years after the Davis property was built.

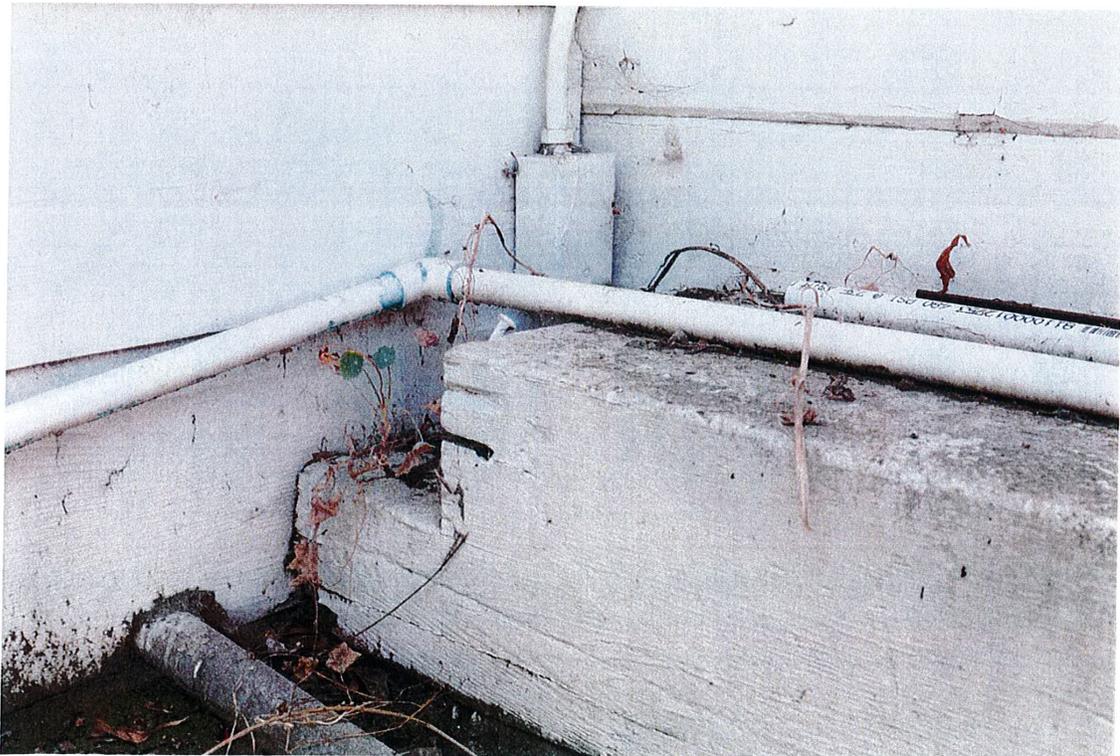
Telegraph Avenue runs from left to right in the center of the photograph.

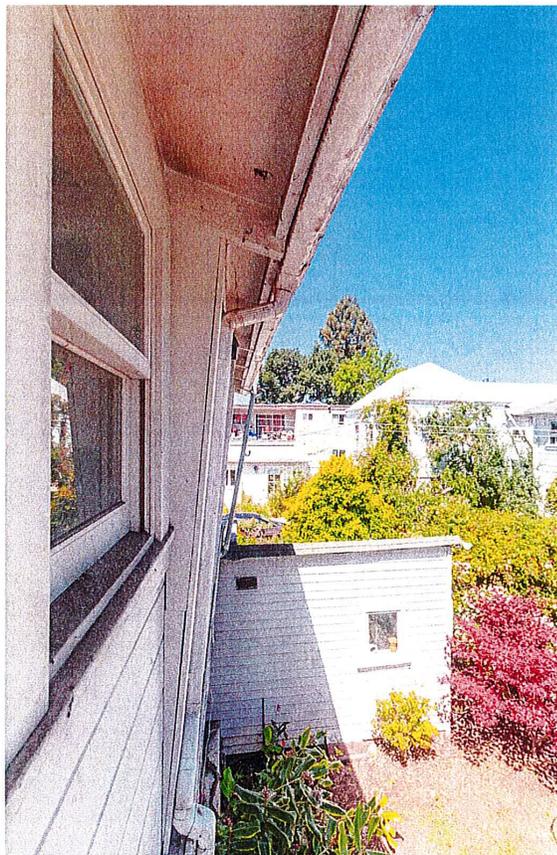
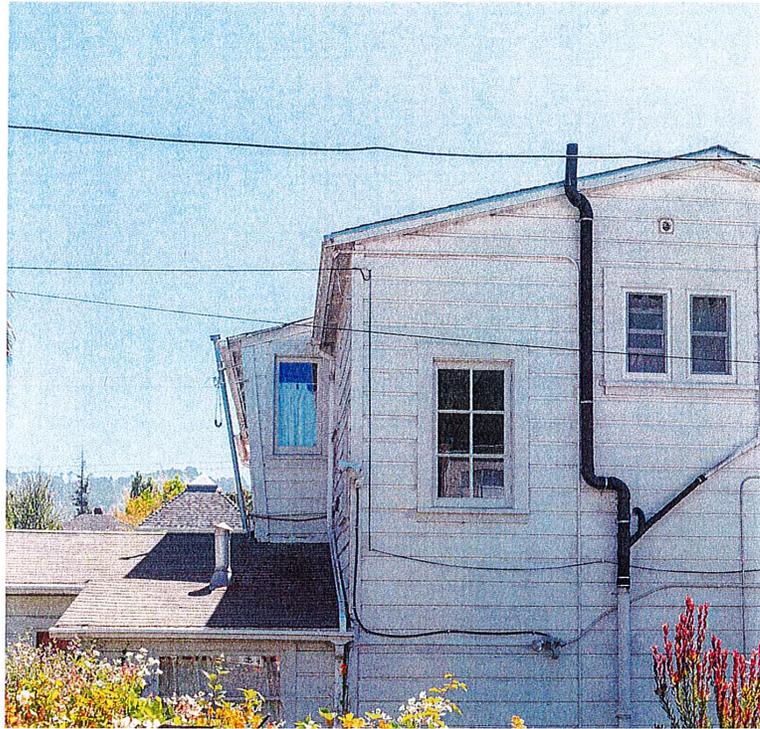
The house in the center foreground furthest to the left in a row of three houses, is at 2598 College Avenue, on the northwest corner of Parker & College and is still standing today. (Comstock p. 116)











