



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
SEPTEMBER 5, 2024

2436-2442 Haste Street – Hutchinson Flats Building

Landmark application #LMIN2024-0002 for the consideration of City Landmark or Structure of Merit designation status for a multifamily building built in 1904 (APN: 055-1881-01800)

I. Application Basics

- A. Land Use Designations:** Telegraph Avenue Commercial District (C-T)
- B. CEQA Determination:** Categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061.(b)(3) for Review Exemptions
- C. Parties Involved**
- **Initiated by:** Verified Application of 51 Berkeley residents
 - **Application Author:** Anthony Bruce
Berkeley Architectural Heritage Association
P.O. Box 1137
Berkeley, CA 94701
 - **Property Owner:** 2442 Haste Street LLC
3483 Ironwood Drive
San Ramon, CA 94582
- D. Staff Recommendation:** Hold a public hearing; take favorable action.

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

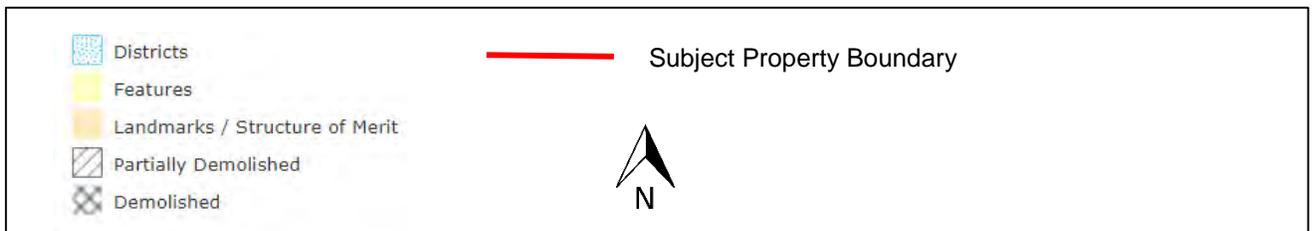
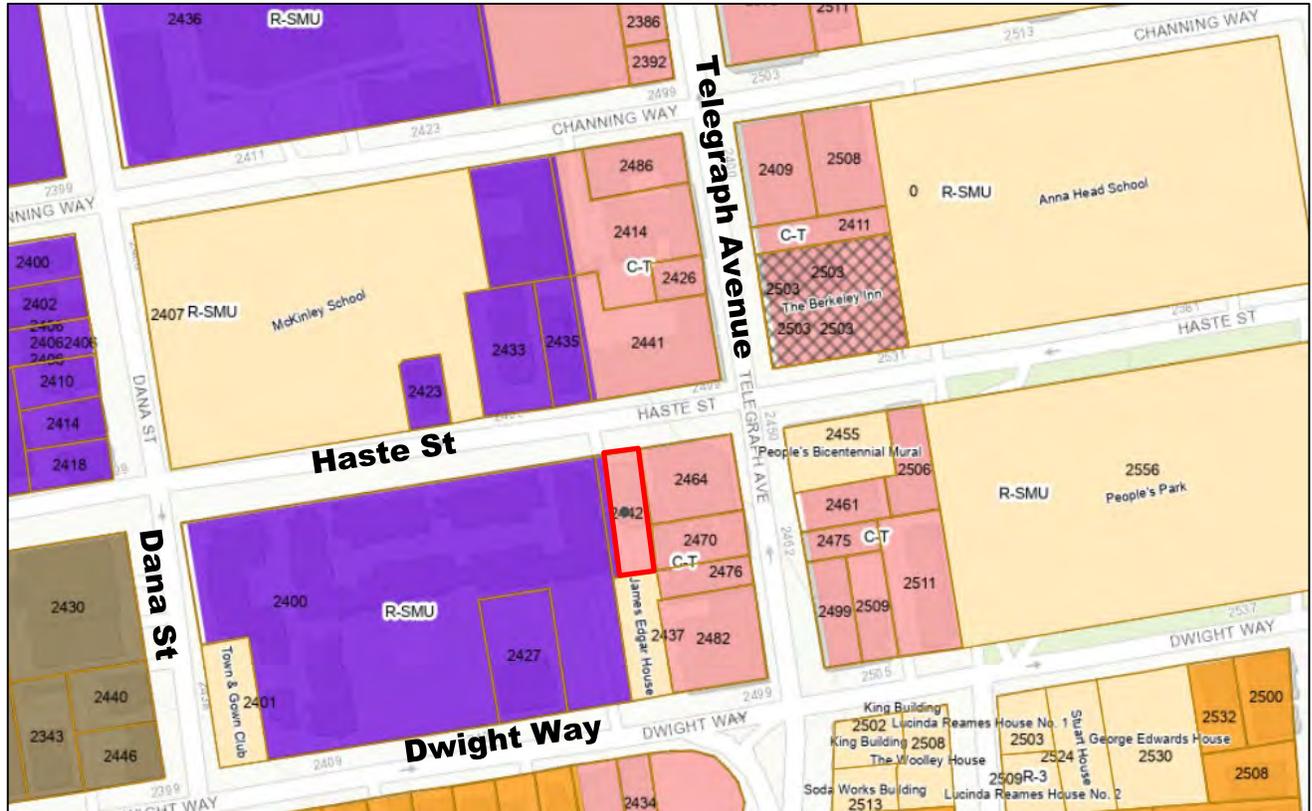


Figure 2: Partial northwest elevation, 1939 (Berkeley Architectural Heritage Association)



Figure 3: Primary elevation, 1970 (Anthony Bruce)



Figure 4: Primary elevation, current conditions (City staff)



Figure 5: Northeast corner, current conditions (City staff)



Figure 6: Northwest elevation, current conditions (City staff)



Figure 7: Rear elevation, current condition (Anthony Bruce)



II. Application Chronology

On June 27, 2024, the City received a Landmark/Structure of Merit application petition for the subject property. The application was accompanied by the signatures of 51 Berkeley residents (Attachment 2). In accordance with Berkeley Municipal Code (BMC) Section 3.24.120, the petition and application initiated consideration of the property for designation status. On July 1, 2024, staff sent a letter to the property owner informing them of the initiation and pending public hearing.

Copies of the petition and the Landmark application are provided as Attachments 2 and 3 to this report.

On August 26, 2024, staff mailed and posted public notices for tonight's, in accordance with BMC Chapter 3.24.140.

Pending Use Permit application.

Previously, on April 1, 2024, a preliminary development application pursuant to Government Code Section 65941.1, *Preliminary Application Requirements*, was deemed complete and vested the property's status as not listed on any historical register. On June 5, 2024, the City received Use Permit application #ZP2024-0070 requesting permission from the Zoning Adjustments Board to demolish the subject building, and to construct a new 36-unit residential building on the parcel. The Use Permit application is eligible for streamlined review per Senate Bill 330, which precludes the City from imposing preservation-related conditions on the project if it is approved.

III. Historical Resource Status

The subject building, known as the Hutchinson Flats building or the Hutchinson Apartments, was found to be eligible for the National Register (NR) through survey evaluation in 1979 and, therefore, was added to the State Historic Resources Inventory and granted the corresponding California Historic Resource Status Code of 3S. The subject property is not listed on the national or state registers of historical properties.

Nearby City Landmarks include the James Edgar House at 2437 Dwight Way, constructed in 1869; the People's Bicentennial History of Telegraph Avenue Mural at 2500 Haste Street, constructed in 1976; and the McKinley School at 2419 Haste Street, constructed in 1906. See Figure 1, above.

IV. Property Description

The following description of the building is based on the research presented in the Landmark Application, the 2023 Connor Turnbull Preservation Consulting Historic Resource Evaluation prepared for the Use Permit (Attachment 4), City permit records, and a site visit in August 2024.

Parcel: The subject property is an approximately 7,000-sq. ft., interior lot on the south side of the 2400-block of Haste Street. It is a rectangular parcel that is oriented north-to-south with street frontage facing Haste Street to the north. The lot features a main building located on the front half of the lot, with approximately ten off-street parking spaces behind the building. Vegetation is sparse and weedy. A low unpainted wooden picket fence encloses the front yard. A metal chain link fence, approximately 6 feet in height, is located at the east side property line and turns to meet the building directly south of the front porch. A curb cut and driveway are located to the west of the building. Most of the property that is not covered by the building is paved.

Main Building: The three-story, four-unit main building is approximately 5,000 sq. ft. in total area and has a rectangular plan, is made of wood-frame construction with a moderate-pitched hip roof, and painted narrow board siding. The roof is comprised of green composition shingles, with bellcast, wide eaves. The curving of the roof has historically been referred to as a “Japanese roof.” Wide eaves are supported by brackets, and below the brackets is an egg and dart course. Windows and doors are wooden.

On the right side of the front (north) façade is a three-story bay, topped by a pedimented gable. The tympanum is lined with dentils, with a floral medallion in the center. At the third floor, scrolled square corners are above the corner windows. Above the second-floor center window is a pediment with acanthus leaves around a cartouche. And above the first-floor center window is a partial circle with a bas-relief urn and flowers.

On the left side of the front façade is a front porch with a flat roof. Dentils run along the frieze. There are two sets of perpendicular steps that lead to the front porch, one for each door, and a bulkhead divides the two sections of the porch. The doors match, with a vertical window and two sets of painted molding around the window. The three half-height porch columns resemble two chess pieces, connected at their bases, with an octagonal molding separating the bases, topped by a square molding, and on top of a bulkhead.

The northeast portion of the building juts out slightly with a flat-roofed two-story wing. An Ionic pilaster is located at the northeast corner of the second floor, and a matching pilaster is located on the northeast corner of the third floor. The capitals contain winged cherub faces and foliage moldings.

At the third floor, on the left side of the front façade, is a balconette containing corner posts with ball finials, and small balusters, held up by four small brackets. Most windows on the building are double-hung, usually with nine or fifteen lites in the upper sash. On the front elevation there is one rectangular horizontal window, and on the west elevation there are four.

On the west elevation, steps lead to a porch with a flat-roof, supported by two simple wooden posts. South of the porch is a three-story bay with a hipped roof. Three small divided-lite windows are located on the projecting plane of the bay at each floor. The windows on the sides of the bay match those on the bay window at the front elevation. A three-story bay is also located on the east elevation, and matches the bay on the west elevation.

At the rear elevation, a staircase connects the rear doors of the dwellings to the rear yard. A utility porch is located on the left side of the elevation at all three floors. A clinker-brick chimney is located at the center of the building.

See Figures 4 through 7, above.

Architectural Style: The Landmark applicant describes the building as a “Colonial Revival variant” due to its classical ornamentation. *A Field Guide to American Houses*ⁱ provides an overview of the Colonial Revival style and its variants, which began around 1880 and ended around 1955. The building exemplifies the Colonial Revival style in its hipped roof with moderate pitch; accentuated front door; and double-hung windows, with multiple lites in one or both sashes. In the Bay Area, this style typically features two-story massing, a horizontal street-facing façade with a main entry on the side of front elevation within a covered porch; wood siding, board or sometimes shingle; hipped roof (usually with a dormer); and classical columns, pilasters and trim details. The subject building appears to be a combination of several Colonial Revival subtypes; these versions feature three-story massing and asymmetrical volumes.

The building also has several traits of the Classic Box style that is described in the City of Oakland’s *Rehab Right*.ⁱⁱ The style is evident in the generally rectangular layout of the subject building; the placement of the front door on one side of the building; the hipped roof; double-hung windows with multiple lites in the upper sash; and windows framed by a wide strip of flat wooden trim. Unlike most examples, however, the Hutchinson Flats building is not strictly symmetrical and has protruding parts, such as the bays and the small east wing. The building has three stories where two stories are typical. There is no dormer on the roof or classical columns supporting the porches and, instead, the original design features unique columns that resemble two stacked chess pieces.

The property appears to be in good condition.

Construction History, Ownership, and Occupancy.

The building was designed by architect Thomas Dean Newsom for property owner George D. Hutchinson, and constructed in 1904. After the building was built, Hutchinson briefly lived in one of the units with his wife, son, and daughter. A

detached, one and half story dwelling was added to the rear of the property in 1905. Hutchinson sold the property to Carrie M. Smith in 1906, and she owned the property until 1913. Hutchinson later lived in Pomona, California, and died there in 1933.

The detached rear dwelling was removed in 1948. From 1975 to 1982 the building was occupied by the Church of Divine Man, with the first floor used as an office, and the upper floors as housing for clergy. The church and its seminary workshop, Berkeley Psychic Institute, held prayer meetings and teachings at the building but conducted Sunday worship services and other assemblies at other locations in Berkeley. In February 1982 the church held a "Whole Earth Spiritual Healing Fair" at the subject property, and it was one of several held in the Bay Area that year. The Church of Divine Man and Berkeley Psychic Institute were founded in 1973, and still operate in Berkeley today. Since the church left, the building has been inhabited by a series of residential tenants.

Architect: The subject building was designed by the architect Thomas Dean Newsom (1855-1912). He was the brother of Samuel L. and J. Cather Newsom, who operated the architecture firm Newsom & Newsom. One of Newsom & Newsom's most well-known works is the Carson Mansion in Eureka. Thomas D. Newsom opened his practice in Oakland in 1892. Newsom built two other houses in Berkeley: 1543 Shattuck Avenue, constructed in 1902 (extant); and 1739 Euclid Avenue, constructed in 1901 and destroyed in the 1923 Berkeley fire.

Alterations: There have been limited exterior alterations to the Hutchinson Flats Building. Figure 2, above, is a photograph taken in 1939 and shows that the west porch matched the front porch, with the same chess piece columns and bulkhead, and the flat roofs of the porches and east wing featured Colonial Revival/Classic Box balustrades. In comparison, Figure 3 is a 1970 photo that demonstrates the balustrades have been removed from the front porch and east wing; the west porch is not visible in this photo. Current conditions suggest that the west porch was altered sometime after 1939; the porch was narrowed, and the columns and bulkhead were replaced, and it no longer matches the front porch. The roof of the west porch appears to be of the same dimensions present in 1939, but the balustrade has been removed. There appear to be no other alterations to the building's exterior and original architectural design.

Attachment 3 is the Landmark Application, which includes a detailed account of the property's history and occupants, a description of the building, 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 3), and the Historic Resource Evaluation (Attachment 4). 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 Context¹: The subject site is associated with the historical theme of residential development in Berkeley. Its period of significance can be defined as 1904 based on its estimated date of construction.

