



Office of the City Manager

INFORMATION CALENDAR
October 15, 2024

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: LPO NOD: 2436-2442 Haste Street, #LMIN2024-0002

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.160, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has designated the subject property as a Structure of Merit. This action is subject to a 15-day appeal period that began on October 1, 2024.

BACKGROUND

BMC/LPO Section 3.24.190 allows the Council to review any action of the Commission in granting or denying Landmark, Structure of Merit, or Historic District status. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by October 15, 2024. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the preservation, rehabilitation and adaptive re-use of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development Department, 510-981-7413

Allison Riemer, AICP, Associate Planner, Planning and Development, 510-981-7433

Attachments:

1: Notice of Decision – 2436-2442 Haste Street, #LMIN2024-0002



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

N o t i c e o f D e c i s i o n

DATE OF BOARD DECISION: September 5, 2024
DATE NOTICE MAILED: September 30, 2024
APPEAL PERIOD EXPIRATION: October 15, 2024
EFFECTIVE DATE (Barring Appeal or Certification): October 16, 2024¹

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 multi-family building completed in 1904 (APN: 055-1881-01800)

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

- **Structure of Merit designation**

Applicant: Petition of 51 Berkeley Residents
 Anthony Bruce, application author
 Berkeley Architectural Heritage Association
 P.O. Box 1137
 Berkeley, CA 94701

Property Owner: 2442 Haste Street LLC
 3483 Ironwood Drive
 San Ramon, CA 94582

ZONING DISTRICT: Telegraph Avenue Commercial District (C-T)

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

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

The application materials for this project is available online at:

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

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

COMMISSION VOTE: 7-0-0-1 (note: one vacancy)

YES: ENCHILL, FINACOM, LEUSCHNER, MONTGOMERY, ORBUCH, PLESE, SCHWARTZ

NO: NONE

ABSTAIN: NONE

ABSENT: CRANDALL

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

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

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

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- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

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constitutes a “taking” as set forth above.

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

PUBLIC COMMENT:

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

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

- 1. Findings for Approval
- 2. Application Materials



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Application Author: Anthony Bruce, Berkeley Architectural Heritage Association, P.O. Box 1137, Berkeley, 94701
Property Owner: 2442 Haste Street LLC, 3483 Ironwood Dr, San Ramon, 94582
Interested Parties: Connie Hee via conniehee@hotmail.com; Eddy Li via eddyligold@gmail.com; Buddy Williams via buddy@studiokda.com; Jason Andre via jason@studiokda.com

Attachment 1, Part 2

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

Structure of Merit 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 (BMC) Section 3.24.110(B)(2)(c) of the Landmarks Preservation Ordinance, the Landmarks Preservation Commission finds that the subject main building meets the designation criterion for Structure of Merit because it is an example of good design as an intact Colonial Revival and Classic Box style building. It 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.
3. Pursuant to BMC Section 3.24.110.B(2)(a), the Commission also finds that the Hutchinson Flats building meets the designation criterion for Structure of Merit because it is contemporary in age with the Landmark McKinley School located at 2419 Haste Street. The two buildings are contemporary in age as the McKinley School was constructed in 1906, and the Hutchinson Flats building was constructed in 1904.
4. Pursuant to BMC Section 3.24.110.B(2)(b), the Commission further finds that the Hutchinson Flats building meets the designation criterion for Structure of Merit because it is compatible in style with the nearby Structures of Merit Lucinda Reames Houses located

at 2503 and 2509 Regent Street. The three buildings are compatible in style as all are of the Colonial Revival style.

FEATURES TO BE PRESERVED

1. This City Structure of Merit 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
 - Original windows (if any)
 - 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

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.



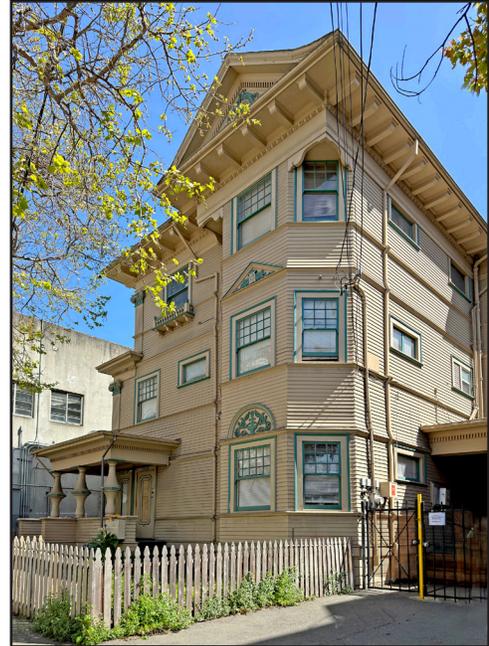
Fig. 17 The Kappa Sigma House designed by Thomas D. Newsom for Demetrius Satoff in 1901. It stood at 1739 Euclid Avenue until destroyed in the 1923 Berkeley Fire. Britton & Rey postcard, Anthony Bruce Collection.