Rear wall of house  
Showing sloping studs  
to support the water  
tower.

Appendix 1 (Comstock, pp. 155 + 156)

## VII. SELECTED TAX ASSESSMENT RECORDS

Old Berkeley tax assessment records have several useful pieces of information, in addition to the assessment for property improvements. The owner's name, the patterns in assessed valuations of land, and the mortgage records are also of value. Berkeley tax assessment records are available at the Bancroft Library for each year starting in 1878, the year that Berkeley was incorporated, through 1935. The city limits ended just below Blake Street until 1892.

### 1878

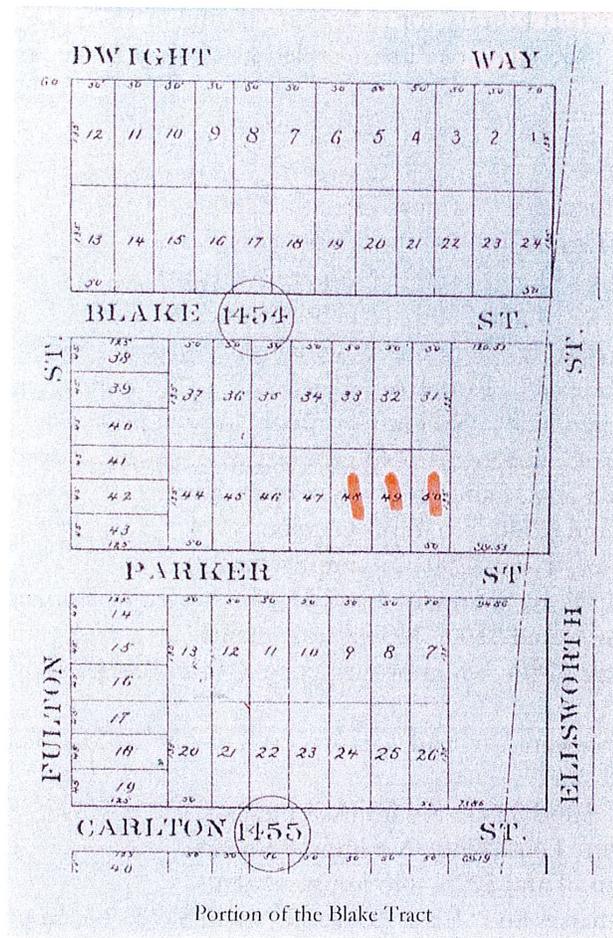
#### Blake Tract block 1454

- Lot 1. Jules Garriot. Land \$300. Improvements \$2000.
- Lots 2, 3. H. Hinkel. Land \$500. No improvements.
- Lots 4, 5, 6, 7. J. Dewing. Land \$1000. No improvements.
- Lots 8, 9. James W. Watt. Land \$500. No improvements.
- Lots 10, 12, 13. A. Bartlett (no lot numbers actually listed). Land \$850. Improvements \$3000.
- Lots 11, 14, 15, 16. Rachael C. Robinson. Land \$1000. No improvements.
- Lot 17. J. F. Burris. Land \$250. No improvements. Added notation: "C. L. Downs"
- Lot 17 (appears again). C. L. Downs. No property assessment. Improvements \$100.
- Lots 18, 19. Hattie G. King. Land \$500. No improvements.
- Lot 20. S. Morrell. Land \$250. No improvements.
- Lot 21. Eleanor Stecher. Land \$250. No improvements.
- Lots 22, 23, 32, 33, 34. F. K. Shattuck. Land \$1250. No improvements.
- Lot 24. G. W. Wagner. Land \$300. No improvements.
- Lot 31. H. Snow. Land \$250. No improvements. (Note: B.A.H.A shows owner in 1878 as C. Downs.)
- Lots 35, 36. J. K. Stewart (he had a store on Dwight & Shattuck). Land \$500. No improvements.
- Lot 37. Anna Hursh. Land \$250. No improvements.
- Lots 38-39. S. Marston. Land \$550. No improvements.
- Lot 40. Eliza Roulston. Land \$225. No improvements.
- Lot 41, north of the charter line. Eliza Roulston. Land \$175. No improvements.
- Lot 44, north of the charter line. Cook Stover. Land \$75. No improvements.
- Lots 45-46, north of the charter line. W. J. Thomson. Land \$150. No improvements.