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 all of the available information, 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. 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. The subject property type is multi-family residential rendered in the Colonial Revival/Classic Box style. The subject building is not the first, last, or only Colonial Revival/Classic Box multi-family residential building in Berkeley. The multi-family building at 2334-2340 Bancroft Way is in the Colonial Revival style and was built in 1898, which is before the construction of the Hutchinson Flats in 1904. The multi-family building at 2035 Channing Way is also in the Colonial Revival style and was built in 1906. Because there are at least three such extant buildings in Berkeley, the subject building would not be eligible for Landmark status under the strict application of this criterion 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

¹ National Register Bulletin #15, Item V: *How to Evaluate a Property within its Historic Context* (2002); National Register Bulletin #16A, Section III: *How to Complete the National Register Registration – Period of Significance* (1997).

example of the more notable work of the best surviving work in a region of an architect.

The subject building contains many of the elements of the Colonial Revival/Classic Box style, such as a hipped roof with a moderate pitch, double-hung windows with multiples lites in one sash, and windows that are framed by a wide strip of flat trim. The Landmark applicant argues that the Hutchinson Flats building is the best surviving example of work Thomas D. Newsom in Berkeley. In comparison to the other extant Newsom building in Berkeley at 1543 Shattuck Avenue, the subject building appears to have undergone fewer alterations, and is likely Newsom's best surviving work in Berkeley. The overall design could be considered outstanding as the building exemplifies several Colonial Revival subtypes: asymmetrical, hipped roof without a full width porch, and three-story.

Hutchinson Flats still maintains the majority of features that illustrate its style. The building possesses the three aspects of integrity that National Register Bulletin 15 emphasizes as essential for architecturally-significant historical resources: *design*, *workmanship*, and *materials*. *Design* is the plan, style, space organization, and form of a property, and can be seen in the massing and fenestration of the Hutchinson Flats building. The second essential aspect of integrity, *workmanship*, is the evidence of labor and skill involved in constructing a building, and is apparent in the ornamental detailing of the building. *Materials* are the physical elements that form a historic property, such as the narrow board siding on the extant building. Since the building retains the majority of exterior materials from its period of significance, the design of the building has largely been unchanged, and the workmanship involved in the construction of the design features is evident, the building can be considered significant for its architecture.

Because the building exhibits the characteristics of the Classic Box and Colonial Revival styles, which were popular during its time of construction, it represents an era of residential building design. Through its physical condition and appearance, it is able to convey its historical identity. The building is expressive of both an era and an aesthetic. The property exhibits architectural merit, and the building appears eligible for Landmark status according to BMC Section 3.24.110(A)(1)(b).

Architectural Merit— exceptional value as part of the neighborhood fabric. 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 Landmark applicant argues that the building adds value as one of two original residences on the block, the other being the building at 2423 Haste Street.

The setting surrounding the building has changed with new and varied buildings from different eras. Since the Hutchinson Flats building is no longer surrounded

by buildings from its historic period, there no longer is a cohesive neighborhood in which this building can relate contextually. Staff finds that the Hutchinson Flats building does not add exceptional value as part of the neighborhood fabric because it stands alone in an incongruous neighborhood. The building is 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, religious organizations, government, or social and/or economic movements within Berkeley. The property is associated with the first owner, George Hutchinson, but it is not clear from the research provided that he had a significant impact on Berkeley.

Well after the historic period of significance (1904), from approximately 1975 to 1982, the property was associated with the Church of the Divine Man and the Berkeley Psychic Institute. It is not connected to the primary work of those organizations because it was used as office space and housing for staff only, and it was not the main site for gatherings. So, this connection, is not found to be historically or culturally significant.

The property is not associated with an event important to local history, California history, or national history. 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*. 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. The Hutchinson Flats building is an intact Colonial Revival multi-family building, but it does not appear to be a source of important information. The subject site is ineligible for Landmark status according to BMC Section 3.24.110(A)(3).

4. Historic Value

In terms of historic value, the property is associated with residential development in Berkeley through the extant building. The property is one of many multi-family residential properties in Berkeley. There is no evidence that the property had a significant impact on the development of Berkeley's residential housing, 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. The subject property would not be eligible for Landmark status under BMC Section

3.24.110(A)(4).

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.

1. Age

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. The subject building was constructed in 1904, and is contemporary with the nearby Structure of Merit McKinley School at 2419 Haste Street, which was constructed in 1906. The McKinley School is a Craftsman style building, originally used as a school, converted to apartments during World War II, and the use changed to counseling and youth services after First Presbyterian Church acquired the building in 1995. Since the two buildings are contemporary in age, the subject site is eligible for Structure of Merit status according to BMC Section 3.24.110(B)(2)(a).

2. Compatibility

BMC Section 3.24.110(B)(2)(b) allows for the designation of a structure which is compatible in size, scale, style, materials, or design with a designated landmark structure within its neighborhood. The subject building is compatible in style with the Structure of Merit Lucinda Reames Houses at 2503 and 2509 Regent Street, as all are Colonial Revival. All three buildings have windows framed by a wide strip of flat wooden trim, and hipped roofs. The subject property is eligible for Structure of Merit status according to BMC Section 3.24.110(B)(2)(b).

3. Good Design

As discussed above under Landmark criteria, the subject building might be considered an outstanding example of the Colonial Revival/Classic Box style. The building contains many elements of the Colonial Revival/Classic Box style, and although balustrades have been removed, and the west porch has been altered, the building is largely unchanged since its construction. Since the Hutchinson Flats building exemplifies the Colonial Revival/Classic Box style and retains a sufficient degree of design integrity, it could be regarded as one of the finer examples of architectural design in this style found in Berkeley.

However, if the Commissioners finds that the quality of the design is less than outstanding but still a good representative of the style and worthy of preservation, then the Commission may consider the SOM criterion for “good examples” rather than Landmark designation for more exceptional exemplars. BMC Section 3.24.110(B)(2)(c) would allow for a designation as a SOM based on such a

finding.

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).

C. Conclusion: Hutchinson Flats appears eligible for designation

The Hutchinson Flats building appears eligible under the Landmark criterion for *architectural merit* as an *outstanding example* of the Colonial Revival/Classic Box style and, alternatively, under the Structure of Merit criteria since it is *contemporary in age* and *compatible in style* with nearby Landmarks as well as an example of *good design*.

The Landmark applicant and staff differ from the Use Permit consultant who found that the property would not be eligible for local register designation. However, the consultant evaluated the property in comparison to regional conditions while staff and the Landmark application assessed the property within the context of Berkeley and its neighborhood. This may account for the conflicting conclusions.

VI. Limitations of Local Register Designation – pending Use Permit for demolition

Should the LPC designate the Hutchinson Flats building at 2436-2442 Haste Street as either a City Landmark or Structure of Merit, the property would become a locally listed historic resource. However, certain limitations would apply to a designation given the vesting rights of the pending Use Permit request to demolish the building.

The Housing Accountability Act of 2019, referred to as Senate Bill (SB) 330, requires the City to make the "historic site" determination at the time the application for the housing development project is deemed complete. In this case, the Hutchinson Flats building was determined to be a non-registered resource because no City Landmark or Structure of Merit designation status was in place at the time of preliminary application completeness. Furthermore, a "determination as to whether a parcel of property is a historic site shall remain valid during the pendency of the housing development project for which the application was made" (Government Code Section 65913.10.a). For this reason, a local designation at this time would not retroactively apply to the pending Use Permit request. Further, SB 330 explicitly limits the City's ability to impose any preservation-related conditions of approval on the Use Permit.

While SB 330 also imposes limits on the number of hearings to five, that limit applies to the housing project (or Use Permit) and not this Landmark Initiation application.

Designation could symbolically recognize the local significance and architectural merit of the Hutchinson Flats building in Berkeley. If the vested rights under Use Permit application #ZP2024-0070 were not exercised and a new or modified application were to be filed in its place subsequent to City Landmark or Structure of Merit designation of the property, a protective status would apply to the historic site for any future development application.

VII. Recommendation

Pursuant to BMC Sections 3.24.130-150, the Commission may *approve*, *disapprove* or *modify* this application after conducting a public hearing. Therefore, staff recommends that the Commission:

1. Receive testimony from the public, and then close the hearing on this matter.
2. Consider the extent to which the property meets the significance criteria for local register designation under BMC Section 3.24.110.
3. Take favorable action and adopt the draft Findings for Designation Approval provided in Attachment 1, *or*
Make other findings as deemed appropriate for final action.

Attachments:

1. **Draft Findings for Designation Approval**
2. **Landmark Petition** for 2436-2442 Haste Street, initiated by petition of 51 signatures of Berkeley residents; received June 27, 2024.
3. **Landmark Application** for 2436-2442 Haste Street, prepared by Anthony Bruce; received June 27, 2024.
4. **Historic Resource Evaluation** for 2436-2442 Haste Street, prepared by Connor Ishiguro Turnbull, Connor Turnbull Preservation Consulting; dated January 12, 2023.

Prepared by: Allison Riemer, AICP, Associate Planner; ariemer@berkeleyca.gov (510) 981-7433

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov (510) 981-7410

ⁱ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 408-429.

ⁱⁱ City of Oakland, *Rehab Right: How to Rehabilitate Your Oakland House without Sacrificing Architectural Assets* (1980), 17-19, <https://cao-94612.s3.us-west-2.amazonaws.com/documents/oak039424.pdf>.

ATTACHMENT 1

DRAFT FINDINGS

SEPTEMBER 5, 2024

2436-2442 Haste Street – Hutchinson Flats Building

Landmark application #LMIN2024-0002 for the consideration of City Landmark or Structure of Merit designation status for a multifamily building built in 1904 (APN: 055-1881-01800)

PROJECT DESCRIPTION

Landmark designation of the property at 2436-2442 Haste Street – Hutchinson Flats Building.

CEQA FINDINGS

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

LANDMARK PRESERVATION ORDINANCE FINDINGS

2. Pursuant to Berkeley Municipal Code Section 3.24.110(A)(1)(b) of the Landmarks Preservation Ordinance, the Landmarks Preservation Commission finds that the subject main building meets the designation criterion for Landmark status as an outstanding example of architectural design because it is an intact combination of the period styles known as Colonial Revival and Classic Box, retains many of the character-defining features of these styles, and has experienced limited alteration to its exterior since its estimated date of completion in 1904. The building retains the majority of the exterior materials from its period of significance; the craftsmanship involved in the construction of its design features is evident; and the aesthetic sense of its period of construction is expressed through its physical condition and appearance. It retains historical integrity through its design, original materials and workmanship.

FEATURES TO BE PRESERVED

1. This City Landmark designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved:
 - Three-story massing
 - Hipped roof and front-facing pediment gable above three-story bay
 - Wood window framing and sills
 - Entry doors on the front façade
 - Japanese hip roof
 - Three three-story bays (located on the front and side elevations)
 - Two Ionic pilasters at the front left corner

- Third-floor balconette on the front elevation
 - Bas-relief floral ornament within the gable
 - Bas-relief ornaments in the front bay at first and second floor level
 - Brackets, dentils, and egg-and-dart molding
 - Scroll-sawn pieces ornamenting the tops of the three bays
 - Front porch with its entablature, bulkheads, and three columns
 - Entablature of the side porch
 - Narrow-gauge clapboard siding
2. Removed Features to be Restored where possible (to match historical design and conditions)
- Balustrade atop front and side porch cover and second-story roof



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

LANDMARK PRESERVATION COMMISSION

Landmark, Structure of Merit or Historic District Petition Form

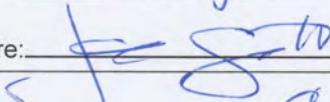
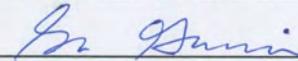
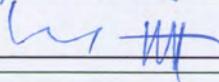
Name of Property:	HUTCHISON FLATS BUILDING
Street Address(es) of Property:	2442 Haste Street

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.

1	Name: <u>Anthony Buffington Bruce</u> Please Print	Address: <u>6 Encina Place</u> City: <u>Berkeley</u> Zip: <u>94705</u>
	Signature: <u>Anthony Buffington Bruce</u> Date: <u>5-21-24</u>	
2	Name: <u>Kevin Kaatz</u> Please Print	Address: <u>2309 Parker St</u> City: <u>Berkeley</u> Zip: <u>94704</u>
	Signature: <u>Kevin Kaatz</u> Date: <u>5-21-24</u>	
3	Name: <u>STEPHANIE MANNING</u> Please Print	Address: <u>2339 OREGON #C</u> City: <u>BERKELEY</u> Zip: <u>94705</u>
	Signature: <u>Stephanie Manning</u> Date: <u>5/21/24</u>	
4	Name: <u>Juanito F. De Leon</u> Please Print	Address: <u>2309 Howe St.</u> City: <u>Berkeley</u> Zip: <u>94705</u>
	Signature: <u>Juanito</u> Date: <u>5/21/24</u>	
5	Name: <u>SHERYL DENNISON</u> Please Print	Address: <u>2601 MATTHEWS ST.</u> City: <u>BERKELEY</u> Zip: <u>94702</u>
	Signature: <u>Sheryl</u>	

		Date: <u>May 2024</u>
Name of Property:	<u>Hutchison Flats Bldg.</u>	
Street Address(es) of Property:	<u>2442 Haste St.</u>	

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6	Name: <u>Jane Peterson</u> Please Print	Address: <u>San Diego Road</u>	City: <u>Berkeley</u>	Zip: <u>94709</u>
	Signature: 			Date: <u>5/22/24</u>
7	Name: <u>Gale Garcia</u> Please Print	Address: <u>2538 Fulton St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: 			Date: <u>5/22/24</u>
8	Name: <u>WANDA MULCAHY</u> Please Print	Address: <u>2222 Parker St.</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>W. Mulcahy</u>			Date: <u>5/23/24</u>
9	Name: <u>LEONARD PITT</u> Please Print	Address: <u>1542 SPAIN ST.</u>	City: <u>BERK</u>	Zip: <u>94702</u>
	Signature: 			Date: <u>5-29-24</u>
10	Name: <u>Bertram Jones</u> Please Print	Address: <u>195 The Uplands</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Bertram Jones</u>			Date: <u>6/1/24</u>

Name of Property:	Hutchison Flats Bldg.
Street Address(es) of Property:	2442 Haste St.