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

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 Blg. 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. 1930
 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.
 Feb. 22, 1979

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

(34) (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 3 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 \$ 5,000.00

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 T. D. Newcomb

Address Oakland

Subscribed and sworn to before me

Nov. 18-04
C. M. 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. M. Merrill
Town Clerk

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



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 DRENNISTER</u> Please Print	Address: <u>2601 MATTHEWS ST.</u>	City: <u>BERKELEY</u>	Zip: <u>94702</u>
	Signature: <u>Sheryl</u>			

Date: May 2024

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

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.

6	Name: <u>Jane Peterson</u> Please Print	Address: <u>San Diego Road</u>	City: <u>Berkeley</u>	Zip: <u>94709</u>
	Signature: <u>[Signature]</u>			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: <u>[Signature]</u>			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: <u>[Signature]</u>			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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Street Address(es) of Property:	2442 Haste St.

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16

Name: Lisa Bruce
Please Print

Address: 3027 Claremont Ave. City: Berkeley Zip: 94705

Signature: Lisa Bruce Date: 6-2-24

17

Name: Joseph Garrett
Please Print

Address: 2820 Derby Street City: Berkeley Zip: 94705

Signature: Joseph J. Garrett Date: 6/06/24

18

Name: CANDICE L. SCHOTT
Please Print

Address: 1420 KAINS AVE City: BERKELEY Zip: 94702

Signature: De Schott Date: 6/6/24

19

Name: SARAH WIKANDER
Please Print

Address: 11 HILLSIDE COURT City: BERKELEY, CA Zip: 94704

Signature: Sarah Wikander Date: 6/7/24

20

Name: Julian Hodges
Please Print

Address: 3027 Claremont Ave City: Berkeley Zip: 94705

Signature: Julian Hodges Date: 6-9-24

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

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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 MARINA</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 Mc Cord</u> Please Print	Address: <u>69 Domingo Av.</u>	City: <u>Berk.</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>6/22/24</u>

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

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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>Jerothy 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>

Name of Property:	Hutchison Flats Bldg.
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31
 Name: Davis Baltz
Please Print
 Address: 3000 Claremont Ave. # 1 City: Berkeley CA Zip: 94705
 Signature: Dan Baltz Date: 6/23/24

32
 Name: Kelly Janner
Please Print
 Address: 2807 oak knoll City: Berkeley Zip: 94705
 Signature: [Signature] Date: 6/23/24

33
 Name: Edmund + Brown
Please Print
 Address: 2736 Derby City: Berkeley Zip: 94705
 Signature: [Signature] Date: 6/23/24

34
 Name: Christine Hoffman
Please Print
 Address: 2815 Russell St. City: Berkeley Zip: 94705
 Signature: [Signature] Date: 6/23/24

35
 Name: Peter August
Please Print
 Address: 3144 Claremont City: Berkeley Zip: 94705
 Signature: [Signature] Date: 6/23/24

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

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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>

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

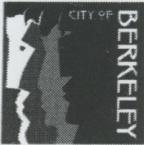
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41	Name: <u>malcolm n scotchlen</u> Please Print	Address: <u>2230 Blake st</u>	City: <u>Berk</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>			Date: <u>6/8/24</u>
42	Name: <u>Seumas Mulcahy</u> Please Print	Address: <u>2222 Parker</u>	City: <u>Berkeley</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>BERKESLEY</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>

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

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46	Name: <u>Marianne Sluis</u> Please Print	Address: <u>2139 Derby St</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Marianne 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 Miller</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 Heay</u> Please Print	Address: <u>1085 Spruce St</u>	City: <u>Berk</u>	Zip: <u>94707</u>
	Signature: <u>Phil Heay</u>			Date: <u>6-20-2024</u>



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.

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>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: _____		