156

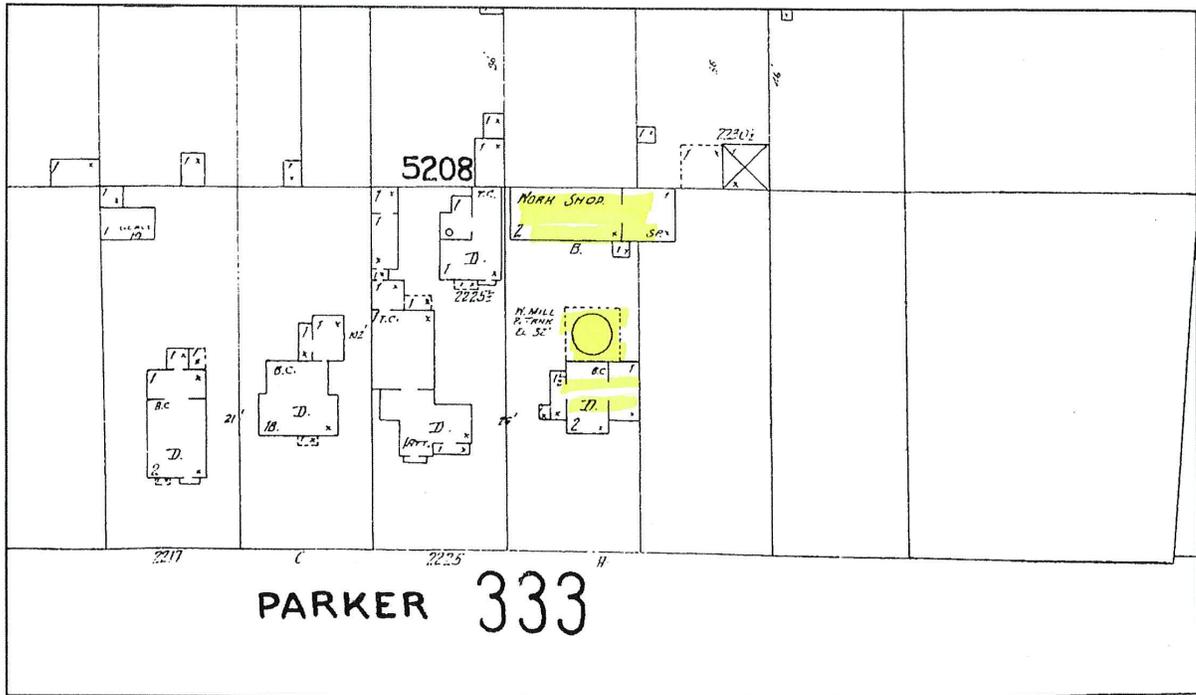
- Lot 47, north of the charter line. S. V. Nichols. Land \$75. Improvements \$50.
- Lots 48, 49, 50, north of the charter line. Frank A. Davis. Land \$225. Improvements \$100.
- Parcel at southwest corner of Blake & Ellsworth, to the Leonard Tract line to the east and the charter limits to the south. M. K. Blake. No improvements. (I neglected to note the land assessment for this parcel for 1878. In 1885, that land was assessed for \$200 and there were still no improvements.)