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11	Name: <u>PAGE NELSON</u> Please Print	Address: <u>199 THE UPLANDS</u>	City: <u>BERKELEY</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/1/24</u>
12	Name: <u>Lesley Emmington Jones Lesley Emmington Jones</u> Please Print	Address: <u>195 The Uplands</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Lesley Emmington Jones</u>			Date: <u>6/1/24</u>
13	Name: <u>SHEILA SCHWARTZBURG</u> Please Print	Address: <u>200 THE UPLANDS</u>	City: <u>BERKELEY</u>	Zip: <u>94705</u>
	Signature: <u>Sheila M. Schwartzburg</u>			Date: <u>6/1/24</u>
14	Name: <u>Jeanne Louise Allen</u> Please Print	Address: <u>13 Mosswood Road</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>6/2/2024</u>
15	Name: <u>Marc Foster Grant</u> Please Print	Address: <u>13 Mosswood Road</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Marc Foster Grant</u>			Date: <u>6/2/2024</u>

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16	Name: <u>Lisa Bruce</u> Please Print	Address: <u>3027 Claremont Ave.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Lisa Bruce</u>	Date: <u>6-2-24</u>		
17	Name: <u>Joseph Garrett</u> Please Print	Address: <u>2820 Derby Street</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Joseph J. Garrett</u>	Date: <u>6/06/24</u>		
18	Name: <u>CANDICE L. SCHOTT</u> Please Print	Address: <u>1420 KAINS AVE</u>	City: <u>BERKELEY</u>	Zip: <u>94702</u>
	Signature: <u>Ca Schott</u>	Date: <u>6/6/24</u>		
19	Name: <u>SARAH WIKANDER</u> Please Print	Address: <u>11 HILLSIDE COURT</u>	City: <u>BERKELEY, CA</u>	Zip: <u>94704</u>
	Signature: <u>Sarah Wikander</u>	Date: <u>6/7/24</u>		
20	Name: <u>Julian Hodges</u> Please Print	Address: <u>3027 Claremont Ave</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Julian Hodges</u>	Date: <u>6-9-24</u>		

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21	Name: <u>Scott LeVerette</u> Please Print	Address: <u>572 WOODMONT AVE</u>	City: <u>BERKELEY</u>	Zip: <u>CA 94708</u>
	Signature: <u>[Signature]</u>			Date: <u>6/13/24</u>
22	Name: <u>MICHAEL FEIN</u> Please Print	Address: <u>77 PARKSIDE</u>	City: <u>BERKELEY</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/22/24</u>
23	Name: <u>HENRY KIMBLE</u> Please Print	Address: <u>2829 PAINCO</u>	City: _____	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/22/24</u>
24	Name: <u>CLAUDINE ZUBER</u> Please Print	Address: <u>2857 WEBSTER ST</u>	City: <u>BERKELEY</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>06 22 24</u>
25	Name: <u>George McCord</u> Please Print	Address: <u>69 Domingo Av.</u>	City: <u>Berk.</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/27/24</u>

Name of Property:	Hutchison Flats Bldg.
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26	Name: <u>ELISSA KITTNER</u> Please Print	Address: <u>3014 Hillegass</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/22/24</u>
27	Name: <u>MICHAEL STOKES</u> Please Print	Address: <u>678 Creston Rd</u>	City: <u>Berkeley</u>	Zip: <u>94708</u>
	Signature: <u>[Signature]</u>			Date: <u>6-22-24</u>
28	Name: <u>Jerodhy Witt</u> Please Print	Address: <u>3116 Lewiston Av</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/22/24</u>
29	Name: <u>Ron Kelly</u> Please Print	Address: <u>2731 Webster St.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Ron Kelly</u>			Date: <u>6-22-24</u>
30	Name: <u>Estelle R BORO</u> Please Print	Address: <u>2844 Woolsey St</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6-22-2024</u>

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31	Name: <u>Davis Baltz</u> Please Print	Address: <u>3000 Claremont Ave. # 1</u>	City: <u>Berkeley CA</u>	Zip: <u>94705</u>
	Signature: <u>Dani Baltz</u>			Date: <u>6/23/24</u>
32	Name: <u>Kelly Janner</u> Please Print	Address: <u>2807 oak knoll</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/23/24</u>
33	Name: <u>Edmund + Brown</u> Please Print	Address: <u>2736 Derby</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/23/24</u>
34	Name: <u>Christine Hoffman</u> Please Print	Address: <u>2815 Russell St.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/23/24</u>
35	Name: <u>Peter August</u> Please Print	Address: <u>3144 Claremont</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/23/24</u>

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36	Name: <u>Deborah Wiener</u> Please Print	Address: <u>2961 Magnolia St.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>6/23/24</u>		
37	Name: <u>PAULA SKENE</u> Please Print	Address: <u>520 ARCADE</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>23 June 2024</u>		
38	Name: <u>OLE DIERKS</u> Please Print	Address: <u>2478 PRINCE ST.</u>	City: <u>BERKELEY</u>	Zip: <u>CA 94705</u>
	Signature: <u>[Signature]</u>	Date: <u>6/23/24</u>		
39	Name: <u>ANDREW BASKETT</u> Please Print	Address: <u>3025 Claremont Ave</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>6/23/24</u>		
40	Name: <u>Nadia Baskett</u> Please Print	Address: <u>3025 Claremont Ave</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>6/23/24</u>		

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41	Name: <u>malcolm n scotchlen</u> Please Print	Address: <u>2230 Blake st</u>	City: <u>Berk</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>6/8/24</u>
42	Name: <u>Seumas Mulcahy</u> Please Print	Address: <u>2222 Parker</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>6-11-24</u>
43	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>6-11-24</u>
44	Name: <u>RICHARD W. SPAID</u> Please Print	Address: <u>2550 ELLSWORTH</u>	City: <u>BERKELEY</u>	Zip: <u>94704</u>
	Signature: <u>Richard W Spaid</u>			Date: <u>6-13-24</u>
45	Name: <u>Laura Watkins</u> Please Print	Address: <u>2211 Blake St</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>6-13-24</u>

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46	Name: <u>Mariann Sluis</u> Please Print	Address: <u>2139 Derby St</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Mariann Sluis</u>			Date: <u>6/19/24</u>
47	Name: <u>Burlington Willes</u> Please Print	Address: <u>2829 Russell St.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Burlington Willes</u>			Date: <u>6/22/24</u>
48	Name: <u>Catherine Porter</u> Please Print	Address: <u>3000 Claremont Ave #1</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Catherine Porter</u>			Date: <u>6/23/24</u>
49	Name: <u>Helen Tadeo</u> Please Print	Address: <u>35 Vicente Rd.</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Helen Tadeo</u>			Date: <u>6/23/24</u>
50	Name: <u>Phil O'Hara</u> Please Print	Address: <u>1085 Spruce St</u>	City: <u>Berk</u>	Zip: <u>94707</u>
	Signature: <u>Phil O'Hara</u>			Date: <u>6-20-2024</u>



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

LANDMARK PRESERVATION COMMISSION

Landmark, Structure of Merit or Historic District Petition Form

Name of Property:	Hutchison Flats Building
Street Address(es) of Property:	2442 Haste St.

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1	Name: <u>Barbara O'Hay</u> Please Print	Address: <u>1085 Spruce</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
		Signature: <u>Barbara O'Hay</u>		Date: <u>6-23-24</u>
2	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
		Signature: _____		Date: _____
3	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
		Signature: _____		Date: _____
4	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
		Signature: _____		Date: _____
5	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
		Signature: _____		Date: _____

CITY OF BERKELEY
Ordinance #4694 N.S.
LANDMARK APPLICATION

Hutchison Flats Building
2442 Haste Street
Berkeley, California



Figure 1. Street (north) façade of the Hutchison Flats Building. Anthony Bruce, 2021

1. **Street Address:** 2442 Haste Street (formerly 2436–2440 Haste Street)
County: Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor’s Parcel Number:** 055-1881-01800 (College Homestead Association Tract, Block 6, Lot 18)
Dimensions: 50 feet x 135 feet
Cross Streets: Telegraph Avenue and Dana Street
3. **Is property on the State Historic Resource Inventory?** Yes, 1979
Is property on the Berkeley Urban Conservation Survey? Yes
Form #: 18018
4. **Application for Landmark Includes:**
 - a. **Building(s):** Yes **Garden:** No **Other Feature(s):** No
 - b. **Landscape or Open Space:** No
 - c. **Historic Site:** No
 - d. **District:** No
 - e. **Other:** Entire property
5. **Historic Names:** Hutchison Flats Building
Commonly Known Name: not known
6. **Date of Construction:** 1904–1905 **Factual:** Yes
Source of Information: City of Berkeley Application for Building Permit No. 92, November 18, 1904
7. **Architect:** Thomas Dean Newsom
8. **Builder:** either owner or day’s work
9. **Style:** Colonial Revival variant
10. **Original Owners:** George D. Hutchison (1904–1906)
Original Use: three residential flats
11. **Present Owner:** 2442 Haste Street LLC, [San Ramon?], California
Present Occupant: tenants
12. **Present Use:** Residential
Current Zoning: R- **Adjacent Property Zoning:** R-
13. **Present Condition of Property:**
Exterior: Excellent **Interior:** unknown **Grounds:** Defoliated
Has the property’s exterior been altered? Minimally

14. Description

The Hutchison Flats Building is located at 2442 Haste Street, and is a tall three-story Colonial Revival triplex, with narrow board siding painted a light apricot-tan (with decorative trim highlighted in teal green). The hipped roof (covered with green composition shingles) curves and flares out at the bottom; a roof type that was locally called a “Japanese roof” at the time. The wide overhanging eaves are supported by elongated brackets, and an egg-and-dart course runs along the joining of eave and wall.

There is a pedimented gable at the top of a three-story bay at the righthand side of the façade (*Fig. 3*). The deeply inset pediment has dentils and an elaborate floral design of carved wood (or, perhaps, well-preserved plaster) in the triangular space. The top floor of the bay has overhanging scrolled square corners; the second floor has a small triangu-

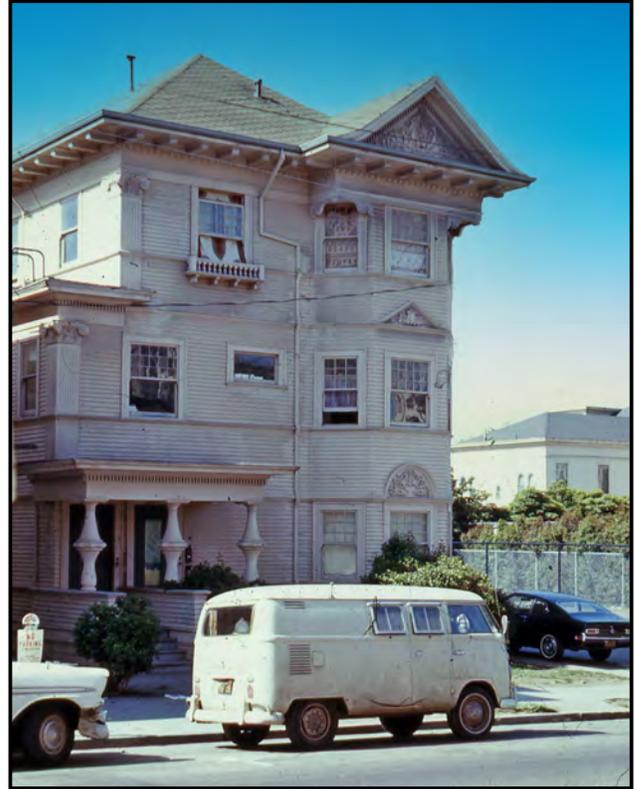


Fig. 2 The Hutchison Flats. Anthony Bruce, 1970.

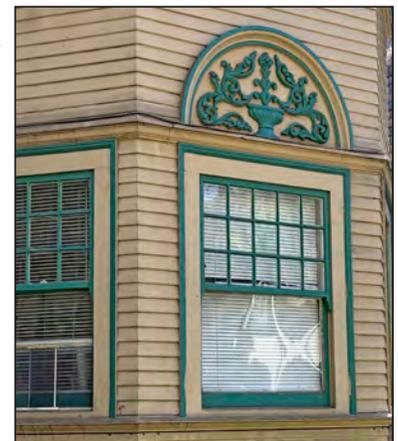


Fig. 3 Pediment gable above the three-story bay, with floral motif in the center. Anthony Bruce, 2024



Fig. 4 Cartouche-and-acanthus leaves motif at the second floor level. Anthony Bruce, 2024.

Fig. 5 Urn-and-foral motif on first floor. Anthony Bruce, 2024.



lar pediment with relief foliage (acanthus leaves) bookending a cartouche (*Fig. 4*); and the ground floor features a semi-circular panel with urn and flowers (*Fig. 5*). Each of these *bas-relief* designs is painted with the green paint, which accentuates them against the tan background to good effect. Also, the fact that the decoration is different on each floor reinforces the fact that each floor was a separate living space.

There are three separate entrances to the original three flats. The first floor flat is entered from a flat-roofed porch around on the west side. The second and third floor are entered from two separate front doors leading to two separate stairways off the flat roofed front porch (at the left on the front façade). Furthermore, the porch is reached by two sets of stairs, perpendicular to each other, and the porch is divided by a waist-high bulkhead. Each front door has a vertical window in the center surrounded by Colonial Revival style moldings. The decorative highlight of the building is the row of unique porch columns. Each resembles two giant stylized chess pieces, one upright, one upside-down, sandwiched together with an octagonal “wheel” of plain molding. One might also view these columns as a stylized rendering of the caryatids on the porch of the Erechtheum on the Acropolis.



*Fig. 6 The front porch showing the three robust columns, as well as the bulkhead that divides the porch in two for a bit of privacy.
Anthony Bruce, 2024.*

There are three of these columns extant; the matching ones on the side porch were removed, most likely when the driveway was widened. The columns are half-height, each resting on top of a bulkhead.



*Fig. 7 and Fig. 8 Two views of the porch columns, the front doors, and the porch itself. A unique and whimsical design.
Anthony Bruce, 2024.*

The interior stairs to the third floor are contained in a two-story flat-roofed wing at the left. There is a corner Ionic pilaster seeming to support the entablature. A few feet over to the west, a matching pilaster finishes off the corner of the main structure. The capitals are highly ornamented with winged cherub faces and acanthus leaves, all highlighted by contrasting paint (*Fig. 9*).

A final ornamental touch is a small balcony or window box underneath the lefthand window on the third floor. It boasts miniature balusters, corner posts with ball finials, and decorative brackets for support.

Windows throughout the building are mostly double-hung. Where the windows are visible from the street, the upper sash is latticed, with anywhere from nine to fifteen lights. On the sides of the building each floor has a number of high horizontal single-paned windows (*Fig. 10*). There is also one on the second floor at the front.



Fig. 9. The Ionic pilasters at the northeast corner of the building. Anthony Bruce, 2024.