Appendix 1

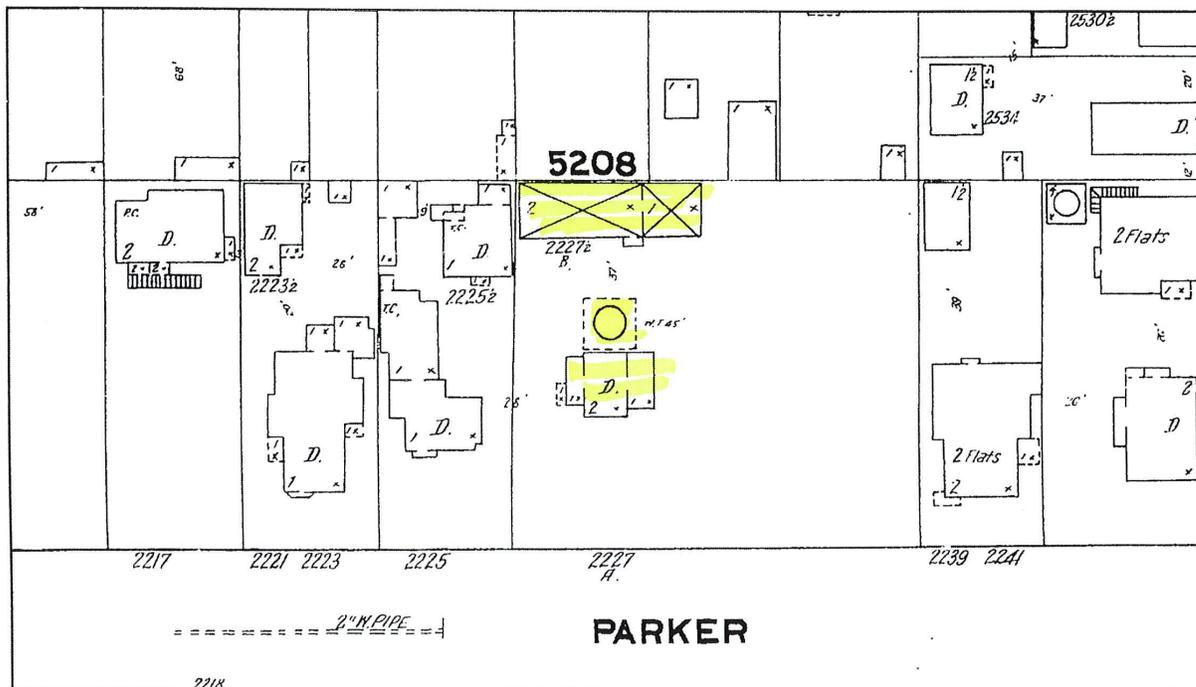


Appendix Z P.1

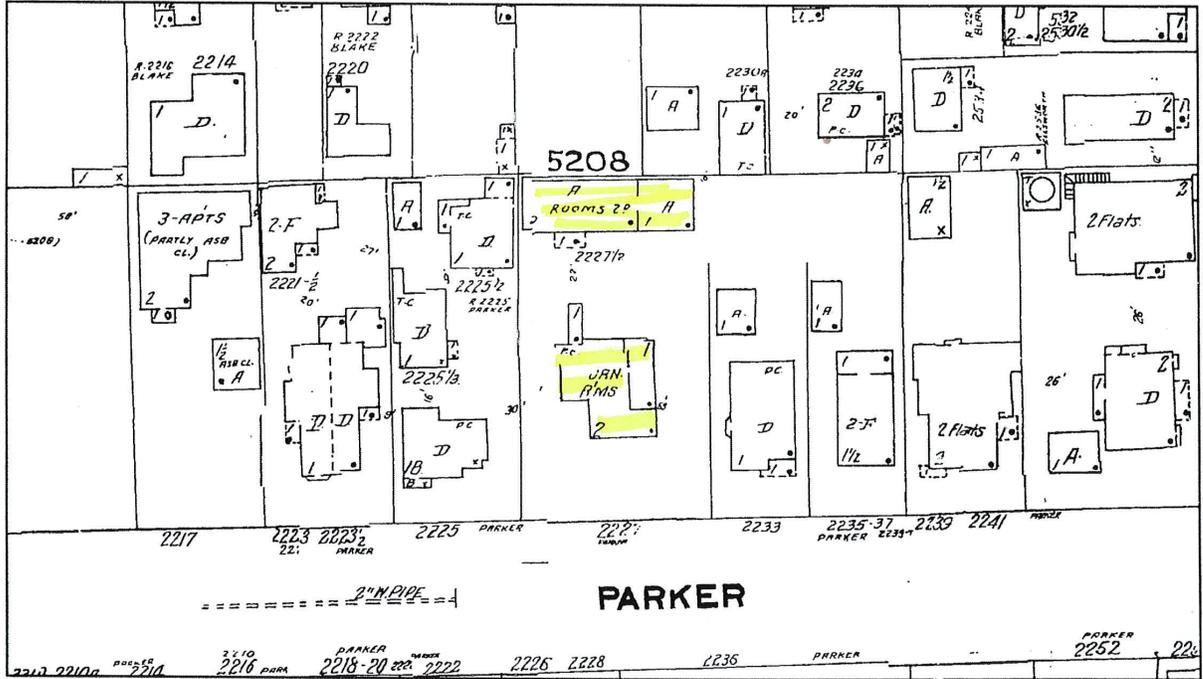
1903 Sanborn Map



1911 Sanborn Map



1950 Sanborn Map



Appendix 3. p.1

VI. (1876) BLAKE TRACT AUCTION:  
 BUYERS IN BLOCK 1454

Block	Lot	Name of Purchaser	Purchase Price
1454	1	Julius Garret	\$ 320.00
"	2	Edw. Pinkel	\$ 310.00
"	3	do do	\$ 310.00
"	4	J. Dunning	\$ 320.00
"	5	do do	\$ 320.00
"	6	do do	\$ 320.00
"	7	do do	\$ 320.00
"	8	James W. Gatt	\$ 310.00
"	9	do do	\$ 310.00
Block No.	Lot	Name of Purchaser	Purchase Price
1454	11	Rachel C. Robinson	\$ 300.00
"	12	A. Pinkel	\$ 310.00
"	13	A. B. Bartlett	\$ 310.00
"	14	Rachel C. Robinson	\$ 300.00
"	15	do do do	\$ 300.00
"	16	do do do	\$ 300.00
"	17	Alexander Buchanan	\$ 290.00
"	18	Walter King	\$ 290.00
"	19	do do	\$ 290.00
"	20	S. F. Merrill	\$ 290.00
"	21	Barbara Kahn	\$ 290.00
"	24	V. W. Pagnoni	\$ 287.50
"	31	Mrs. Barry	\$ 205.00
"	32	John R. Stuart	\$ 220.00
"	36	"	\$ 220.00
"	37	Anna Heurich	\$ 220.00
"	38	Samuel B. Garrison	\$ 220.00

"	"	39	do do do	\$ 220.00
"	"	40	Beliza Boulstone	\$ 220.00
"	"	41	do do	\$ 220.00
"	"	42	John W. Mullin	\$ 215.00
"	"	43	do do	\$ 220.00
"	"	44	do do	\$ 215.00
"	"	45	W. J. Thompson	\$ 215.00
"	"	46	do do do	\$ 210.00
Block No.	Lot	Name of Purchaser	Purchase Price	
1454	47	S. D. Nichols	\$ 210.00	
"	48	Frank A. Davis	\$ 215.00	
"	49	do do do	\$ 215.00	
"	50	do do do	\$ 215.00	

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Appendix 3, p. 2.

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Oakland Tribune (Oakland, California) · Mon, Oct 23, 1876 · Page 3

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**BERKELEY.**

**Olney & Co.'s Great Sale of Real Estate on Saturday.**

The announcement that Olney & Co. would dispose of the Blake Tract, near the University, at auction on Saturday, attracted a large attendance of buyers. The size of lots varied from 40 to 50 by 110 and 135 feet. The sales footed up \$31,703 and were as follows:

**BLOCK A.**

Lot No. 1, J. J. Heniff, \$1,050; 2, J. J. Heniff, 500; 3, George B. Hitchcock, 475; 4, Joseph Boardman, 525; 5, George B. Hitchcock, 510; 6, George F. Lamson, 700; 7, George F. Lamson, 320; 8, Y. Arago, 310; 9, George F. Lamson, 310; 10, J. E. Thayer, 310; 11, J. E. Thayer, 310; 12, J. E. Thayer, 350; 13, Charles Babb, 400; 14, A. H. Bailey, 310; 15, A. H. Bailey, 310; 16, A. H. Bailey, 310; 17, T. A. Marston, 380; 18, J. E. Bowers and W. A. Brown, 350; 19, J. J. Heniff, 400. Total block A, \$8,220.

**BLOCK B.**

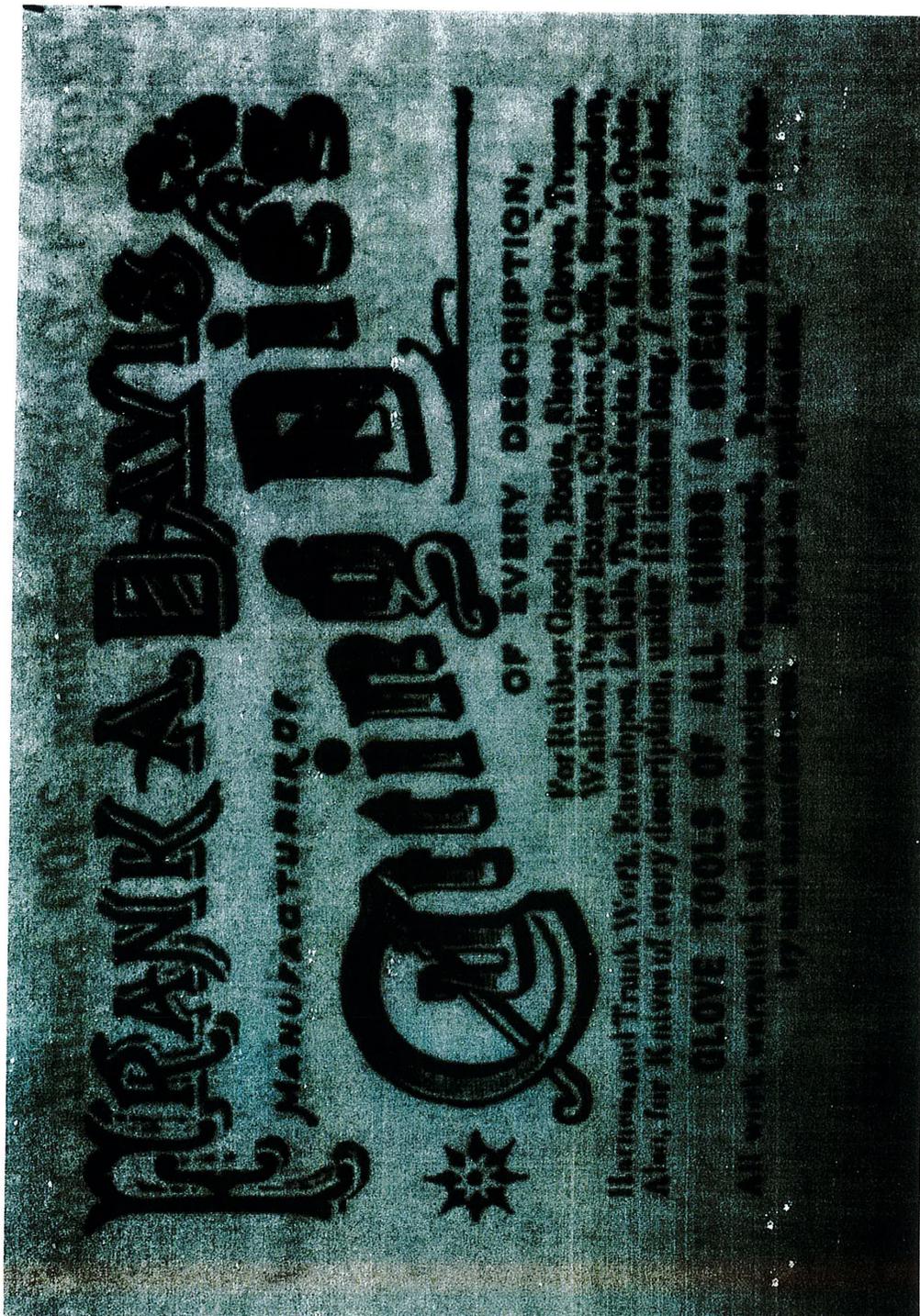
Lot 1, Wm. Burns, \$600; 2, Garratt, 500; 3, Garratt, 500; 4, J. Hinckle, 550; 5, J. Hinckle, 500; 6, J. J. Heniff, 750; 7, C. Rode, 350; 8, W. Cummings, 340; 9, C. White, 350; 10, W. C. Hoagland, 350; 11, W. A. Brown and J. W. Bowers, 330; 12, W. C. Hoagland, 320; 13, J. P. Taylor, 325; 14, J. P. Taylor, 450. Total Block B, \$6,195.