On the west side of the building, in addition to the flat-roofed porch, there is a three-story angled bay window toward the back (*Fig. 10*). It is similar to the bay in the front, except that, instead of a pediment gable, it is capped by a hip roof and the fenestration is different. The projecting plane of the bay features a horizontal sequence of three small divided-light windows. There is a matching bay on the east side of the building, also toward the back.

The rear of the building is treated in a utilitarian manner (*Fig. 11*). A wooden staircase that zig-zags across the back is supported by ground-to-eaves wooden support posts. There are landings at every floor and half-floor. The

Fig. 10 The west side of the building showing the entrance to the rear parking lot, the altered side porch with its missing columns, the horizontal windows, and the three-story bay. Anthony Bruce, 2024.

back doors open onto the landings and a ground-to-eaves utility porch is at the left of the façade. It is the width of the broad roof overhang and is enclosed with vertical tongue-in-groove. The design of the back elevation appears unchanged since 1904.

There is but one chimney. It most likely serves the kitchen stoves and water heaters, and perhaps a fireplace in the dining rooms (a common cost-saving measure). The chimney rises from near the center of the building and is of clinker brick, at least where it is visible.

The few alterations include the removal of classical balustrades on each of the three flat roofs and the removal of porch columns on the west side (*Fig. 12*).

In 1905, George Hutchison built a one-and-a-half-story cottage in the rear of the property in the southwest corner. It was moved to somewhere in Contra Costa County in the summer of 1948. Perhaps the cottage was removed to create a parking lot in the rear, which is how the back yard is used today.



*Fig. 11 The rear elevation of the Hutchison Flats Building.
Anthony Bruce, 2024.*



*Fig. 12 The Hutchison Flats Building in 1939. Visible are the balustrades on top of the three flat foofs, the missing columns and bulkhead on the side porch, and the 1905 cottage still standing in the rear.
Donogh Real Estate File, Berkeley Architectural Heritage Association.*

The front yard is defined by a picket fence. Until recently, there was landscaping of both tropical plants and plants that bloomed with white or purple blossoms. The landscaping was intended to harmonize with the building colors of white with trim of green and purple. All that remains now is a stand of calla lilies, small river stones, and weeds. Concrete walkways lead to each of the two front entrances. These walks appear to be original, or partially original with probable repairs of sections.

The back yard is a surface parking lot accommodating twelve vehicles.



Fig. 13 Remnants of landscaping in the front yard: calla lilies and small river stones. The concrete entry walk is typical of the time. Anthony Bruce, 2024.

Features to Be Preserved

The Hutchison Flats Building is a Colonial Revival building of unique and striking appearance. It was obviously designed so that every individual feature might be harmonious and contribute to a rhythm that creates a dramatic whole. The exterior of the building has been maintained in fine condition over the last one hundred and twenty years, and it retains most of its original features, which are each essential to its whole. Therefore, all the features of the Hutchison Flats Building are significant, including, but not limited to:

- the original windows
- the window framing and sills
- the entry doors
- the “Japanese” hip roof
- the the pediment gable
- the three three-story bays
- the two Ionic pilasters at the front left corner.
- the small balcony on the third floor
- the *bas-relief* ornament within the gable
- the *bas-relief* ornaments in the front bay at first and second floor level
- the brackets, dentils, and egg-and-dart molding
- the scroll-sawn pieces ornamenting the tops of the three bays
- the front porch with its entablature, bulkheads, and three columns
- the entablature of the side porch
- the narrow-gage clapboard siding



Fig. 14 One of three doors that lead to the individual flats showing the center window panel and the Colonial Revival moldings. Anthony Bruce, 2024.

15. History



Fig. 15. The Hutchison Flats Building shown in its present day setting on Haste Street, west of the Cody's Books Building and east of the University's Rochdale Village. Google Street View photo.

The three-story Hutchison Flats Building at 2436–38–40 Haste Street (also designated as 2442 Haste) was designed as three cottage-size flats in 1904 by architect T. D. Newsom for Berkeley contractor and real estate developer, George D. Hutchison. When the building was finished, the Hutchison family moved into one of the upper flats (George's wife Luella and their 18-year-old son Claude W. and their 16-year-old daughter Lucile).

While living there, George formed a short-lived contracting firm with Charles T. Munson known as Hutchison & Munson. He also built a cottage in the rear of the property in 1905. The Hutchison family did not stay long in the building. From a 1907 notice in the *Berkeley Gazette* about their impending automobile trip to Los Angeles, it is clear that they were then living on Ward Street. As it so happens, George no longer owned the Haste Street flats by then; he had sold the property to a Carrie M. Smith in November 1906. A few years later the Hutchisons had moved to Southern California, settling in Pomona in 1913, where George was a citrus rancher and contractor. He lived there until his death in 1933, after two years of ill health.

Thomas Dean Newsom (1855–1912), the architect of the Hutchison flats, was a member of a California family of successful architects: the Oakland Newsoms, whose practices spanned the years from 1870 to the 1930s. His brothers, Samuel L. (1852-1908) and J. Cather (1857–1933), as the firm of Newsom & Newsom, were the most famous. They are known now for the iconic Carson Mansion in Eureka. They also published a series of pattern books in the 1880s: *Picturesque and Artistic Homes of California*. Other architects in the family were brother John, who worked for a time with Thomas and whose daughter, Tillie, studied architecture in the 1890s; Thomas' son Merrill Newsom; Samuel's sons Sydney B. Newsom and Noble Newsom; and Archie Newsom, a distant cousin. Newsom & Newsom designed buildings up and down the state, while Thomas opened his practice in Oakland (in about 1892) and stayed put. At the time of his death he was in partnership with his son and the firm was known as T. D. Newsom & Son.

The Newsoms came to Oakland in the early 1860s from Canada. At the time of his death in 1912, Thomas Newsom was acknowledged as

one of Oakland's earliest residents, as well as "one of the best known architects in this section of the state." Another of Thomas Newsom's Berkeley buildings that is known to many, is the Mercier House built on a hillside on Shattuck Avenue, just north of Cedar, in 1902.

Only an architect such as T. D. Newsom (or, perhaps, two of his Oakland contemporaries, A. W. Smith and A. Dodge Coplin) could have designed such a fanciful—and even quirky—building as the Hutchison Flats Building. All three of these architects pushed their creative imagination to the limit, designing distinctive and unique buildings within the framework of the popular styles of the day.

The Hutchison Flats Building is basically in the Colonial Revival style, exemplified by its narrow siding, hip roof (here with flared eaves; referred to as a "Japanese" roof in the Bay Area at the time), and Classical ornament. Despite its height, the building was designed to blend with existing residences nearby. It was also stylistically compatible with the McKinley School buildings (built in 1896 and 1901) that ran through the middle of the block.

The three flats (one per floor) were designed for the utmost in separation. The first floor flat is entered from its own porch on the west, while the two upper flats are entered through the front porch. But even here the side-by-side doors are reached by separate porch stairs and a waist-high bulkhead divides the porch in two. The stairway to the third floor is contained in a flat roof projection to the left of the porch. (All three flat roofs were once adorned with Classical balustrades.) Stepped Ionic pilasters accentuate the left corner of the façade of both the projection and the main body of the building.

Eye-catching decoration can be found at all levels of the façade. Pediments contain floral compositions. A miniature balcony graces the third floor. But the building's *pièce de résistance* is the row of columns marching the length of the front porch, defying classification in any Classical order.

The Hutchison Flats Building is clearly a unique design in Berkeley. It is the best surviving example in Berkeley of the artistic license that Thomas D. Newsom and other local turn-of-the-twentieth-century architects took with existing architectural styles to create the whimsical and decorative buildings their clients desired.



Fig. 16 The Eugene Mercier House, 15?? Shattuck Avenue, designed by T. D. Newsom in 1902. Anthony Bruce, 2024.



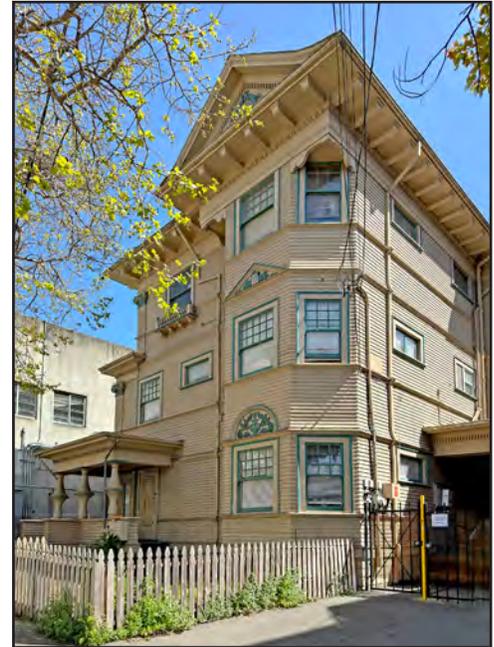
Fig. 17 The Kappa Sigma House designed by Thomas D. Newsom for Demetrius Satoff in 1901. It stood at 1739 Euclid Avenue until destroyed in the 1923 Berkeley Fire. Britton & Rey postcard, Anthony Bruce Collection.

16. Significance

The Hutchison Flats Building is significant as the best surviving example of a turn-of-the-twentieth-century highly personalized version of the styles of the day (here, Colonial Revival) with the eye-catching eclectic ornamentation and massing that appealed to a large group of homebuilders. It is also the best surviving example of the Berkeley work of Thomas Dean Newsom, a member of the well-known California Newsom family of architects. Additionally, the Hutchison Flats Building is significant for being not only a fine architectural example of its type, but for being a pristine, intact example (minus porch balustrades and two columns).

That the Hutchison Flats Building stands today as finely as it does is also of particular consequence because, whether in Alameda, Oakland, or Berkeley, it is not often that an intact residential building of this era can be found. More often than not, buildings have been diminished in architectural integrity, suffering from either the ravages of time and/or the often difficult challenge to maintain the original details and integrity of design and materials. With the the Hutchison Flats Building all the remaining architectural details have been lovingly maintained and accentuated.

Today the Hutchison Flats Building appears almost as a museum artifact because the original residential setting of this block of Haste Street has all but vanished (save for the Glennie Davies House across the street). Yet, the Hutchison Flats Building is architecturally strong enough to hold its own against the massive structures in its newer surroundings.



*Fig. 18 The Hutchison Flats Building.
Anthony Bruce, 2024.*

17. Historic Value— City: Yes Neighborhood: Yes

Architectural Value— City: Yes Neighborhood: Yes

18. Is the property endangered? Yes. There was a proposal to demolish the Hutchison Flats Building published in February 2024 in *SF YIMBY*.

19. Bibliography:

Berkeley assessment records. The Bancroft Library.

Berkeley and Oakland directories. Berkeley Architectural Heritage Association, Ancestry.com.

Block (plat) books. Berkeley Architectural Heritage Association.

Block Files. Berkeley Architectural Heritage Association.

City of Berkeley Building Permit Application No. 92, dated November 18, 1904.

Edwards Transcript of Records for Alameda County, completion notice stating that the Hutchison Flats Building was completed on March 6, 1905.

Ormsby Donogh Real Estate File. Berkeley Architectural Heritage Association.

Samuel and Joseph Cather Newsom: Victorian Architectural Imagery in California 1878–1908.
David Gebhard, Harriette Von Breton, Robert W. Winter, exhibit catalogue, 1979.

Sanborn Fire Insurance Maps. Berkeley Architectural Heritage Association.

SF YIMBY, “Pre-Application For 2442 Haste Street in Southside, Berkeley” by Andrew Nelson,
February 12, 2024.

Tracts maps. Alameda County Assessor’s Office.

U.S. Census and California Voter Registration records. Ancestry.com.

20. Recorder: Anthony Bruce for the the Berkeley Architectural Heritage Association,
P.O. Box 1137, Berkeley, California 94701

Date: April 2024

21. Addenda:

934

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

19
1881

(State use only) Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: none

2. Historic name, if known: Hutchison (George D.) Apartments

3. Street or rural address: 2436-40 Haste Street
 City: Berkeley ZIP: 94704 County: Alameda

4. Present owner, if known: AAA Commercial Cleaners Address: 2229 Ward St.
 City: Berkeley ZIP: 94705 Ownership is: Public Private

5. Present Use: 6 apartments Original Use: 3 flats

Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: Tall 5-story Colonial Revival triplex, with narrow board siding painted light yellow ochre. Pyramidal hipped roof (green composition shingle), slightly bellcast out over wide overhanging eaves with elongated dentils/brackets: underside of eaves, & a small amount of other trim, painted dark brown. Forward gable over angled bay up west half of facade--gable has deeply inset pediment with dentils & molded plaster floral design. Top floor of bay has overhanging scrolled square corners, second floor has small triangular pediment with relief foliage, & ground floor has semicircular panel with urn & flowers--as if each floor were a house to itself. Three separate entrances--first floor from a flat-roofed porch around the west side, second & third from 2 separate doors to 2 separate stairways off flat-roofed front porch with 3 strange giant-spindle columns. Third floor stairs go up an east wing, which stops at 2 stories with a little flat roof of its own & a corner classic column. Column repeats on the third floor corner, a few feet over. Little balcony across third floor window; tops of windows are latticed. Another angled bay up west side, & outside stairs up back of house (with washtub & storage space). 3 flats divided into 6 with minimum of alteration. Located between modern concrete bookstore & modern co-op apartments.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

8. Approximate property size:
 Lot size (in feet) Frontage 50 Depth 135
 or approx. acreage _____

9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): 1979

DPR 523 (Rev. 7/75)

Fig. 19 State of California Historic Resources Inventory, page 1.

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other _____

15. Is the structure: a. On its original site? b. Moved? c. Unknown?

16. Year of initial construction 1904 This date is: a. Factual b. Estimated

17. Architect (if known): Thomas D. Newsom

18. Builder (if known): ?

19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
 One of many buildings in the south campus area by various members of the Newsom family, Oakland architects whose practices spanned from 1870 to at least the 1930s, over 3 generations & several branches (including a Miss Tillie Newsom who was studying architecture in the 1890s); they are reputedly responsible for some 670 buildings in California pre-1901. The local patriarchs were Samuel (1847-1908) & Joseph Cather, rather widely known as Newsom & Newsom for the flamboyant Victorian Carson house in Eureka & a series of pattern books of Picturesque & Artistic Homes of California in the 1880s & 90s. Thomas D. (d. c. 1910(?), in practice by 1892) was apparently a less prominent brother, as was Tillie's father John. This house by Thomas Newsom is of interest architecturally for the "picturesque & artistic" strain in the Newsom style—the pagoda type roof, the floral ornamented pediments (like the Newsom pattern-book Avansino house at 1940 Channing, & the 1895 Hume house/Roosevelt Hospital at 2001 Dwight), the 3 willfully independent floors—and for its ingenious triplex design, blending a (small) block of flats into a neighborhood of single-family homes: it looks enough like a house from the outside, & the flats are private & fully cottage-sized. It was apparently an income property for the owner, George D. Hutchison, who lived 2 blocks west at 2237 Haste. Telegraph Av. near the university was being built up about this time (1901 news report on the King Bldg. said the hammers were never silent) but housing was almost all either single family or large scale hotel/apartments (the Carlton, Granada, & Alta Vista all date from 1905-6).

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:
 building permit & property file, City of Berkeley Housing Dept; block books & Sanborn maps.
 Husted's Oakland, Berkeley...Directory, 1892, 1905-9, 1922. Architect & Engr., Sep 1908 & Je. 1950
 L. Woodhouse, Am. Architects from the Civil War to WW I, 1976. Withey, Biog. Dic. of Am. Archs., 1956.
 Berk. Gazette Jan. 10, 1979, Anthony Bruce on King Building.

23. Date form prepared: Feb. 22, 1979 By (name): Betty Marvin
 Address: 2646 Claremont Av. City Berkeley ZIP: 94705
 Phone: (415) 849-1959 Organization: Berkeley Architectural Heritage Survey

(38) _____
 (State Use Only)

Fig. 20 State of California Historic Resources Inventory, page 2.

Application for Building Permit, No. 92 - (10)

1981

Town of Berkeley,
COUNTY OF ALAMEDA, } SS.
STATE OF CALIFORNIA

The undersigned respectfully petitions, under the Ordinances of the Town of Berkeley, for a Permit to do the following work, viz:

To construct 2 story flat on
south side of Haste 100 ft
West of Telegraph

and, being first duly sworn, deposes and says, that the true cost of the work contemplated to be done under this application is estimated to be \$ 5000.00

That said building is to be used as Dwelling

That the name of the Owner is Geo. D. Hutchinson

Address 2237 Haste St

That the name of the Architect is J. D. Harwood

Address Oakland

Subscribed and sworn to before me

Nov. 18-04

C. Merrill
Town Clerk

Geo. D. Hutchinson

The applicant for the foregoing Building Permit, having paid the necessary fee in connection therewith, the Fire Chief of the Town of Berkeley is hereby authorized to issue the proper Permit in writing, in accordance with the provisions of the Ordinances of the said Town of Berkeley.

C. Merrill
Town Clerk

Fig. 21 City of Berkeley Building Permit Application No. 92, November 18, 1904.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial #
NRHP Status Code N/A

*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA

P1. Other Identifier: 2436-2442 Haste Street,

P2. Location: Unrestricted

*a. **County;** Alameda

*b. **USGS 7.5':** Oakland West, CA (2018)

c. **Address:** 2436-2442 Haste Street, Berkeley, CA

d. **Other Locational Data:** APN: 055-1881-18

***P3a. Description:**

2436-2442 Haste Street is a three-story apartment building that can be generally described as Colonial Revival with Victorian embellishments. The building stands on the front half of a 50' x 135' lot, close to the corner of Telegraph Avenue and Haste Street. The building once housed three flats but has been divided into multiple apartments. The residential building's primary elevation faces north towards Haste Street and the building is rectangular with three full-height slanted bays and a narrow orthogonal wing on the east side. There are three entry porches, one on Haste Street, one at the driveway to the west of the building, and a three-story wood stair at the south elevation facing the rear concrete parking area. (See continuation sheet.)



***P3b. Resource Attributes:**

HP2. Single-Family Property

***P4. Resources Present:** Building

P5b. Description of Photo:

Photo looking southeast (Dec 16, 2022)

***P6. Date Constructed:** 1904 (City of Berkeley records, building permit application #92)

***P7. Owner and Address:**

2442 Haste Street, LLC. 3483 Ironwood Dr. San Ramon, CA 94582

***P8. Recorded by:**

Connor Ishiguro Turnbull
Connor Turnbull, Preservation Consulting

106 Summit Dr., Corte Madera, CA

***P9. Date Recorded:** Jan 12, 2023

***P10. Survey Type:**

Historic resource evaluation

***P11. Report Citation:** None

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

*Required information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE & OBJECT RECORD	Primary # HRI #	Trinomial #
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*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA

B1. Historic Name: Hutchison Apartments **B2. Common Name:** 2442 Haste Street

B3. Original Use: Residential **B4. Present Use:** Residential

***B5. Architectural Style:** Colonial Revival with Victorian embellishments

***B6. Construction History:**

The subject property was originally constructed in 1904 as a rental property (permit application #92, BAHA records). The rear unit, 2442 Haste Street, was demolished in 1948 and removed (City of Berkeley permit records). Another ancillary shed visible on the Sanborn maps is non-extant.

(See continuation sheets)

***B7. Moved?** No

***B8. Related Features:** None

B9a. Architect: Thomas D. Newsom

b. Builder: unknown

***B10. Significance:** Theme N/A Area N/A

Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A

(See continuation sheets)

***B12. References:** See endnotes and references at end of report for citations.

B13. Remarks: None

***B14. Evaluator:**

Connor Ishiguro Turnbull, Connor Turnbull
Preservation Consulting

***Date of Evaluation:** Jan 12, 2023

(This space reserved for official comments.)



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET *Resource Name or #: 2436-2442 Haste Street, Berkeley, CA	Primary # HRI #	Trinomial #
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P3A. DESCRIPTION (CONTINUED)

The wood frame residential building features a compound hipped and gabled roof with composition shingle cladding and a rectangular brick chimney stack. All wall cladding is narrow painted wood board siding. A three-story, angled bay protrudes from the Haste Street elevation west corner, another faces the driveway at the south elevation, while a third more shallow angled bay is located at the east elevation. The roof features wide overhanging eaves that are slightly bellcast with elongated dentils/brackets on the underside. Below the brackets is a plain deep cornice with dentilled edging. At the top of each bay a scalloped bracket highlights the cornice juncture. The Haste Street slanted bay is topped by an elaborate pediment with a floral design on the gable end. Both the first and second stories at the Haste Street bay are highlighted by a decorative panel. The south elevation slanted bay is topped by a hipped roof with a slightly bellcast eave. The east elevation slanted bay is tucked under the roof eave and does not feature any decorative accents.

A variety of windows sizes, types and placement are present throughout this building. The majority of the fenestration is double-hung, painted wood sash. The fenestration at the primary Haste Street elevation and a portion of the west elevation features multi-lite panes over a single pane. The majority of the south and east elevation's fenestration is double-hung, one-over-one wood sash. Other windows are single pane, or mutli-lite wood sash, and some are grouped while others are individually placed. The northeast edge of the building also features classical pilasters at the stepped second and third stories. And a wooden balconet with a decorative balustrade highlights a third floor window. The Haste Street entrance and the south entry porches are accessed by a set of wooden steps with solid, narrow board clad wing walls and balustrade. Both entry porch roofs are flat with dentilled edging. While the Haste Street entry porch original over-sized spindle columns are extant, the west elevation columns are plain square wood columns. At the rear south elevation each floor is accessed by a door from the open wooden stairs. A three-story solid wooden enclosure abuts the building's southwest corner. The east elevation is separated from its neighbour by a narrow concrete walkway that is protected by a chain link gate.

A pre-1948 historic photograph from the Berkeley Architectural Heritage Association Donogh archives shows that the flat roof entry porches once featured balustrades to create porches, as did the flat roof at the second story at the building's northeast corner. The image also shows that the over-sized spindle columns were used at each entry porch.

B6. CONSTRUCTION HISTORY (CONTINUED)

NEIGHBORHOOD DEVELOPMENT & CONSTRUCTION HISTORY¹

The subject property at 2436-2442 Haste Street (APN 55-1881-18) is located in the College Homestead Association Tract (College Homestead Tract) in Berkeley on Block 1881. The tract is bounded by Bancroft and Dwight Ways, and College and Shattuck Avenues and Block 1881 is bounded by Dana Street on the west, Haste Street on the north, Telegraph Avenue on the east, and Dwight Way on the south. This area was originally part of Don Luis Peralta's Rancho San Antonio.² In 1842, Don Peralta divided the land into four parts and gifted one to each of his four sons: Ignacio,

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET *Resource Name or #: 2436-2442 Haste Street, Berkeley, CA	Primary # HRI #	Trinomial #
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Domingo, Antonio, and Vicente. Domingo Peralta, who owned the land that became Berkeley, sold most of his portion of the rancho to land speculators. The speculators sold the land to investors and farmers.

The land that became the College Homestead Association Tract was subdivided and recorded in the County Recorder's Office on May 15, 1866 by the College of California, a small private college in Oakland, to create a rural campus. The intention of the College Homestead Tract was to create a community at the southern edge of the campus that would also allow the sale of lots to generate income. The tract was laid out in the standard city grid pattern. The first lots were large, mostly 150' x 300' to accommodate ancillary buildings such as stables. Haste Street and Durant Avenue did not exist in these early years. However, Haste Street appears on the 1894 Sanborn Fire Insurance Map. The area grew slowly in the earliest years and remained a mostly rural environment with scattered buildings.

The College Homestead Tract mainly grew between 1890 and 1910. The development of electric streetcar lines in the East Bay in 1903 helped promote the area - one of the streetcars ran on Telegraph Avenue. When the tract was fully built out it encompassed a family-oriented neighborhood with churches, schools, residences, some student boarding houses, duplexes or triplexes, and shops on Telegraph Avenue. In the 1930s and 1940s many of the earlier larger dwellings were already converted to student housing, and some larger apartment buildings were constructed on the few remaining lots. Several of the 19th century grander homes were moved to make room for multi-unit housing. After World War II the student population increased and generated pressing housing demands in the University's vicinity. Older buildings were replaced with larger-scale student housing, or student boarding houses, in these postwar years. By the 1960s, a lot of these boarding houses had not been maintained and were purchased and demolished by the University. A large portion of the approximately ten city blocks of the College Homestead Tract now feature dormitories or other kinds of student housing and Telegraph Avenue shops and restaurants cater to this student population. There are a collection of churches and residential buildings that remain in the College Homestead Tract that are identified as Berkeley Landmarks.

Subject Block 1881 History

Sanborn Fire Insurance Maps dated 1894, 1903, 1911, 1929 and 1950 illustrate the development of Block 1881. In the 1894 Sanborn map there are several wood frame dwellings with ancillary buildings situated closer to Telegraph Avenue. Only one other dwelling is visible, at the corner of Dana and Haste Streets, while the remainder of the block is empty. By the 1903 Sanborn map, Block 1881 appears mostly developed, except for a large lot at the corner of Telegraph Avenue and Haste Street and another slightly less large lot near the corner of Dwight Way and Dana Street. The Block 1881 lots range in size. The McKinley Public School complex (constructed in 1896) occupies the largest lot, a through lot between Haste Street and Dwight Way and situated just west of the block's center.³

By the 1911 Sanborn map, the entire block appears developed. The large empty lot near Dana Street on Dwight Way shows a pair of buildings with two flats and a dwelling at the rear of the lot. The large Telegraph Avenue lot is still mostly empty except for a building with 2 flats and the western

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #	Trinomial #
CONTINUATION SHEET		
*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA		

portion along Haste Street has been parceled out and shows the subject property building with three flats (2436-2440 Haste Street) with 1 ½ story dwelling at the rear of the lot (2442 Haste Street). Other flats type buildings appear on the 1911 Sanborn map, two are on Telegraph Avenue and another on Dana Street. A series of shops also appear along Telegraph Avenue adjacent to Dwight Way and a large building with the name Wilkins Hall appears adjacent to the McKinley School lot closer to Dana Street. All the buildings except for the stores are wood frame structures.

In the 1929 Sanborn the corner lot at Telegraph Avenue and Haste Street supports a gas station and the Telegraph Avenue flats have become stores. Two large apartment buildings, one on Dwight Way with 24 apartments and the other at the corner of Dana and Haste Streets with 26 apartments, appear on the 1929 map as well as a three-apartment building on Dwight Way directly south of 2438-2440 Haste Street. A large club building is visible at the corner of Dana Street and Dwight Way (now the Town & Gown Club). The large Wilkins Hall has become Wilkins School of Dancing and the McKinley Public School buildings are extant. In the 1950 Sanborn map, the block is essentially the same except that a dwelling at 2434 Haste Street has become a doctors' offices building and the rear dwelling at 2442 Haste Street is gone. The subject property shows three apartments with one entrance on Haste Street (2440 Haste Street), one at the west elevation (2436 Haste Street) and one at the rear (2438 Haste Street).

Subject Property Construction History

The residence at 2436-2442 Haste Street in Berkeley, CA was constructed in 1904 by George D. Hutchison and designed by Thomas Dean Newsom (permit application #92). It was intended as an income property for Hutchison who lived a couple of blocks to the west at 2237 Haste Street.⁴ It was designed as three flats, one on each floor. A dwelling at the rear of the property appears in the 1911 Sanborn but little is known about when it was constructed or if Newsom also designed the building. It was however demolished in 1948 (permit #63302). Other permit records indicate various repairs to the exterior and to the parking surface around the building over time. Visual inspection of the subject property during a December 2022 site visit by Connor Turnbull, Preservation Consulting indicates that the porch at the west elevation has been altered but the decorative columns and porch at the Haste Street entrance are extant.

Subject Property Permit History Table

Years	Permit #	Address	Owner/Work	Source
1904	none	no address	James Edgar, owner; portion lot 6, College Homestead Tract sold to George D. Hutchison	BAHA files

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #	Trinomial #
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CONTINUATION SHEET
*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA

11/18/1904	Permit App # 92	no address	George D. Hutchison, owner; T.D. Newsom, architect; new construction 3 story flats; \$5000.00.	BAHA files
7/14/1925	21491	2436-2442 Haste St.	Ed Bischel, owner; repairs; \$50.00	City of Berkeley permit records
3/10/1926	24340	2442 Haste St.	Ed Bischel, owner; Fire Safe Shingle Co., contractor; repairs; \$158.00	City of Berkeley permit records
6/7/1948	63302	2442 Haste St.	Creed Bishop, owner and contractor; "five room house at 2442 to be torn down and hauled away"; \$90.00	City of Berkeley permit records
1/28/1949	64707	2438-2440 Haste St.	Mrs. Bishop, owner; G.O. Harris, contractor; alterations to three family dwelling; \$300.00	City of Berkeley permit records
2/1/1949	64735	2436 Haste St.	Bishop, owner; Imperial Engineering Co., contractor; permanent ladder to exterior fire escape; \$47.00	City of Berkeley permit records
11/13/1962	96435	2436 Haste St.	C. Bishop, owner; Alpino Roofing, contractor; roofing; \$320.00	City of Berkeley permit records
11/13/1985	1113852654	2436 Haste St.	AAA Commercial Leasing Corp, owner; roofing; \$2,000.00	City of Berkeley permit records
6/16/1994	No number	2436 Haste St.	AAA Commercial Leasing Corp, owner; Edwards Enterprises; Electrical work; \$ no amount shown	City of Berkeley permit records

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #	Trinomial #
CONTINUATION SHEET		
*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA		

3/26/1997	Public Works permit, 97-1122	2440 Haste St.	AAA Commercial Leasing Corp, owner; concrete work; \$ no amount shown	City of Berkeley permit records
7/28/1998-10/30/1998	Public works permit, 98-3047; 98-4837	2436 Haste St.	AAA Commercial Leasing Corp, owner; Telesis Plumbing, Valentina Plumbing, Flash Const., contractor; Exterior concrete and sewer lateral work	City of Berkeley permit records

B10. SIGNIFICANCE (CONTINUED)

OWNER & OCCUPANT HISTORY

According to the files of the Berkeley Architectural Heritage Association, the first known owner of 2436-2442 Haste Street was George D. Hutchison who purchased a portion of lot 6 of the College Homestead Association Tract from Robert Edgar. George Duffield Hutchison is listed in a 1904 voter registration at 2237 Haste Street but in a 1906 City Directory he lives at 2440 Haste Street with this son Claude, a student, and his business is Hutchison & Munson, a real estate and insurance business.⁵ The firm Hutchinson & Munson also appears in Berkeley Gazette real estate advertisements in 1905 and 1906 with offices at 2505 Shattuck Ave., Dwight Way station, but does not appear in earlier or later years.⁶ By 1908 Hutchison lives at 2746 Fulton Street. Tax records from the BAHA files indicate the next owner was Carrie M. Smith who owned the Haste Street triplex from 1909-1913 but her address is 100 W. Telegraph Avenue. Information about Carrie M. Smith does not appear in newspapers or other available records from this period.

The subject property then passed on to several subsequent owners. The building was maintained as a rental property (see Occupancy Tables). In the 1970s the property became the site of the Church of Divine Man/Psychic Institute. In a 1982 letter to the City of Berkeley the Right Reverend Michael Tamura defends the use of the building as the site of the Church noting its founding in March 1975 on the premises, and notes that the upper apartments are parsonage housing while the ground floor serves as the gathering space. City of Berkeley records and Berkeley Architectural Heritage Association archives indicate that the actual owner during this period was the AAA Commercial Cleaners company that later became the AAA Leasing Corporation.

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Subject Property Ownership Table

Years	Owner	Source
1904	Robert Edgar to George D. Hutchison (portion lot 6)	BAHA files
1909-1913	Carrie M. Smith	BAHA files
1925	Ed Bischel	City of Berkeley permit files
1940	Home Leasing Corp to A.B. Lyttle	BAHA files (Donogh archives)
1941	Lucy A. Lyttle	BAHA files (Donogh archives)
1948	Creed Bishop	City of Berkeley permit files
1949	Mrs. Bishop	City of Berkeley permit files
1952	Dorothy R. Martin	BAHA files (Donogh archives)
1952	Lucy Ann Bishop	BAHA files (Donogh archives)
1967	Bishop Estate to Eric & Friedel Goodman	BAHA files (Donogh archives), City of Berkeley permit files
1975	AAA Commercial Cleaners/Michael Tamura/Church of the Divine Man	BAHA files (Donogh archives), City of Berkeley permit files, Berkeley city directories, newspapers.com
1985-1989	AAA Leasing Corporation	City of Berkeley permit files, newspapers.com

Subject Property Occupant Table

Date / Source	Name(s)
1904 BAHA files	George D. Hutchison (owner)
1906 City Directory	2440 Haste Street - George D. Hutchison of Hutchison & Munson; Claude Hutchison, student

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1907 San Jose Mercury News	2436 Haste St – J.J. Menzies (editor and publisher Grocer and Country Mart)
1909 San Francisco Call	2442 Haste St. – Marjorie J. Stuart
1910 Census	2436 Haste St – Cowley, William A. (head, 64yrs, salesman wholesale) Cerita J. (wife, 53yrs), Ida W. (daughter, 25yrs, public school teacher); 2438 Haste St – no listing 2440 Haste Street – McKay, Caroline (head, 69yrs, own income), Stuart, Margaret (daughter, 46yrs, public school teacher), Marjorie (granddaughter, 13yrs); 2442 Haste Street – no listing
1919 Oakland Tribune	2438 Haste St. – Mrs. Cowley
1920 Census	2436 Haste St – Bacon, George F. (head, 48yrs, bookkeeping), Gertrude (wife, 48yrs), Francis G. (daughter, 20yrs), Rebecca H. (daughter, 17yrs); 2438 Haste St – Cowley, Cerita (head, 64yrs), Brown, Annie A. (Head, 49yrs); 2440 Haste Street – McKay, Caroline (head, 79yrs, own income), Stuart, Charles A. (head, 53yrs, insurance co. adjustor) Marjorie G. (wife, 53yrs, public school teacher), Marjorie (daughter, 22yrs, public school teacher); 2442 Haste Street – no listing
1930 Census	2436 Haste St – Cronk, Dollie (Head, 60yrs), Lois (daughter, 20yrs), Grace (daughter, 18yrs), Lowry, Jos. W. (roomer, 25yrs, electrician railway), Waldo S. (roomer, 18yrs, electrician railway), Taylor, Mame (roomer, 48yrs, nurse public school), Ballantine, Gwendolyn (roomer, 24yrs, clerk railroad office) Root, Annie B (roomer, 54yrs, nurse private house), Melba (roomer, 18yrs) ; 2438 Haste St – Quinn, Martin H. (Head, 41yrs, soldier), Myrtle (wife, 43yrs), Rich, Marjorie (step-daughter, 16yrs), Panttila,?? (roomer, 26yrs, cafeteria counter girl);

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	2440 Haste Street – no listing 2442 Haste Street – no listing
1934 Oakland Tribune	2438 Haste St - William Rich Avery (23yrs, graduate of University High School)
1938 City Reverse Directory	2436 Haste St – Jack C. Carmichael; 2438 Haste St – A. C. Morgan; 2440 Haste Street – Joe Nylander; 2442 Haste Street – no listing
1940 City Reverse Directory	2436 Haste St – Muriel Coombs; 2438 Haste St –Mrs. L.H. Golton; 2440 Haste Street –Mrs. Grace Bowers; 2442 Haste Street – Leslie Hart Avery
1940 Census	2442 Haste St. – Vernon, Marsoy (sp?) (head, 59yrs); 2436 Haste St. – unknown; 2438 Haste St. – unknown; 2440 Haste St. – unknown
1943 Oakland Tribune	2440 Haste St. – Bowers, Barbara Lorraine (18yrs)
1944 City Reverse Directory	2438 Haste St –Mrs. L.H. Golton, Mrs. J.T. Royles; 2440 Haste Street –Mrs. Grace Bowers, William Ross Aiken; 2442 Haste Street – Leslie Hart Avery
1950 Census	2436 Haste St.- La Kamp, Albert P. (Head, 53yrs, guard paint and linoleum manuf.), Jewel (wife, 43yrs); 2438 Haste St. – Montgomery, Cranston (Head, 27yrs), Patricia A. (wife, 24yrs, key punch operator, State Univ.), Golton, Mildred E. (Head, 62yrs, postal worker), Patricia L. (daughter, 31yrs, librarian State Univ.); 2440 Haste St. – Eldridge, George W. (Head, 52yrs, machinist valve manuf.), Mary E. (wife, 23yrs, auto insurance policy checker), Aiken,

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	William R.(Head, 31yrs, electrical engineer State Univ), Emily R. (mother, 70yrs); 244(?) Haste St. – Olson, Vernon G. (Head, 42yrs, bldg. maintenance, valve manuf.), Elizabeth A. (wife, 33yrs, secretary State Univ)
1955 Oakland Tribune	Russell and Dorothy Bilinski (grad students)
1957 Oakland Tribune	2438 – Mrs. Patricia Johnson (San Leandro School Teacher)
March 1975-1982 Permit microfiche records	2436 Haste St. - Church of The Divine Man, Berkeley Psychic Institute (upper floors are parsonage apartments.

RELEVANT HISTORIC CONTEXT

Residential Development and Architecture in Berkeley⁷

Residential development in Berkeley is diverse, the result of over a century of growth. Residences range from Victorian single-family dwellings to post-earthquake shingled boxes, to 1960s multi-story apartment blocks. The earliest residences in Berkeley consisted of scattered country houses constructed in the 1860s and 1870s, isolated from the surrounding communities by distance and poor roads. The situation completely changed in 1876 when the Central Pacific (later the Southern Pacific) Railroad extended a spur line from Oakland along Adeline Street and Shattuck Avenue terminating at Stanford Square (now Shattuck Square and Berkeley Square).

Berkeley’s development as a town and residential area was almost instantaneous, and the Town of Berkeley was incorporated in 1878. That year a developer’s map touted the convenience of travel from Berkeley’s neighborhoods to San Francisco, ostensibly to promote Berkeley as a convenient place of residence for those working in the city: “Only three blocks from the Railroad Station, and within 45 minutes of San Francisco.” By the early 1890s most of the blocks in the downtown residential areas had been divided into various individual lots.

On 18 April 1906 the San Francisco Bay Area was rocked by a strong earthquake. Many buildings in San Francisco were damaged and many more in that city were destroyed by the subsequent fire. San Francisco residents took refuge in nearby cities like Berkeley. About 20,000 San Franciscans became permanent Berkeley residents. The 1906 influx resulted in a corresponding construction and housing boom. Not surprisingly, by the time of the 1911 Sanborn Map, most residential lots in the vicinity of the downtown were filled. Some lots had been further subdivided resulting in more dense residential development. For the first time apartments and buildings with multiple flats were constructed near the downtown. There were other changes in residential construction in Berkeley. In the nineteenth century, residences within the project area all had unique footprints, but the 1911 map shows multiple properties with identical footprints suggesting they may have been built by a

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developer, based on the same design. In addition, setbacks were more standardized. Much of University Avenue remained residential.

In 1920 a comprehensive zoning measure was passed dividing Berkeley into seven types of land-use districts. Class-I districts included single-family dwellings, churches, railroad stations, flats, apartments, tenements, lodgings, hotels, and dormitories. Most of the downtown area was not zoned residential with the exception of the three residential areas. Berkeley continued to grow in the 1920s and by the time of the 1929 Sanborn Map, the population increase was evident in higher density development. The economic pressures of the Depression also caused a change in the density of the residential areas near the downtown and university. Throughout the country during the Depression, many families saw a decrease in income and could no longer afford their houses. The result of these two factors was that many of the large single-family residences in Berkeley were modified to become rooming houses or flats, accommodating multi-family occupancy. On some streets, such as University Avenue and Kittredge Street, which had transitioned from residential to commercial, first-floor storefronts were added in front of residences. In 1940 the 1920 zoning map was updated. Although zoning had not changed, residential density had; by 1950 many residential lots were filled. In addition, many new apartment buildings had been constructed. Similarly, many single-family residences had been divided into multiple units. World War II-era worker housing had been constructed as well.⁸

College Homestead Tract Architectural Styles – Victorian to Craftsman Bungalow⁹

The College Homestead Tract neighborhood is home to examples of architect-designed buildings as well as those built and designed by builders. In the late nineteenth century, some dwellings in the area were designed by architects while others might have resulted from pattern book designs as was common in the period. Local builders such as John Albert Marshall a prominent Berkeley contractor and developer, or builder Benjamin F. Whitton constructed homes or flats. For example, Marshall constructed a group of revival style buildings in the 2500 block of Haste Street that were demolished in the 1960s (the site of the future People’s Park).¹⁰

Residential building types in the College Homestead Tract are diverse with large single-family residences, apartment buildings, small cottages, duplexes, and flats. Within each of these building types there are representative examples of most major residential architectural styles popular between 1880 and the present. The area has Victorian era (Queen Anne, Stick, Eastlake, and Folk Victorian) and Classical Revival houses and also a number of Shingle Style, Colonial Revival, and Spanish Revival, Arts and Crafts, and Craftsman Bungalow style houses, as well architecture from the mid-century to the present.

Colonial Revival¹¹ -

The Berkeley Architectural Heritage Association Historic Resources Inventory form authored by Betty Marvin identifies 2436-2440 Haste Street as a Colonial Revival triplex. According to Virginia Savage McAlester’s *A Field Guide to American Houses*, the Colonial Revival style is part of the Eclectic building type and spans the years 1880-1955. A small subset of Colonial Revival buildings exhibits asymmetrical examples of free-form houses that resemble the free Classic Queen Anne

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style. The subject property is most closely associated with this more asymmetrical type and includes multiple references to the Queen Anne style in its assortment of decorative applications. In general, the Colonial Revival style identifying features are a prominent front door, with some type of decorative crown, and entry porch columns. Doors often have overhead fanlights or sidelights, and fenestration is usually double-hung with some multi-lite glazing in one or both sashes and windows are frequently in adjacent pairs. The Queen Anne often uses wall surfaces as primary decorative elements which includes using bays, towers, overhangs and wall projects to avoid plain flat walls and interspersing wall materials to enliven the walls. Decorative gable detailing is common, and porches are placed as an embellishment. Spindle work is typical in a Queen Anne building as well as steeply pitched roofs of irregular shape, cutaway bay windows and patterned shingles.

The subject property at 2436-2442 Haster Street was designed by Thomas D. Newsom as a three story, three flat, residential building. The decoration varies per floor and the building combines a spectrum of decorative patterns, columns and brackets. The roof projects, with a slight bellcast, and features wide overhanging eaves marked by heavy elongated dentil/brackets. The gable end has highly decorative floral designs. This free-ranging fanciful architectural application is found in other buildings designed by the Newsom family of architects. In particular, Thomas' brothers Samuel and Joseph Cather (Newsom & Newsom) are the most well-known and specifically for the most elaborate Queen Anne building in the United States, the Carson Mansion in Eureka, California.

2436-2442 Haste Street Architect - Thomas Dean Newsom¹²

Thomas Dean Newsom (1855-1912) was born in Canada and moved to Oakland, along with his parents and siblings, soon after his birth. He lived and worked in Oakland throughout his life. Although his brothers Samuel and Joseph Cather were principles of the successful firm Newsom & Newsom, Thomas had his own office in Oakland (c.1888-1906) and was then joined by his son Merrill L. Newson to create T.D. Newsom and Son. Thomas died in 1912. According to the *Architectural Records in the San Francisco Bay Area* the Newsom family had at least six practicing architects and their projects overlapped quite a bit such that no one project is attributed solely to Thomas D. Newsom in the book. However, newspaper records from the period list some of Thomas D. Newsom firm's work. These projects range from houses to apartments, or in some cases apartments over stores. Thomas D. Newsom's architecture appeared to be eclectic in its styles as shown by the subject property on Haste Street. In contrast to the nationally renowned firm Newsom & Newsom, Thomas D. Newsom seems to have been a steady practitioner of architectural projects in the Bay Area and many appear to be derivatives of his brothers' architectural patterns.

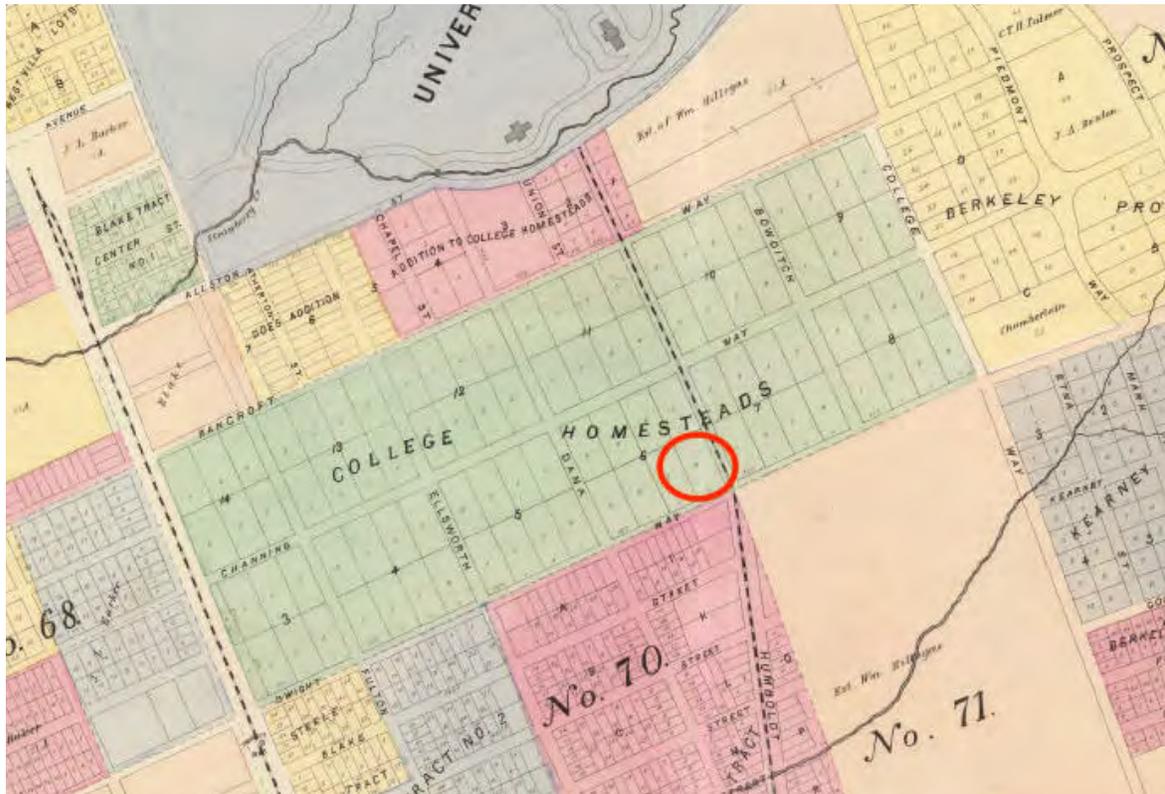
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Historic Maps and Figures



1878 Alameda County tract map; Haste Street does not exist; red circle marks approx. location of subject property, image edited by CTPC (davidrumsey.com)

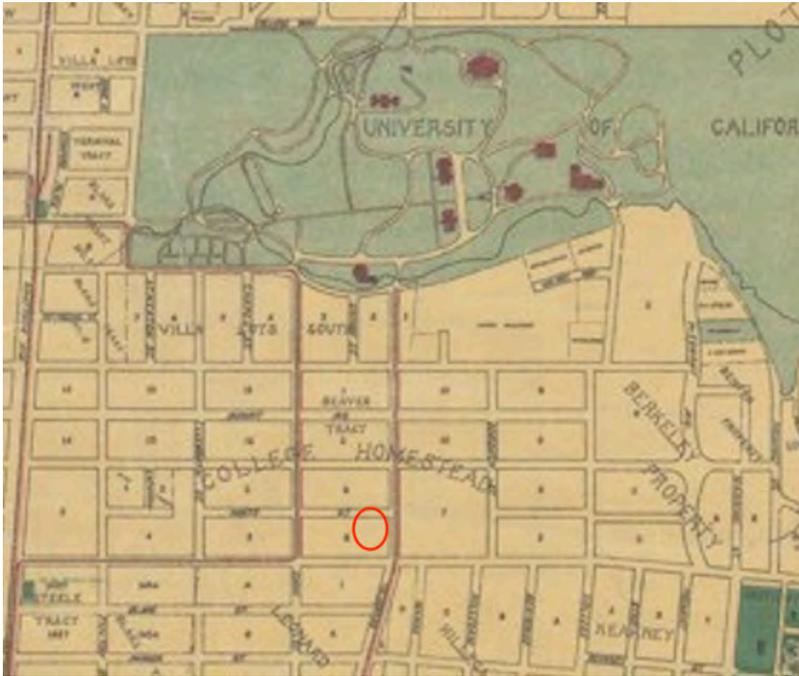
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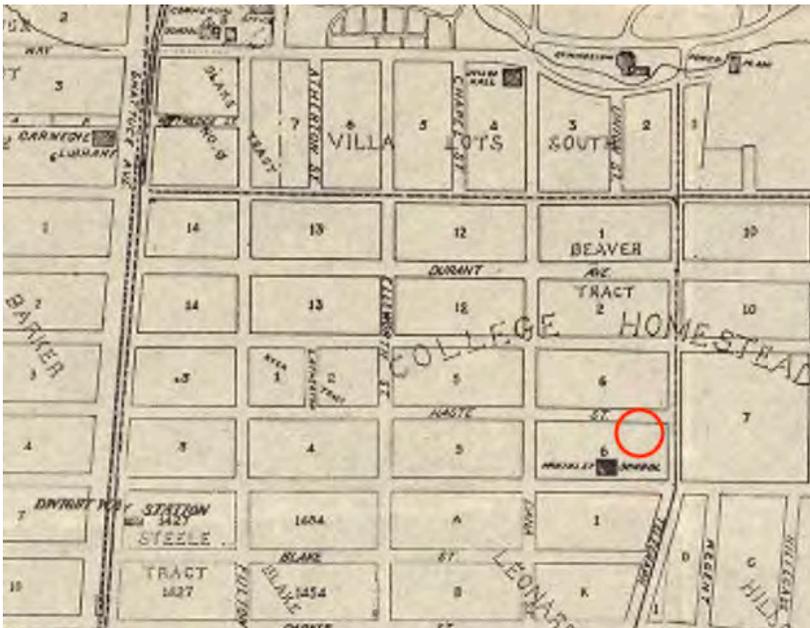
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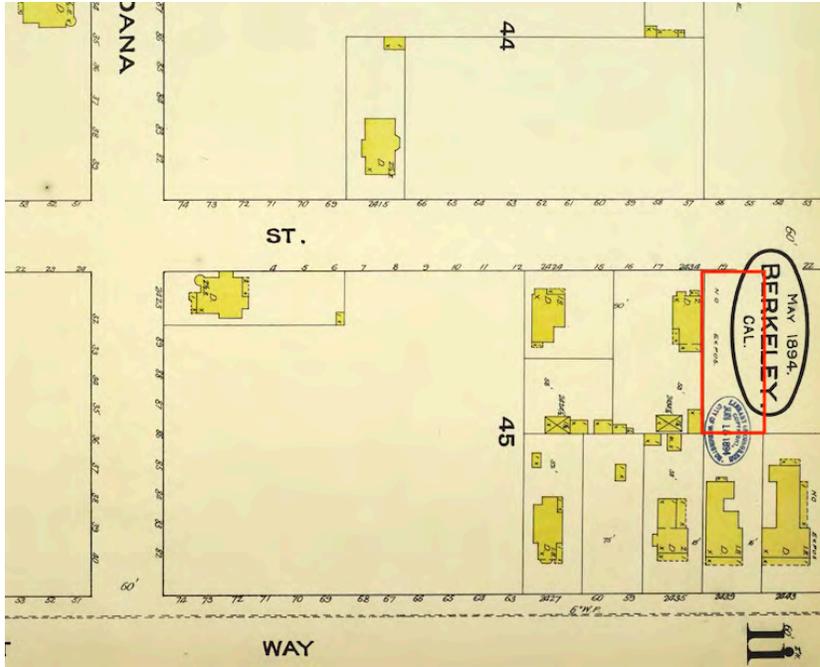


1897 map of Berkeley & Alameda County, Cal, Joseph J. Mason, publisher; Haste Street is present, red circle marks approx. location of subject property, image edited by CTPC (City of Berkeley, History Room, online collection)

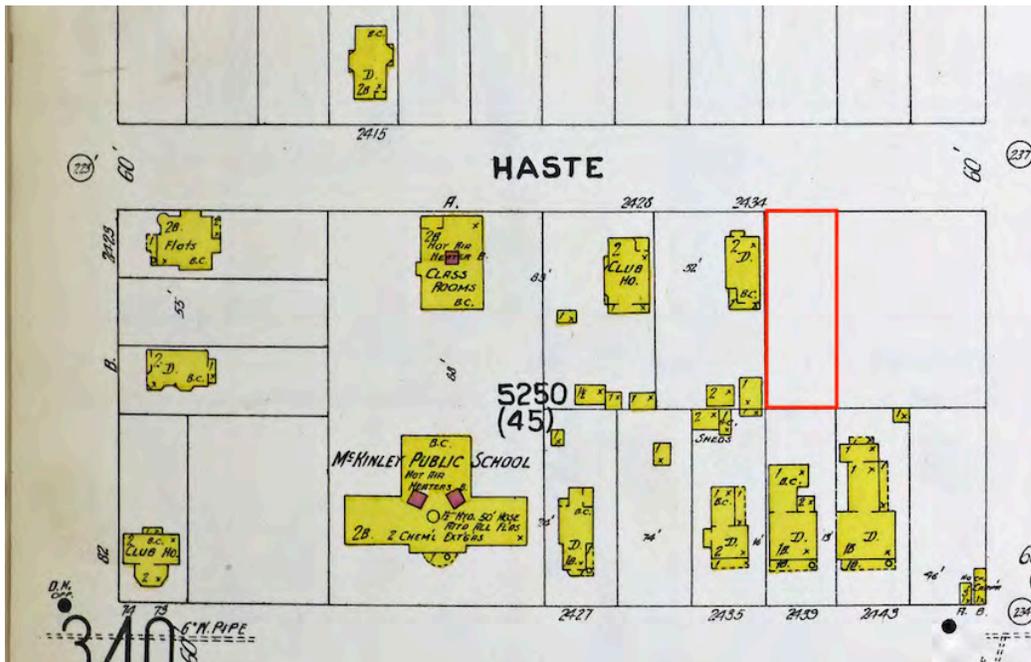


1904 map of Berkeley, W.R. Ellis, publisher; year 2436-2442 Haste Street constructed, McKinley School highlighted, red circle marks approx. location of subject property, image edited by CTPC (davidrumsey.com)

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1894 Sanborn Fire Insurance Company map, Berkeley, sht 14, edit by CTPC (SFPL.org)



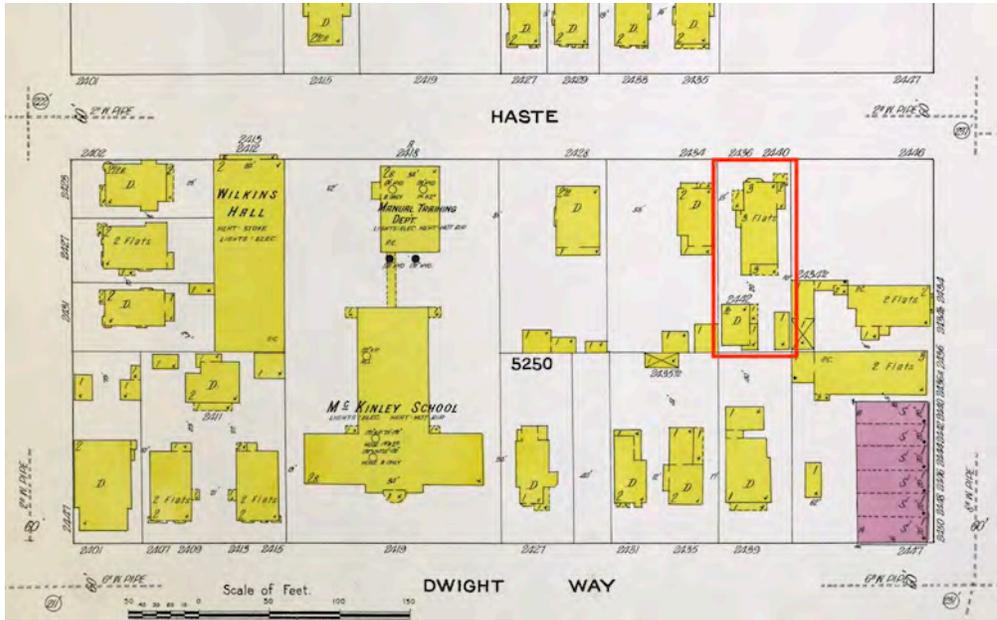
1903 Sanborn Fire Insurance Company map, Berkeley, Vol 4, sht 375, edit by CTPC (SFPL.org)

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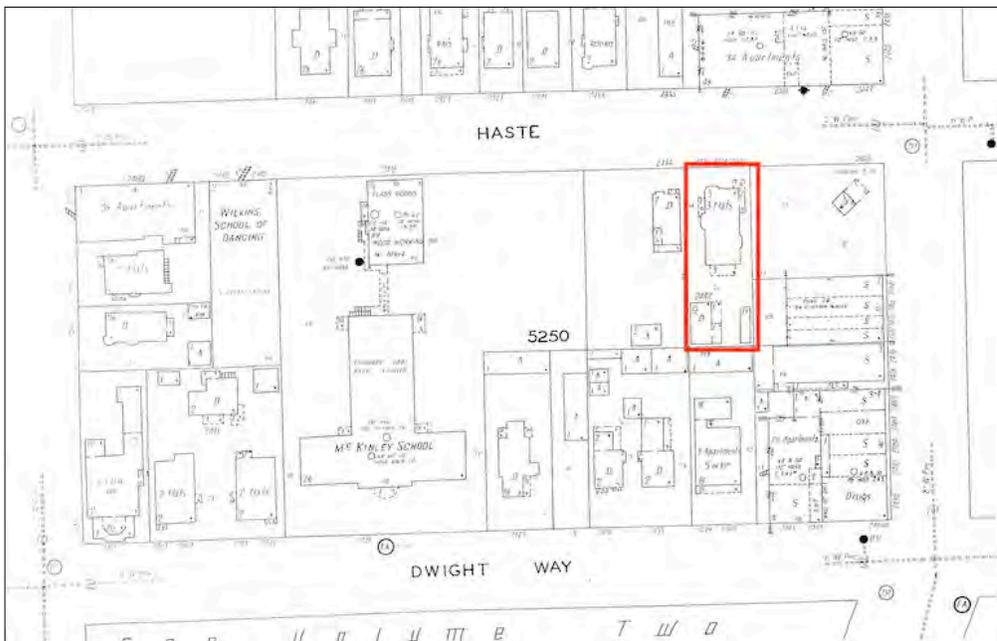
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1911 Sanborn Fire Insurance Company map, Berkeley, Vol 3, sht 104, edit by CTPC (SFPL.org)



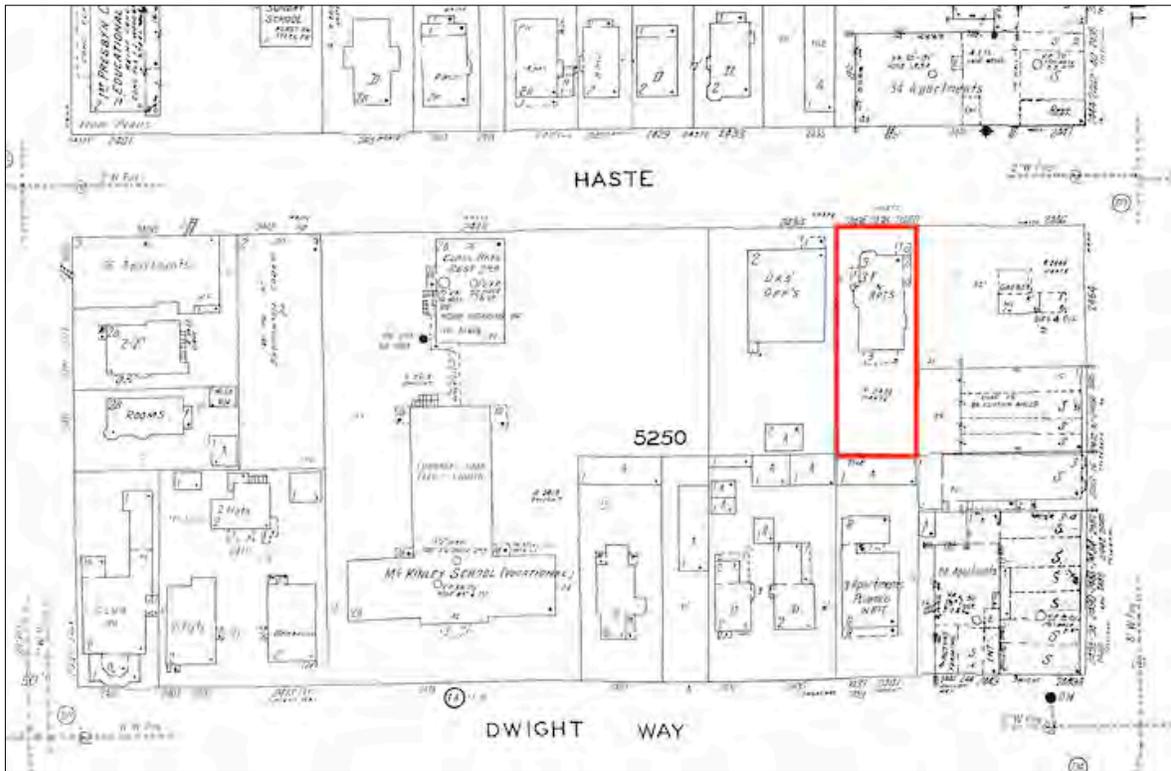
1929 Sanborn Fire Insurance Company map, Berkeley, Vol 1, sht 84, edit by CTPC (SFPL.org)

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1950 Sanborn Fire Insurance Company map, Berkeley Volume 2, map 142; red frame marks location of subject property (San Francisco Public Library)

PAST HISTORIC RESOURCES EVALUATIONS

- Architectural Resources Group. *City of Berkeley Downtown Survey and Contexts*, August 2007 (2436-2442 Haste Street outside of boundary of this survey)
- Berkeley Architectural Heritage Association. 1977-79 Berkeley Urban Conservation Survey. 2436-40 Haste Street, Betty Marvin, evaluator, 1979.

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CALIFORNIA REGISTER OF HISTORICAL RESOURCES SIGNIFICANCE CRITERIA

The California Register of Historical Resources (CRHR) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through a number of methods. State Historical Landmarks and National Register of Historic Places (NRHP)-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens.

The evaluative criteria used by the CRHR for determining eligibility are closely based on those developed by the National Park Service for the NRHP. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1:

It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2:

It is associated with the lives of persons important in our past.

Criterion 3:

It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4:

It has yielded, or may be likely to yield, information important in history or prehistory.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess certain aspects of integrity, which are defined in the following manner in *National Register Bulletin 15*:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;

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- 5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- 6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
- 7. Association – the direct link between an important historic event or person and a historic property.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

CITY OF BERKELEY LANDMARKS, HISTORIC DISTRICTS, AND STRUCTURES OF MERIT DESIGNATION CRITERIA

The City of Berkeley Landmarks Preservation Commission (LPC) is responsible for the preservation and protection of Berkeley's cultural and historic landmarks. The LPC is also responsible for making discretionary decisions for alterations to cultural and historic landmarks.

A. City of Berkeley Landmarks and Historic Districts

General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

- 1. Architectural merit:
 - a. Property that is the first, last, only or most significant architectural property of its type in the region;
 - b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
 - c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.
- 2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;
- 3. Educational value: Structures worth preserving for their usefulness as an educational force;
- 4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;
- 5. Any property which is listed on the National Register described in Section 470A of Title [16](#) of the United States Code.

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B. City of Berkeley Structures of Merit

General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.
2. Specific criteria include, but are not limited to one or more of the following:
 - a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
 - b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
 - c. The structure is a good example of architectural design.
 - d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985: Ord. 4694-NS § 3.1, 1974)

CRHR SIGNIFICANCE EVALUATION – 2436-2442 Haste Street

CRHR Criterion 1

The property at 2436-2442 Haste Street does not appear to be associated with events or patterns important to local, state, or national history. While 2436-2442 Haste Street, was constructed as a rental property in 1904 in conjunction with the development of the College Homestead Association Tract, this alone does not elevate this property to the level of significance required for individual eligibility under CRHR Criterion 1.

CRHR Criterion 2

The property at 2436-2442 Haste Street does not appear to be associated with significant individuals, organizations, or businesses. Constructed as a rental property, the dwelling has housed many tenants over time. While the George Hutchinson developed the triplex to generate income, he does not appear to have any major role in the City of Berkeley, California or Nationally. Nor do any later owners of 2436-2442 Haste Street. Therefore, the property located at 2436-2442 Haste Street does not appear to possess the significance required for individual eligibility under CRHR Criterion 2.

CRHR Criterion 3

2436-2442 Haste Street was designed by Thomas D. Newsom, a member of the Newsom family of architects. Unlike his brothers Samuel and John Cather Newsom of the firm Newsom & Newsom, Thomas' work as a solo practitioner or in partnership with his son was not deemed worthy of recognition. Thomas did at times work with his brothers on projects. The former triplex at 2436-2442 Haste is derivative of the Newsom & Newsom work and is not representative of a unique or distinctive architectural design, nor is it the work of a master architect or builder. Since its construction in 1904 the original triplex was converted to multiple apartment units, but the exterior appearance remains mostly intact. The

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residential building is not an excellent example of any particular style of architecture and is essentially a pastiche of Colonial Revival and Victorian architecture. 2436-2442 Haste Street does not appear to possess the significance required for individual eligibility under CRHR Criterion 3.

CRHR Criterion 4

Eligibility evaluation under Criterion 4 is beyond the scope of this report.

Integrity

An integrity evaluation is not required for properties that do not possess significance under the CRHR criteria.

City of Berkeley Landmark, Historic District, and Structure of Merit Evaluation

A. City of Berkeley Landmarks and Historic Districts

2436-2442 Haste Street, a former triplex located in the College Homestead Tract of Berkeley, was one of numerous buildings designed and constructed for income purposes by the property owners. The building is not the first, last, only or most significant architectural property of its type in the region, nor is it a prototype of or an outstanding example of its period, style, architectural movement or construction, or a notable work by a master builder. The City of Berkeley has an unusually rich collection of architecture due to its popularity with creative people and patrons of the arts. Amongst its collection of architectural examples, 2436-2440 Haste Street does not rise to the level of exhibiting exceptional values. Even within the family of the Newsom architects, Thomas D. Newsom's work never rose to the prominence of the those designed by his brothers in their firm Newsom & Newsom. 2436-2442 Haste Street does not qualify as a building that has value culturally, educationally or historically; nor is it listed on the National Register.

B. City of Berkeley Structures of Merit

2436-2442 Haste Street is located close to Telegraph Avenue in an area of mid-rise, mixed-use buildings. The adjacent lot on Telegraph Avenue is a concrete bookstore and shops, and the remainder of the block to the west is contains a large, shingled Co-Op complex called the Rochdale Village Apartments, formerly the site of the McKinley Public School, Wilkins Dance Hall, and a multi-unit apartment building. The north side of Haste Street is a combination of contemporary multi-unit residential buildings, a single-family home, and a large church complex. The McKinley Public School Annex building, a Berkeley Structure of Merit, was moved in 2006 to the rear of a lot on the north side of Haste Street, and buildings added at the street frontage. The integrity of the Haste Street is greatly diminished since the construction of the subject property. As such, 2436-2442 Haste Street does not rise to the level of importance individually, or in relation to any Structures of Merit in the vicinity, and does not have historical significance to the City of Berkeley or its context.

Conclusion

As noted in the CRHR evaluation and in the City of Berkeley designation criteria, the property at 2436-2442 Haste Street does not appear to be associated with events or patterns important to Berkeley history. It does not appear to be associated with significant individuals, organizations, or businesses. The buildings are not representative of a unique or distinctive architectural design, nor are they the work of a master architect or builder. The buildings on this parcel do not meet the City of Berkeley criteria for either a Landmark or Structure of Merit.

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Site Photographs



2436-2442 Haste Street, view looking southeast from Haste Street, December 2022 (CTPC)



2436-2442 Haste Street, Haste Street elevation, December 2022 (CTPC)

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Primary #
HRI #

Trinomial #

*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA



2436-2442 Haste Street, west elevation, December 2022 (CTPC)



2436-2442 Haste Street, south elevation, December 2022 (CTPC)

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CONTINUATION SHEET

Primary #
HRI #

Trinomial #

*Resource Name or #: 2436-2442 Haste Street, Berkeley, CA



2436-2442 Haste Street, partial east elevation, December 2022 (CTPC)



2436-2442 Haste Street, historic view pre-1948, rear bldg 2442 Haste prior to demolition in 1948 (BAHA, Donogh files)

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B12. REFERENCES (CONTINUED)

METHODOLOGY

This Historic Resource Evaluation (HRE) was prepared by Connor Ishiguro Turnbull, Connor Turnbull Preservation Consulting at the request H & L Homes Inc., owner of 2436-2442 Haste Street. Connor Ishiguro Turnbull qualifies under the Secretary of the Interior's Professional Qualification Standards (Code of Federal Regulations, 36 CFR Part 61).

Connor Turnbull, Preservation Consulting conducted a site visit at the subject property in December 2022 and photographed the property and surrounding area. After the site visit, research on the building included collecting information from the following archives and data repositories: Berkeley Architectural Heritage Association (BAHA), City of Berkeley Permit Service Center, Berkeley Public Library, San Francisco Public Library, Ancestry.com, Newspapers.com, and California Digital Newspaper Collection. BAHA has in its archives forms from earlier (1970s) survey efforts, which made a trip to the California Historical Resources Information System (CHRIS) Information Center unnecessary for this project.

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ENDNOTES

¹ Cerny, Susan Dinkelspiel. *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994); College Homestead Association Tract files from the Berkeley Architectural Heritage Association.

² Charles Wollenberg, *Berkeley: A City in History* (Berkeley: University of California Press, 2008).

³ Cerny, p.179,

⁴ Berkeley Architectural Heritage Association files, Historic Resources Inventory Form for 2436-2440 Haste Street, authored by Betty Marvin for BAHA.

⁵ 1906 City Directory, retrieved from ancestry.com

⁶ *Berkeley Gazette*, various real estate advertisements, 1905-1906, retrieved from newspapers.com

⁷ This section is excerpted from Architectural Resources Group, "City of Berkeley Downtown Survey and Contexts: Downtown Berkeley Historic Resources Reconnaissance Survey", August 2007, pp. 45-58. See endnotes in that report for citations.

⁸ This historical context is excerpted from "2020 Dwight Way DPR", Prepared by Bridget Maley, architecture+history, LLC and Shayne Watson, June 2020.

⁹ This section is excerpted from Architectural Resources Group, *City of Berkeley Downtown Survey and Contexts: Downtown Berkeley Historic Resources Reconnaissance Survey*, August 2007, pp. 45-58. See endnotes in that report for citations.

¹⁰ Thompson, Daniella. "Before People's Park: Part 3." April 21, 2019. Retrieved from http://berkeleyheritage.com/essays/before_people%E2%80%99s_park3.html

¹¹ Berkeley Architectural Heritage Association files, Historic Resources Inventory Form for 2436-2440 Haste Street, authored by Betty Marvin for BAHA; The Colonial Revival and Queen Anne descriptions are excerpted from McAlester, Virginia Savage. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2019), pp.345-370 (Queen Anne) and pp.408-432 (Colonial Revival)

¹² Pacific Coast Architecture Database (PCAD). Entry on Thomas Dean Newsom. Retrieved from <https://pcad.lib.washington.edu/person/6197/>