**BLOCK 1434.**

Lot 1, Garratt, 380; 2, H. Henkel, 310; 3, H. Henkel, 310; 4, J. Dewing, 320; 5, J. Dewing, 320; 6, J. Dewing, 320; 7, J. Dewing, 320; 8, J. W. Watt, 310; 9, J. W. Watt, 310; 11, Jacob Bodesio, 320; 12, H. Henkel, 470; 13, A. Bartlett, 310; 14, Julius Robinson, 300; 15, Julius Robinson, 300; 16, Cummings, 300; 17, A. Buchanan, 290; 18, Hattie King, 390; 19, Hattie King, 290; 20, S. F. Morrill, 290; 21, Barbara Hahn, 290; 24, G. W. Wagoner, 287 50; 31, M. S. Barry, 295; 35, J. K. Stewart, 220; 36, J. K. Stewart, 220; 37, Anna Hows, 225; 38, S. A. Marston, 370; 39, S. A. Marston, 230; 40, H. A. Balston, 220; 41, H. A. Balston, 220; 42, J. McMullen, 290; 43, J. McMullen, 290; 44, J. McMullen, 215; 45, W. J. Thompson, 215; 46, W. J. Thompson, 470; 47, S. V. Nichols, 210; 48, Frank Davis, 215; 49, Frank Davis, 215; 50, Frank Davis, 215. Total, Block 1434, \$10,392 50.

**BLOCK 1455.**

Appendix 4



Appendix 5.

# PIONEER WOMAN PASSES; LIVED HERE 32 YEARS

(Contributed)

"Sunset and evening star  
And one clear call for me  
And may there be  
No moaning of the bar,  
When I put out to sea."

On Monday evening at sunset Mrs. Arnelia Frances Davis passed away at her residence at 2227 Parker street, where she had lived for 32 years. Her home, since remodeled, was the second house built in Berkeley. The place included several acres and was, indeed, a farm of some pretensions, with cattle and other farm animals, where now, with the exception of a few trees of the old orchard, there are many beautiful residences.

Mrs. Davis was a woman with a remarkable career, having been born in England and married at the age of 15, she traveled practically all over the world and was a resident of Alexandria and Athens for some years. She spoke several foreign languages, Greek, French and some others, as well as being an accomplished musician and writer for eastern publications and magazines during her early life. She lived in Toronto, Canada, before coming to California, where she was married to Frank A. Davis, a man whose family came across the plains in early days, and settled in Berkeley when it was just coming on the map.

Of the eleven children of whom she was the mother, only two are now living, Miss Mary Jean Davis and Harry W. Davis, both of Berkeley, the others being buried in England, Egypt and Athens, where Mrs. Davis lived in her travels over the world. She was a wonderful mother, devoted in all ways to her children and a true and loyal friend to her wide circle of acquaintances.

Her death was the result of complications from which she suffered for a number of years and her end was a peaceful one when she "Put Out to Sea." Her husband preceded her in death by six years.

The funeral service for Mrs. Davis was held this morning from St. Mark's Episcopal church and was attended by a large number of friends who had known her through the many years Berkeley had been her home.

Appendix 6.

I. D. FRISBOLD, DAY WARD, BERKELEY.

## CAT WELFARE BODY CHOOSES OFFICERS

Officers of the "California Cat Welfare Association," organized for the purpose of stimulating humane sentiment for the domesticated house cat and with the ultimate object of securing favorable legislation for the protection of cats, were elected at a recent meeting of the organization at the home of Miss Jean Davis, 2227 Parker Street. They are: Miss Rose Edna Rogers, president; Mrs. Harriet E. Fenton, first vice president; Mrs. M. R. Haley, second vice president; Mrs. Maude Morrow, corresponding secretary; and Mrs. Ede M. Van Duyne, recording secretary.

An immediate work of the association is the circulation of a petition for a "bigger and better" city pound and the employment of additional help for the poundmaster.

The next meeting is scheduled for August 6 at the home of Mrs. Fenton, 2131 Blake Street.

## Appendix 7

### **2227 Parker St - Water Tower**

Aaron Goldstein, RA  
East Bay Urban Tank House Map  
2 June 2024

#### **Water Towers - Context**

Water towers and tank houses provided Berkeley's primary domestic water supply from the earliest phases of its urbanization until the establishment of East Bay MUD in 1923. These wooden structures used windmills to pump well water into elevated wooden storage tanks, where it could then be delivered under pressure to interior plumbing fixtures. Despite their crucial role in Berkeley's early urban development and ubiquity in the East Bay's urban landscape, tank houses are almost entirely lost and, consequently, are a sparsely-documented and feebly understood part of the East Bay's material culture. Of the hundreds of towers which once stood in Berkeley, perhaps fewer than 30 remain (the author has tracked down and visited 21 at the time of writing, after years of research). Only a small percentage of surviving tank houses retain all of their original components. Redwood water tanks, mass-produced steel windmills, and hand-dug or steam driven cased wells are often in severely deteriorated condition or absent altogether. Every surviving tank house enlarges the body of knowledge of this important vanishing vernacular architecture and its role within the larger domestic economy and urban scene.

#### **The water tower at 2227 Parker St**

An unenclosed c. 1890 water tower measuring 20 feet by 20 feet at its base and between 32 and 45 feet in height once stood behind the primary house at 2227 Parker St.

Despite the demolition of the timber superstructure, wooden water tank, and the windmill and its associated plumbing, numerous architectural fragments survive which, together with photographic documentation and map records, make possible a substantial reconstruction of the former tower. The physical remnants, map evidence, and photographic documentation all affirm the presence of an imposing water tower, considerably larger than the domestic towers common at the time the property was first developed.

#### **Physical remnants**

Upon an inspection of the location of the former water tower, the following fragments were readily observed:

- A brick masonry foundation stem wall, measuring approximately 20 feet by 20 feet, directly abutting the house foundation to the south of the water tower. Most of the foundation is buried, but several courses of brick are visible above grade at the rear wall of the house. A brick abutment on the foundation's western wall and a concrete pier located on the inside of the northeast corner merit further observation. To date, only one

other masonry foundation is known in Berkeley. The other example is of a completely different design, and is in an advanced state of deterioration.

- A painted redwood sill plate measuring approximately 10" x 12" survives on the tower's south side, directly against the primary residence. A half-lap joint is visible at the sill plate's eastern end. The western end is partially encapsulated within an existing rear addition at the house, but presumably contains a similar half-lap joint. This large sill plate provided a level bearing surface on top of which the tower's timber superstructure could be erected and nailed. The observed timber sill plate is fully consistent with typical water tower joinery throughout Berkeley and the East Bay, However, its large sectional size is atypical and notable, and consistent with a larger-than-average tower supporting nearly 38 tons of water at an elevation of 30 or 40 feet above grade.
- The original hand-dug brick-lined well survives underneath a modern cover. It measures approximately 60 inches in diameter, but the exact diameter could not be verified due to the cover. This is an extremely rare survival, and notable for its size and depth (see Documentation below for further discussion).
- The construction of the exterior rear wall of the primary residence bears the imprint of the former water tower. Segments of the rear wall directly adjoining the tank have a noticeable outward cant, and the second floor wall is constructed with its studwork outside the cladding boards. This is presumably due to the complexity inherent in framing a wall with a water tower in the way. The studs appear to have been raised from the inside of the house and then clad on their interior surface which, though highly unusual, was necessitated by the proximity of the tower.

The variety and rarity of surviving water tower fragments is remarkable. The fragments are valuable both within the context of the property's history and the architectural-archaeological corpus of water towers in the urban East Bay and Northern California. Early masonry foundations almost never survive, and extant examples are frequently inaccessible. It is known that this water tower withstood the 1906 Earthquake, almost certainly while it was in operation and therefore full of water. The performance of an unreinforced brick foundation with no mechanical fastening to the heavy timber superstructure it supported merits further investigation.

The early well is also a significant survival, especially due to its size. Berkeley's brick-lined wells are almost entirely lost, and the art of well-digging is not widely understood.

### Documentation

2227 Parker appears on sheet 339 in Vol. III of the 1903 Sanborn Fire Insurance Map for Oakland and sheet 142 in Vol. II of the 1911 and 1950 editions of the Sanborn map for Berkeley. In both maps, the tower is shown as an open-framed structure (indicated by its broken outline) located directly behind the primary residence. The earliest map gives the tower's height as 32 feet, whereas the 1911 map indicates a height of 45'. In this author's experience, the heights given for water towers may vary considerably between map editions and do not always indicate that an enlargement took place. These structures were not always readily accessible, and often

dangerous, and it is possible that the Sanborn surveyors simply recorded their best guess. Further reconstruction from photographs will be required to develop a closer approximation of the tower's actual height.

The plan delineation of the tower corresponds exactly to the actual surviving foundation footprint, both in dimensions and location. The tank is shown with a diameter of approximately 13 feet, which is consistent with a 10,000-gallon capacity tank (whose height would have been around 10 feet).

The 1911 *Report on Sources of Water Supply - Eastern Region of San Francisco Bay* compiled by JH Dockweiler contains an entry for the property's water tower (Key 142 - page 451). It indicates a tank capacity of 10,000 gallons, with 150 gallons being used daily by four persons on a single premises. However, earlier documentation indicates that the tank served numerous premises on the block, which may partly explain its oversized capacity. By way of comparison, most residential tank houses had tanks of 1000 to 3000 gallons in capacity, and often less. Large tank capacity also often signals irrigation for agricultural activity - in this case, the tank provided irrigation for the Davis family's sizable orchard.

The Dockweiler report also gives the depth to the surface of water in the well as 75 feet, but does not indicate the well's total depth. It is the opinion of this author that the well could easily be over 100 feet deep, considerably deeper than the 20 or 30 feet usually encountered in early hand-dug wells. A well of this size is itself a tremendous feat of engineering, and its excavation must have required extensive use of shoring and falseworks.

### Photographic Documentation

The water tower at 2227 Parker St appears in a photograph reproduced in *On Parker Street: The Evolution of a Berkeley Neighborhood 1855-1965* (p.53). The structure displays many characteristic features of water tower construction - a three-story braced timber frame with inward-sloping sides and a cantilevering upper platform supported on cantilevering girders. The platform provided maintenance access to all sides of the central tank, as well as anchorage points for the corner windmill, which is visible in the photograph. The windmill was situated directly over the well.

The water tower also exhibits several details which more closely resemble large-scale industrial/agricultural towers than domestic towers. In the typical domestic tower, 'V' braces provide lateral stability at each floor level. The 'V's change direction at each level and almost always point "outwards" at the lowest level, thereby directing lateral forces to the corners. Upon close inspection, the subject tower appears to employ a combination of V-bracing (in the north-south axis) and X-bracing (in the east-west axis). The use of X-bracing within each north-south structural bay was likely to better distribute and therefore counteract the significant lateral loads imposed on the structure, as well as the tendency for the tall corner columns to spread or buckle under loading. A similar structural configuration was employed in an

open-framed tank house serving a nursery on the corner of Addison and Milvia Streets (Berkeley Historical Society 273-190-1940). This tower, also used for large-scale irrigation and approximately the same size at its base, supported two tanks with a total capacity of 20,000 gallons.

Also of note is the style of tank employed at both 2227 Parker and Milvia. Both used tanks with outward-sloping sides, likely to counteract the enormous thrust of the water contained within. This tank type is exceedingly rare, and no surviving East Bay examples are known.

Appendix 8

housewife.  
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directory  
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8 voter roll:  
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Graves, farmer, Republican; Mrs. Marjorie W. Graves, housewife, Republican; Mrs. Luella P. Kingsley, housewife, Democrat; Mrs. Alice Shoemaker, housewife, Democrat; Mrs. Marie Ipsen Teather, housewife, Republican. 1940 census: Mary Jean Davis, no occupation listed, owner, value of house listed as \$4500. Harold Keran, 53, a secondary school teacher, and his wife Vera, 22, no occupation listed, \$20/month rent. Louis H. Coffin, 24, a commercial note teller at a bank, and his wife Elizabeth, 24, no occupation listed. They were paying \$30/month rent. Gladys Gref, 41, single, an art teacher, and her lodger Virginia Dontanville, 23, single, no occupation listed. Paying \$22/month rent. 1940 voter roll: Robert E. Gamble, salesman, Democrat; Mrs. Muriel B. Gamble, housewife, Democrat; Harold C. Keran, teacher, Republican; Mrs. Vera Keran, housewife, Democrat. 1942: same as 1940. 1944 voter roll: Mrs. Muriel B. Gamble, housewife, Democrat; Robert E. Gamble, salesman, Democrat; Helmut Grundig, marine electrician, Democrat; Mrs. Marguerite Grundig, housewife, Democrat. 1953 phone directory: Mary Jean Davis (listed as 2227½, which is unlikely), John R. Moulton, Helen M. Rudy. 1982 estate distribution: Mary Jean Davis' estate was distributed September 13, 1982 to her nephew Harry R. Davis and niece Patricia Wagnon.

**2227 ½ Parker (the cottage at the rear of the Davis house):** 1920 census: Charles L. Strong, 68, born in New York, a tenant, a house carpenter; his wife Florence A., 53, born in Missouri, no occupation; and their four children, all born in Oklahoma: Denzel D., 20, a machinist at the electric company; Augusta M., 15; Caroline M., 12; and Olive L., 8. 1922 voter roll: Mrs. Florence A. Strong, housewife, declines to state party. 1926 voter roll: Mrs. Anna M. Youngren, housewife, Republican; August Youngren, minister, Republican. 1928 voter roll: Mrs. Evelyn Fulton, housewife, Democrat. 1930 voter roll: no listings. 1932 voter roll: George McNeill, gardener, Republican. 1934 voter roll: same as 1932 plus additional person--Miss Gladys H. Graf, bank clerk, Democrat. 1936 voter roll: same as 1934 as to Graf. 1938 voter roll: Miss Gladys Graf, bank clerk, Democrat. 1940 voter roll: Miss Melanie Dontanville, waitress; Miss Virginia Dontanville, nurse; Miss Gladys Graf, bank clerk, Democrat. 1942 voter roll: Miss Melanie Dontanville, waitress, Democrat; Mrs. Rieva B. Essene, housewife, Democrat; Miss Gladys Graf, bank clerk, Democrat. 1944 voter roll: Mrs. Rieva B. Essene, housewife, Democrat.

**2228 Parker (part of the Marsh house):** This is part of the same house as 2226 Parker. 1910 census: Maria Bradek (sp?), 38, born in Oregon, a widow, no occupation listed; and her children Anna, 17, Alice, 15; and Grant, 13. 1916 voter roll: Frederick C. Powell, janitor, Republican; Mrs. Hattie V. Powell, housewife, Republican. 1918 voter roll: Grace A. Wood, teacher, Democrat; Muriel Wood, student, Democrat; Mrs. Sarah E. Wood, nurse, Democrat; James Wood, carpenter, Republican. 1920 voter roll: same as 1918 as to James, Muriel, and Sarah Wood except Muriel & Sarah have changed to Republican registration. 1920 census: