



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 ADVISORY COMMENTS
NOVEMBER 7, 2024

2201-2205 Blake Street – The Bartlett Houses

Structural Alteration Permit #LMSAP2024-0004 to restore the single-family use of the Bartlett House originally constructed in 1877 (no change to the 1892 House); to relocate the historic stable structure and convert it to residential use; and to construct a new, three-story residential building at the rear of the subject City Landmark property.

I. Application Basics

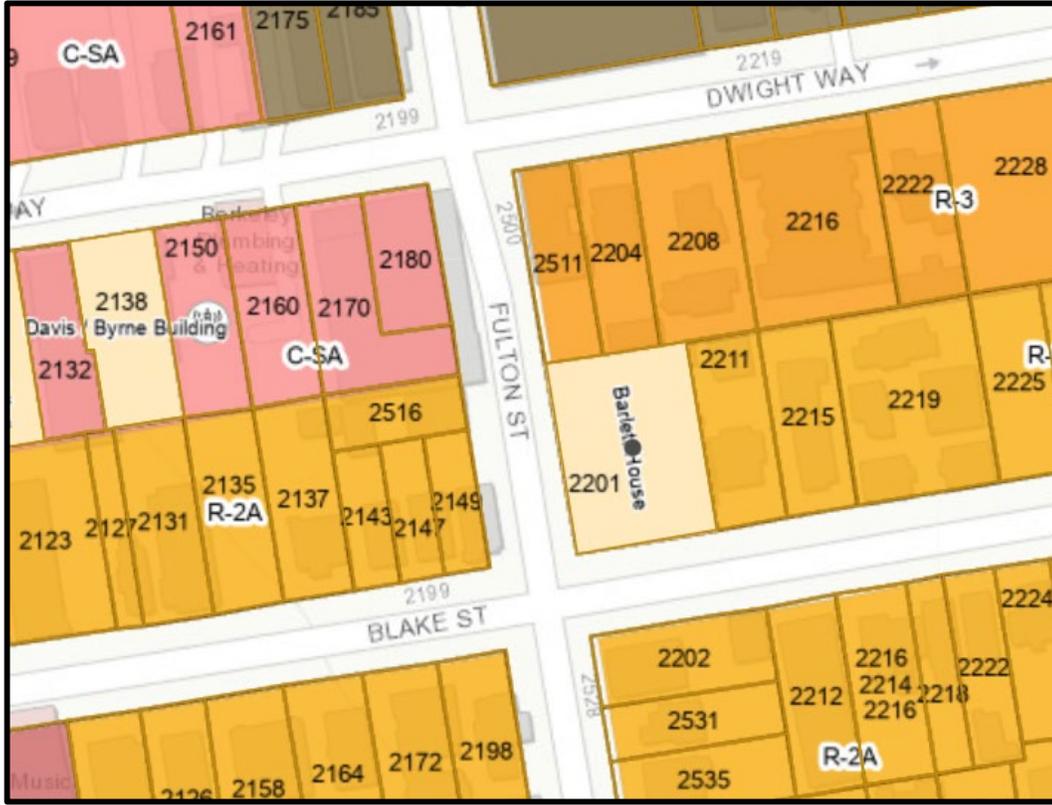
A. **CEQA Determination:** Pending

B. **Parties Involved:**

- Applicant Hannah Micallef, Architect, Studio KDA
1810 Sixth Street
Berkeley, CA 94710
- Owner Nathan George
9101 Burning Tree R.
Bethesda, MD 20817

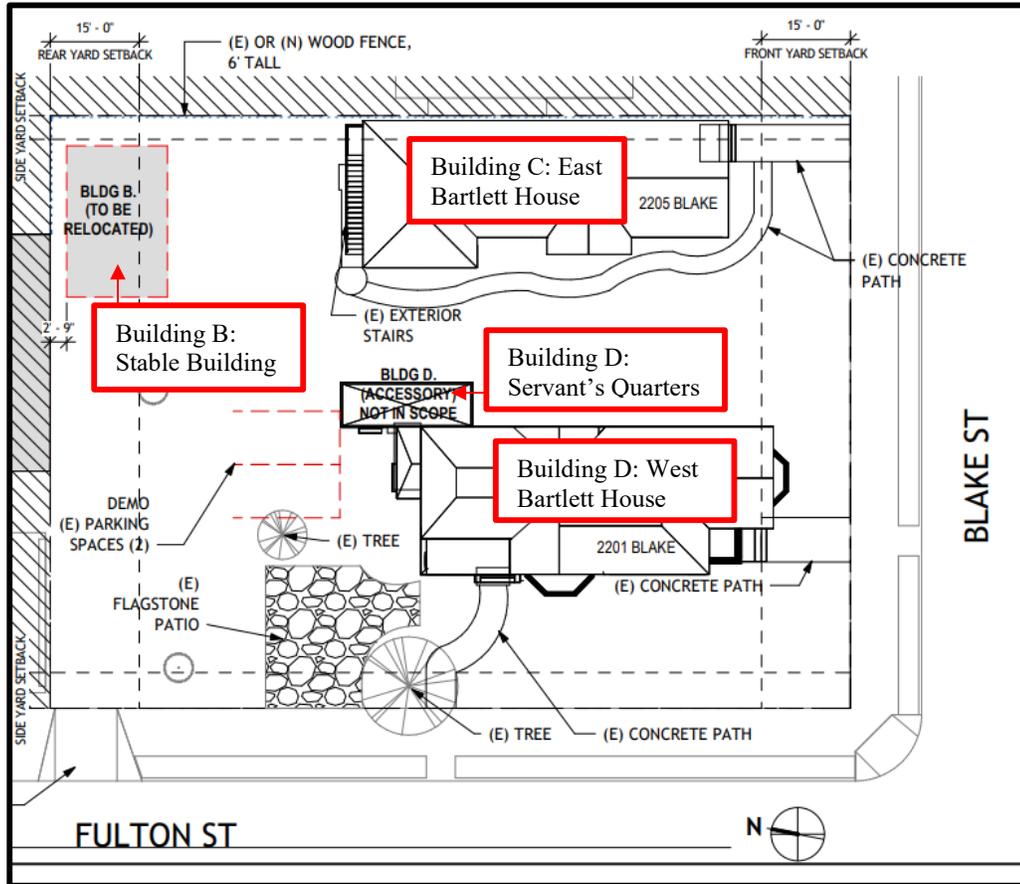
C. **Recommendation:** Provide advisory design comments.

Figure 1: Vicinity Map highlighting City Landmark sites



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

Figure 2: Existing Site Plan (Attachment 1 - Project Plans, Sheet A-1)



II. Background

The project site is located at the northeast corner of Blake Street and Fulton Street in the R-2A (Restricted Multi-Family Residential District) Zoning District.

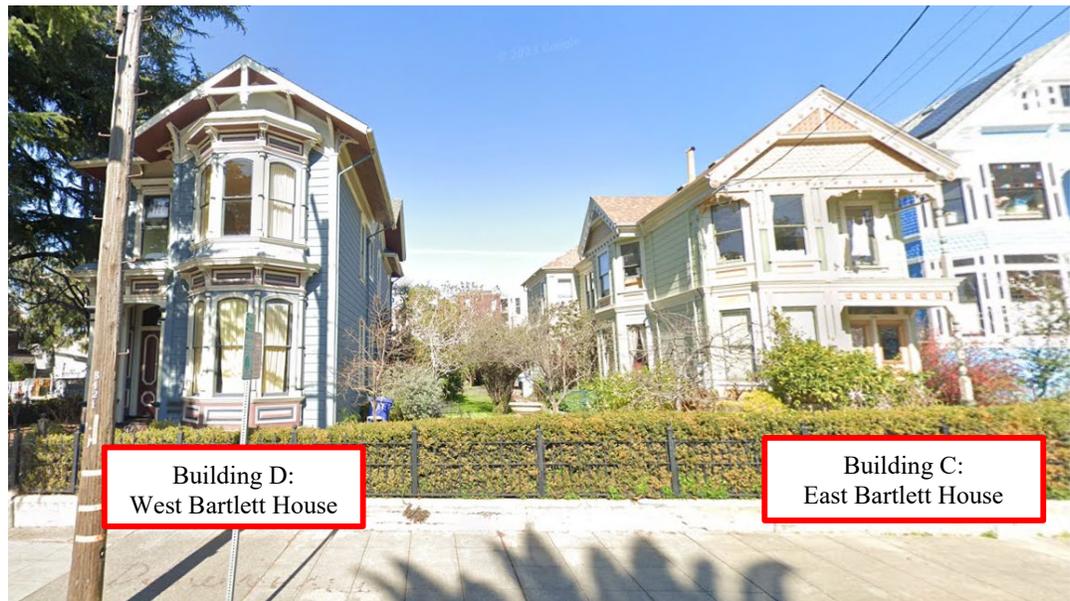
The site is home to the Bartlett Houses, two homes that were constructed by Alfred Bartlett of the Berkeley Land and Building Company, a prominent figure in the development of Berkeley in the early years of its incorporation. The primary landmarked structure (Building D, West Bartlett House) was built in 1877 in the Victorian Italianate style and is situated at the southwest corner of the parcel. The secondary landmarked structure (Building C, East Bartlett House) was constructed in 1892 in the Queen Anne style and is located at the southeast side of the parcel.

Figure 3: Table of Historic Structures

Address	Building ID in plan set	Year Constructed	Style	Location on the parcel
2201 Blake (includes attached servant's quarters)	Building D	1877	Victorian	West
2205/ 2207 Blake	Building C	1892	Queen Anne	East
Stable Building	Building B	unknown	N/A	North

The parcel also features two of the oldest remaining accessory structures in Berkeley, the servant's quarter and the stable building. The servant's quarter is documented as a part of the West Bartlett House. The stable building is detached and located at the northeast corner of the property.

Figure 4: Site Photo, South (Blake) Facades, 2201 Blake (left) and 2205 Blake (right) (Google Maps)



Character defining features for the project noted in the Landmarks Preservation Commission's recorded designation include:

- V-rustic wood siding;
- Hipped roof form with flattened top;
- Broad, projecting eaves;
- Projecting gable-roofed wings and the south and west sides;
- Moldings in the gable;
- Gable porthole windows;

- Curved brackets under the eaves;
- Delicate fretwork with pendant ornaments at the peaks of the gables;
- Long, narrow one-over-one double hung wood sash windows;
- Two-story slanted bay on the south (front) façade;
- One-story slanted bay on the west facade;
- Raised and beveled panels in the entablature above the bays and below the windows of the bays;
- The hoods above the bays and the molding underneath the hoods;
- Slender colonettes on the sides of the windows in the bays;
- The segmented top arches of the windows in the bays and on the lower floor of the east facade;
- Hoods supported by brackets on remaining windows;
- The front porch with its truncated, curved hipped roof;
- The one freestanding and two engaged porch columns with Tuscan-like capitals;
- The two shallow arches between the porch columns;
- The low porch railing with its beveled scrollwork;
- And the arch-topped transom windows above the front and side doors; and

Further contributing elements included the two accessory structures, the servant's quarters and the stable building, with the following features:

- V-rustic wood siding on both buildings;
- Double-hung wood sash windows on the servant's quarters.

Chapter 3.24 of the Berkeley Municipal Code (BMC) mandates that the Landmarks Preservation Commission review any exterior modification to a Landmark structure or property which requires City permits and then grant a Structural Alteration Permit (SAP) for such work.

Permit History

On December 5, 2005 the Landmarks Preservation Commission designated the Bartlett Houses a City of Berkeley Landmark site. The West Bartlett House (2201 Blake) with virtually no exterior alterations, was found to be an outstanding representation of a Victorian Italianate residence. The East Bartlett House (2205 Blake) was found to represent the thriving years of the early 1890's. Both houses were found worth preserving for the exceptional value they add as pristine examples of Victorian Berkeley and the development of the Blake tract during the early years of Berkeley's incorporation.

A Structural Alteration Permit (SAP) application was approved for this property in September of 2013 by the Landmarks Preservation Commission with a similar scope. That approval included a condition to "simplify the design of new construction, to avoiding replication of landmarked elements". The Landmark Preservation Commission's decision to approve the application was appealed to

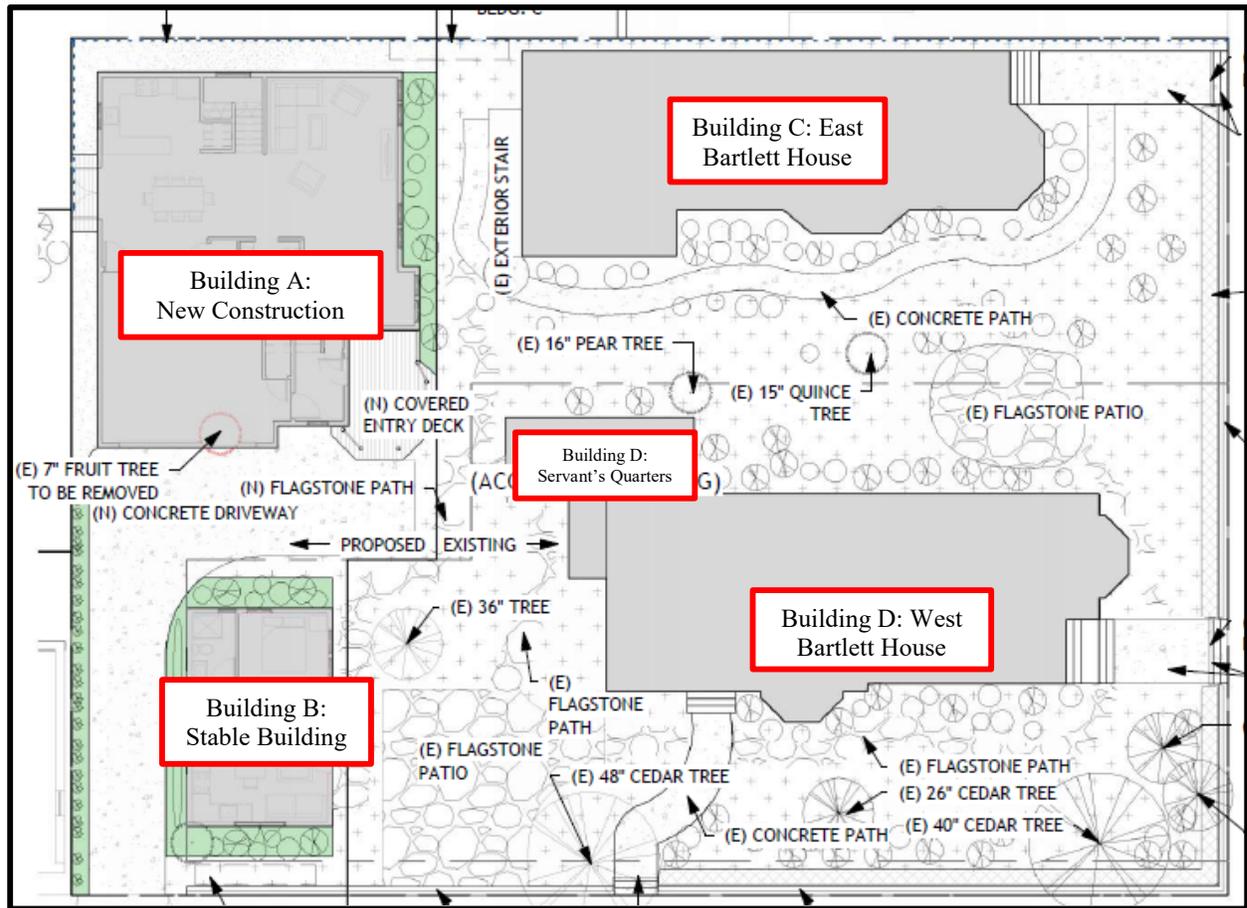
City Council in October of 2013, where the Council voted to uphold the decision. The Use Permit associated with that application was denied in 2014, however, and the project did not move forward.

Current Proposal

On May 23, 2024, a new Structural Alterations Permit (SAP) application was submitted in conjunction with a Use Permit for the relocation of the existing accessory structure and the construction of three-story duplex at the rear of this Landmarked site.

The applicant is applying for a Use Permit under the Housing Crisis Act, Senate Bill (SB) 330, which allows for expedited review of housing development proposals and limits the number of hearing the City may hold during its review. The SB330 application is still under review and is not yet deemed complete. In addition to the construction of a new duplex on the site, the proposal would create an additional dwelling unit in the stable building once relocated and subdivide the lot to create two new lots – one lot with the West Bartlett Home and the relocated stable building and second lot with the East Bartlett Home and the new duplex.

Figure 5: Proposed Site Plan (Attachment 1 - Project Plans, Sheet A-1.4)



III. Project Description

This Structural Alteration Permit application would permit the construction of a new three-story duplex at the northeast corner of the site, and the relocation of the stable building to the northwest corner of the site. Some exterior improvements are proposed to the stable building.

Figure 6: Rendering, Proposed West Facade (Attachment 1 - Project Plans, Sheet A-0)



The proposed new three-story structure would include two three-bedroom units and a ground floor garage with space for two vehicles. The simple floor plan is accented by a segmented turret at the southeast corner of the building. A covered porch makes up the ground floor of the turret and serves as the main entry to both units. The porch is supported by columns with wood ball and spindle detailing and a picketed railing. A single-story bay window is proposed at the second floor on the west façade. The building proposes simple trim and casings around the windows throughout the project with more elaborate trim boxes proposed beneath windows in the turret and in the bay window projection. A hip and gable roof tops the structure with a segmented pitched roof proposed over the turret.

Figure 7: Existing Floor Plans, Stable Building (Attachment 1 - Project Plans, Sheets A-1.5-A1.6)

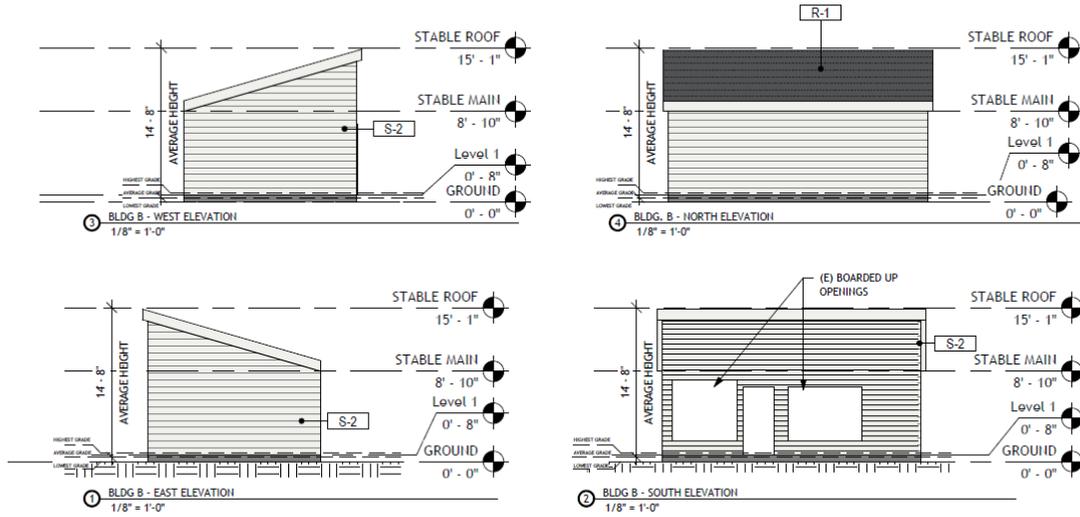
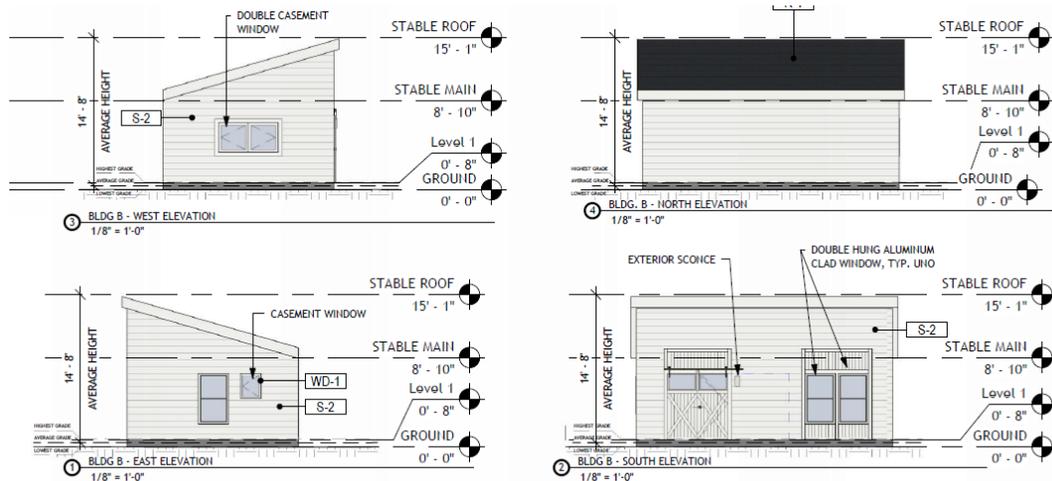


Figure 8: Proposed Floor Plans, Stable Building (Attachment 1 - Project Plans, Sheets A-1.5-A1.6)



The stable building is a simple rectangular structure with a shed roof. There are three existing openings in the building, two windows and a door, all located on the south elevation. The new design would eliminate one of the windows and provide an expanded entry with a new farmhouse door. The remaining window opening would receive new double hung casement windows and would be accented with panel surrounds to match the farmhouse door. New casement windows would be

added on the east and west sides of the structure, and a new sconce light is proposed adjacent to the entry door.

Materials for the stable building would be v-rustic wood siding to match the existing color and materials palette.

A new driveway is proposed along the north side of the property, accessed from Fulton Street. New landscaping is proposed along the new driveway way at the north property line, as well as along the north, east, and west sides of the stable building, and along the south side of the new duplex.

There are no exterior changes proposed for the two historic homes, nor to the mature landscaping immediately east and west of those structures.

IV. Issues and Analysis

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

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

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The Applicant's proposal represents a *Rehabilitation* project because it includes the construction of new building on the same lot as a historic resource in order to expand the residential capacity of this property. For the purpose of this evaluation, staff considers the proposed new building to be an *addition* to this Landmark property.

Below is an analysis of how the proposed project complies with the Secretary of Interior's Standards for Rehabilitation.

SOI Rehab Standard 9(a): *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Analysis: The new construction proposed by this application is located in the rear of the property and is not attached to either of the historic structures, so it will not alter or destroy any historic features or materials. The new building will be visible from both the Blake and Fulton street frontages and will have direct visual connection with both historic structures. For this reason, it will need to be compatible with the design and scale of those buildings, without replicating their features, so as to protect the integrity of the property and its environment. While the proposal would alter the spatial relationships of the site by relocating the stable building and erecting a new main building in the rear of the property, the

two historic homes would remain focal points on the site with their immediate surroundings and landscaping remaining mostly untouched.

SOI Rehab Standard 9(b): *The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Analysis: The SOI Guidelines for rehabilitating historic properties (1995) states that new additions “*should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to void and color.*” (pg. 113). The Guidelines specifically recommends not “*imitating a historic style or period of architecture in a new addition,*” or “*duplicating the exact form, material, style and detailing of the historic building.*”

As designed, the new structure would be differentiated from the historic buildings by incorporating simpler façade details and articulation, however the v-rustic siding material proposed for the new building closely resembles the existing materials used on the historic buildings and there are architectural elements included in the new building design, specifically on the West side, that replicate features found on the historic buildings. The turret at the southwest corner imitates a similar feature that appears on the South façade of the West Bartlett House, while the wood ball and spindle detailing proposed at the covered porch echoes the design of the porches on both Bartlett Houses.

D. Landmarks Preservation Ordinance Review Standards and Criteria (Section 3.24.260.C)

In order to approve a request for an SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. Staff believes the applicant’s proposal would not result in adverse effects for this historic resource as described below, and offers the following findings in accordance with the LPO:

- BMC Section 3.24.260(C)(1): “*For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features...*”

Staff Analysis: The new detached duplex would not adversely affect the exterior architectural features of the landmark as it would be located behind the historic buildings. The historic architecture, as well as the mature landscaping surrounding it, would remain unaltered by this application.

The proposed addition of new windows and doors to the relocated stable building would alter an otherwise intact historic accessory structure, however the SOI Guidelines allow for the addition of windows and doors to support new uses in historic structures, as long as they are “*compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.*” The farmhouse door proposed for the new entry to the structure is a unique feature that is differentiated from the historic buildings, as well as from the design features of the new duplex. The accent treatment proposed for the double hung windows on the South elevation is also a unique feature. These design features achieve the intent of differentiate the new work from the existing historic features, and are compatible with the design of the structure itself, however Staff is concerned that the design does not support a cohesive aesthetic across the site.

- BMC Section 3.24.260(C)(1): “*...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.*”

Staff Analysis: Staff finds that the proposed project could potentially have adverse affects on the special character of the historic parcel due to the new building’s visibility in relation to the two historic structures. The visual connection between the new building and the historic buildings means that they will be viewed as a whole, and must be compatible in their design. The similarity in the materiality and defining design features of the new duplex to features found on the historic structures runs the risk of de-valuing the integrity of this historic site by mimicking the historic quality of the landmarked buildings. For this reason, Staff finds that the proposed design should be improved so that the integrity of the historic structures is preserved and supported by a compatible design for the new duplex

In conclusion, staff finds that the applicant’s proposal for a new residential structure in the rear of the Bartlett Houses would not result in significant or irrevocable adverse effects for this historic resource though the Applicant could improve upon the design of the new building and its lack of architectural differentiation from the historic residences.

IV. Discussion Points

Staff recommends that LPC discuss the appropriateness of the proposed design of the new building and whether improvements could be made to protect the prestige of the historic Bartlett Houses and their distinct architectural styles.

Bearing in mind the previous application's condition of approval to simplify the design of new construction and avoid any replication of landmarked elements, Staff suggests the Commission consider and discuss the following:

- Previous LPC direction to simplify the design
- Overall design of the proposed new construction within the Victorina-era setting
- Best ways to achieve compatibility *along with* differentiation
- Appropriateness of the proposed turret design for new building
- Compatibility of proposed bay window with the new building design
- Colors and materials palette – sufficiently differentiation?
- Proposed farmhouse door and matching window panel design for the historic Stable Building

V. Recommendation

Staff recommends that the Commission study the Project Plans and Applicant Statement (Attachments 1 and 2), receive a presentation from the project architect, take testimony from interested parties, and then:

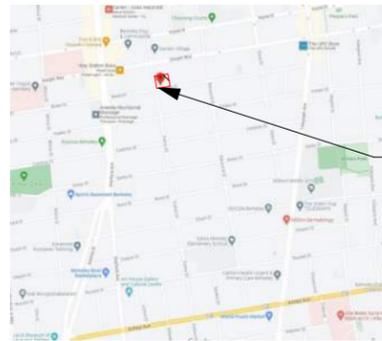
- Discuss the design proposal.
- Provide direction to Staff and the Applicant for design improvements.
- Continue the hearing to allow for further refinement.

Attachments:

1. Project plans, received September 30, 2024
2. Applicant Statement, received May 23, 2024
3. Landmarks Preservation Commission Notice of Decision for 2201-2205 Blake Street (Bartlett Houses), approved December 5, 2005

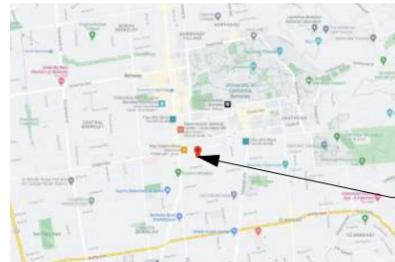
Prepared by: Desiree Dougherty, Assistant Design Review Planner; DDougherty@Berkeleyca.gov, (510) 981-7431

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



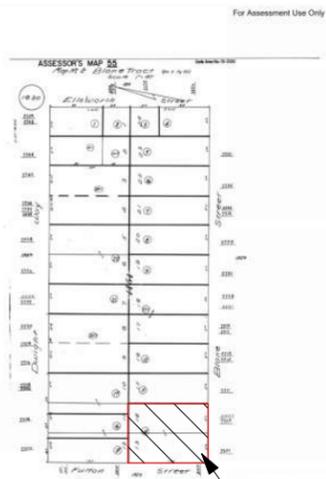
PROJECT LOCATION

5 LOCATION MAP



PROJECT LOCATION

4 VICINITY MAP



PROJECT LOCATION

3 ASSESSOR'S MAP

SHEET LIST LANDMARKS

SHEET #	SHEET NAME	LANDMARKS SUBMITTAL
A-0	COVER SHEET	•
A-0.1	RENDERINGS	•
A-0.2	EXISTING SITE PHOTOS	•
A-0.3	EXISTING LANDSCAPE PHOTOS	•
A-1	EXISTING SITE PLAN	•
A-1.1	PROPOSED SITE PLAN	•
A-1.2	2201 BLAKE EXISTING	•
A-1.3	2201 BLAKE PROPOSED	•
A-1.4	PROPOSED LANDSCAPE PLAN	•
A-1.5	PROPOSED FLOOR PLANS	•
A-1.6	PROPOSED FLOOR PLANS	•
A-1.7	EXISTING STABLE FLOOR PLANS	•
A-1.8	PROPOSED STABLE FLOOR PLANS	•
A-2	EXISTING ELEVATIONS	•
A-2.1	EXISTING ELEVATIONS	•
A-2.2	EXISTING ELEVATIONS	•
A-2.3	EXISTING ELEVATIONS	•
A-2.4	EXISTING STABLE ELEVATIONS	•
A-3	PROPOSED STABLE ELEVATIONS	•
A-3.1	PROPOSED ELEVATIONS	•
A-3.2	PROPOSED ELEVATIONS	•
A-3.3	SITE SECTION	•
A-6	DOOR SCHEDULE	•
A-6.1	WINDOW SCHEDULE	•



OWNER:
NATHAN GEORGE
9101 BURNING TREE RD,
BETHESDA, MD 20817
TEL: (919) 272-8061
nathan@ndgre.com

ARCHITECT:
Studio KDA
1810 6TH ST.
BERKELEY, CA 94710
TEL: (510) 841-3555

SURVEYOR:
MORAN ENGINEERING INC.
1930 SHATTUCK AVE, SUITE A
BERKELEY, CA 94704
TEL: (510) 848-1930

CHARLES KAHN, AIA
charles@studiokda.com
HANNAH MICALLEF
hannah@studiokda.com

JIM MORAN
jmoran@moraneng.com

2 PROJECT TEAM

THE PROPOSED PROJECT INCLUDES:

1. RELOCATION AND RESIDENTIAL CONVERSION OF (E) STRUCTURE (BLDG. B), AT THE NORTH-EAST CORNER OF THE LOT, SEE PROPOSED SITE PLAN A-1.1
2. CONSTRUCTION OF (N) 3-STORY DUPLEX (BLDG. A) WITH A 2-CAR GARAGE & 1 OFF STREET PARKING SPACE
3. (N) DRIVEWAY FROM FULTON ST.

UNDER SEPARATE APPLICATION:

- PARCEL MAP APPLICATION FOR A LOT SPLIT INTO 2 LOTS : PARCEL A & PARCEL B, SEE PROPOSED SITE PLAN A-1.1

1 PROJECT NARRATIVE

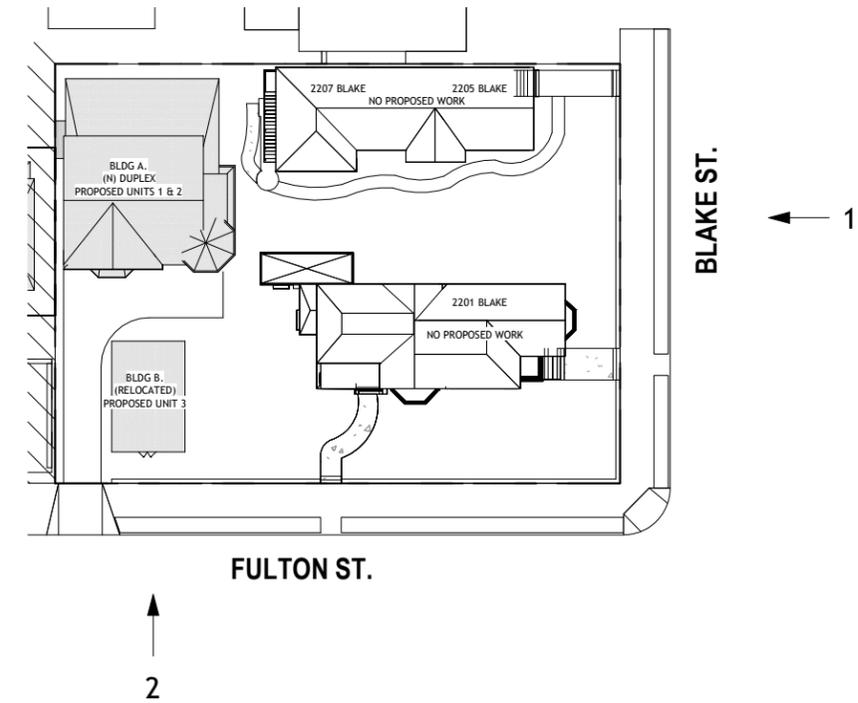
9/25/2024 9:45:20 AM



② FULTON VIEW



① BLAKE VIEW



③ KEY PLAN
1" = 40'-0"

9/25/2024 9:45:21 AM



VIEW 1



VIEW 2



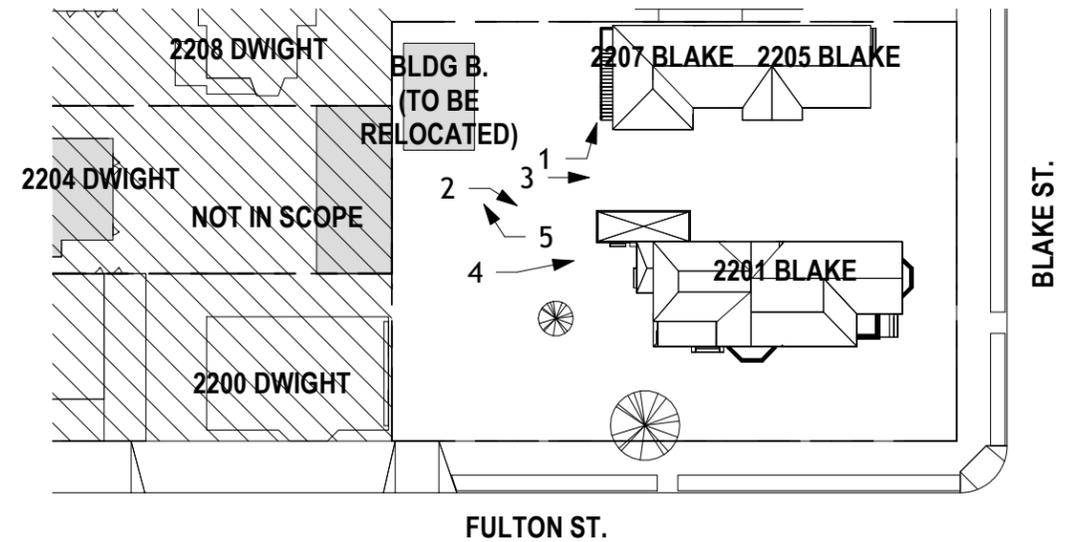
VIEW 3



VIEW 4



VIEW 5



① KEY PLAN - LANDMARKS PHOTOS
1" = 40'-0"

9/25/2024 9:45:21 AM



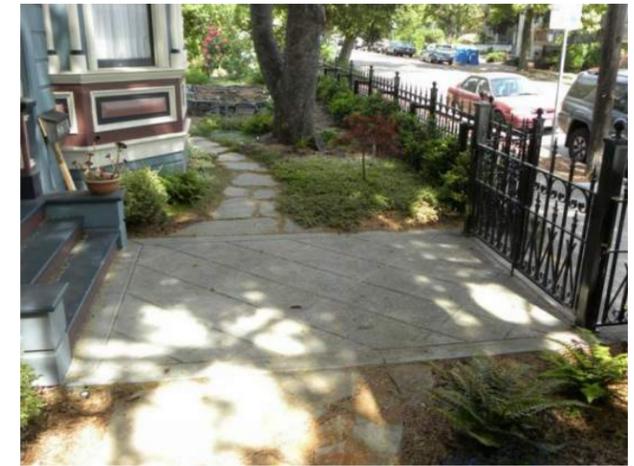
VIEW 1



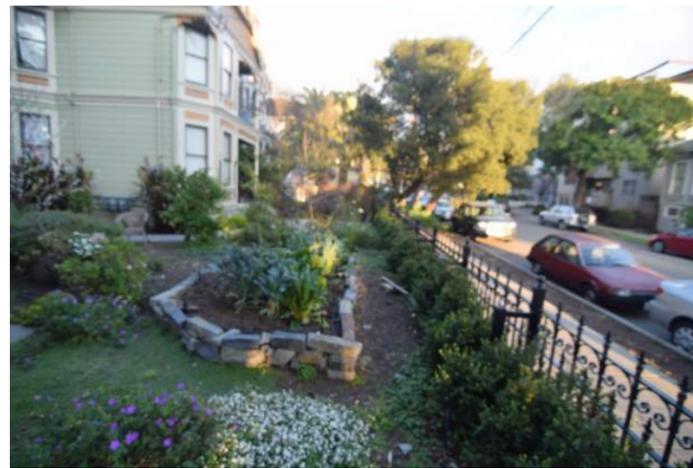
VIEW 2



VIEW 3



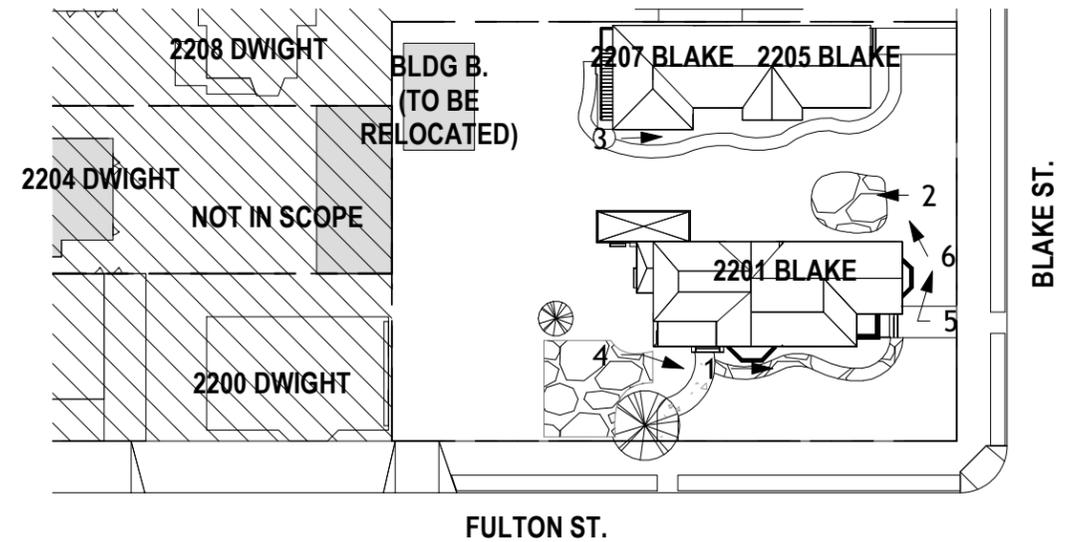
VIEW 4



VIEW 5



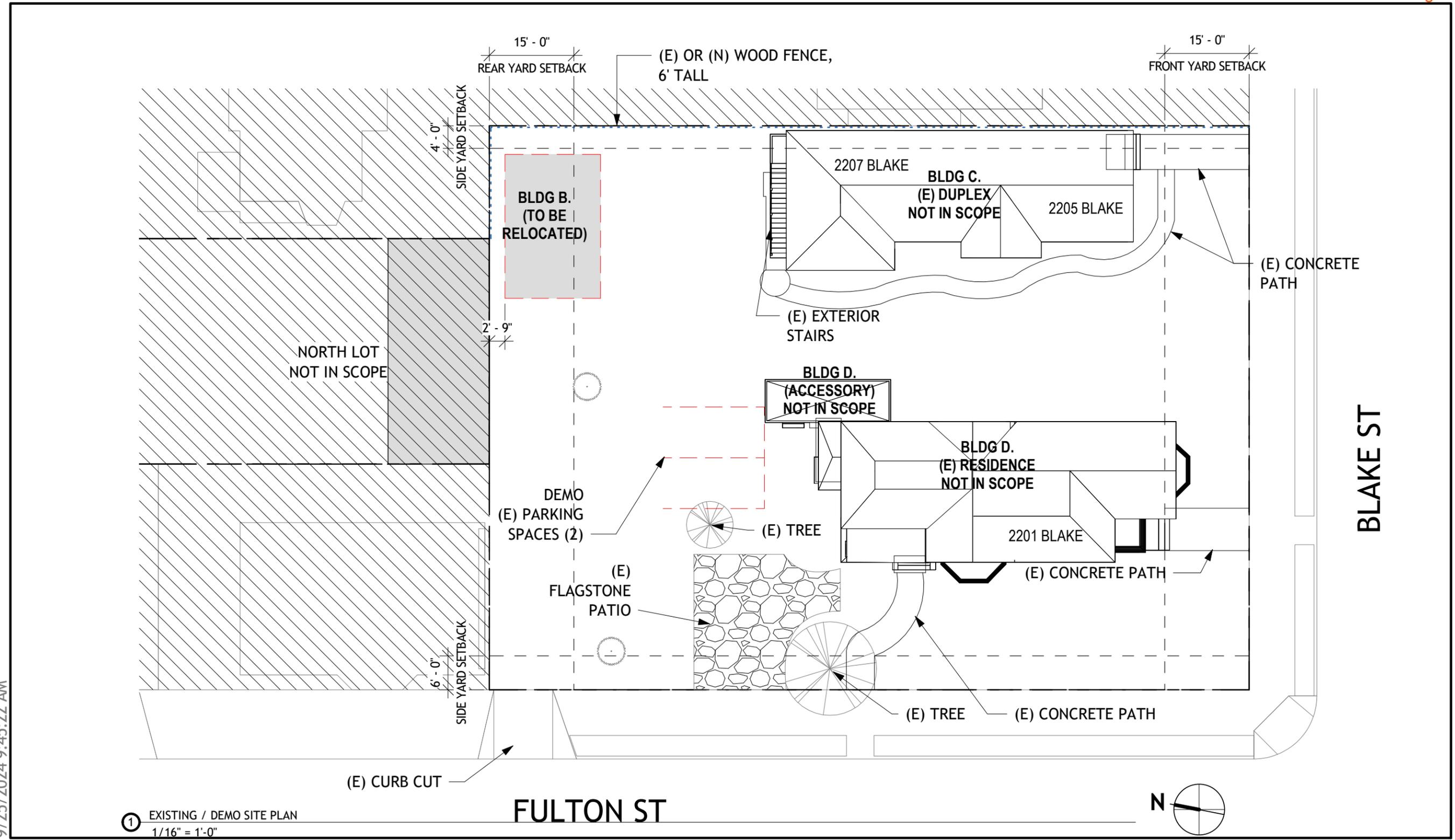
VIEW 6



① KEY PLAN - LANDMARKS LANDSCAPE PHOTOS
 1" = 40'-0"

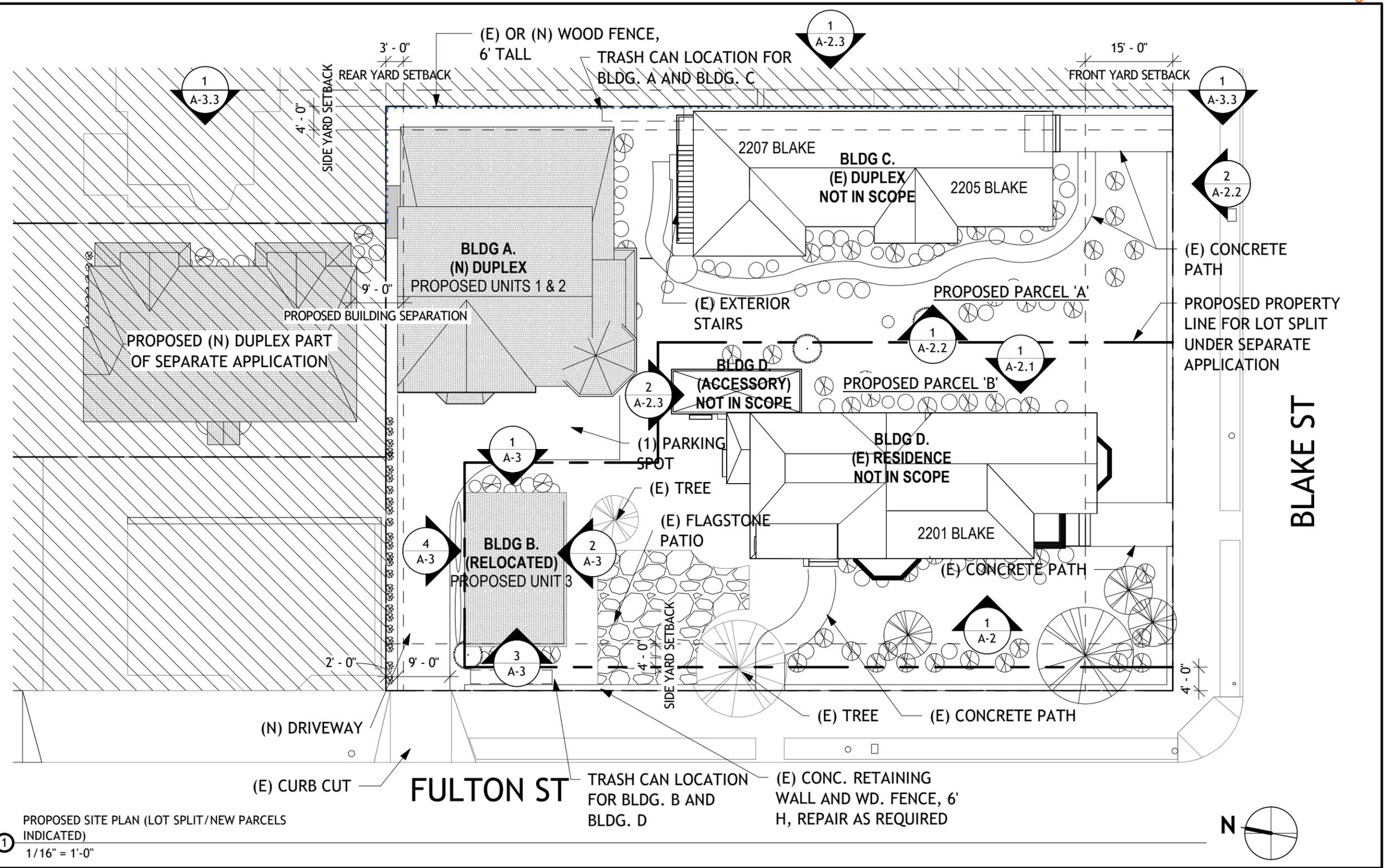
9/25/2024 9:45:21 AM

9/25/2024 9:45:22 AM



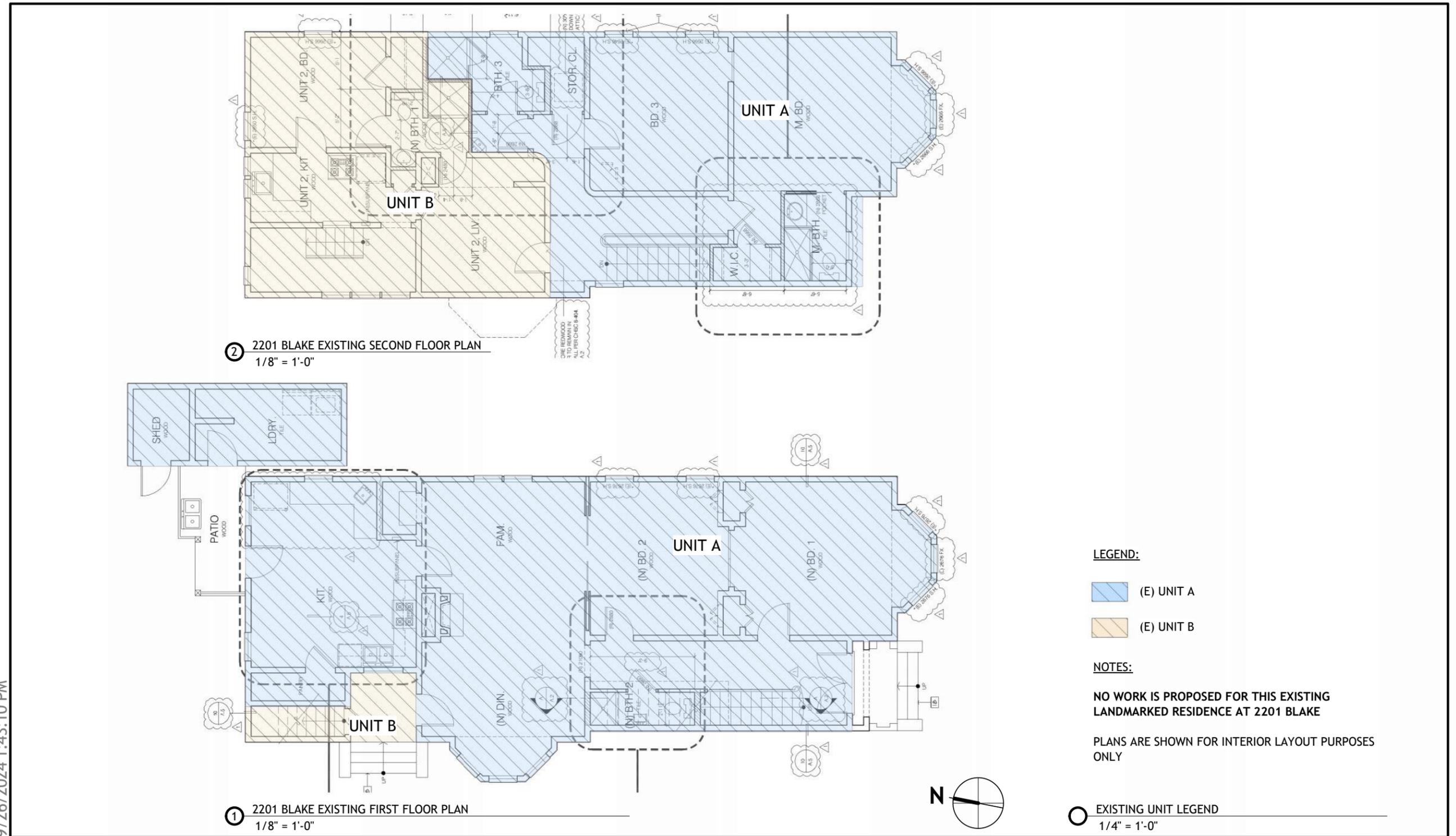
1 EXISTING / DEMO SITE PLAN
1/16" = 1'-0"

9/25/2024 9:45:22 AM



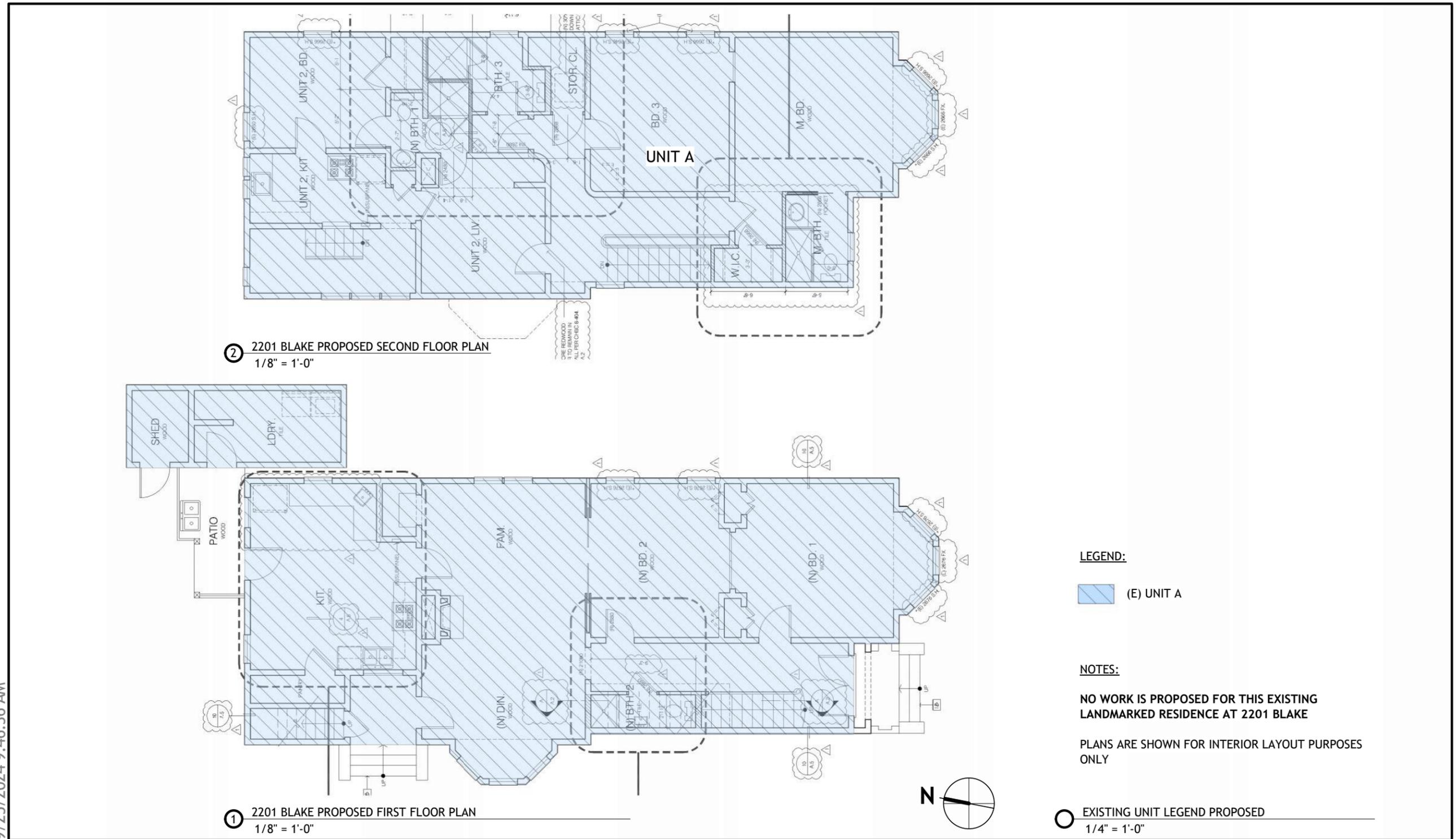
1 PROPOSED SITE PLAN (LOT SPLIT/NEW PARCELS INDICATED)
 1/16" = 1'-0"

9/26/2024 1:43:10 PM



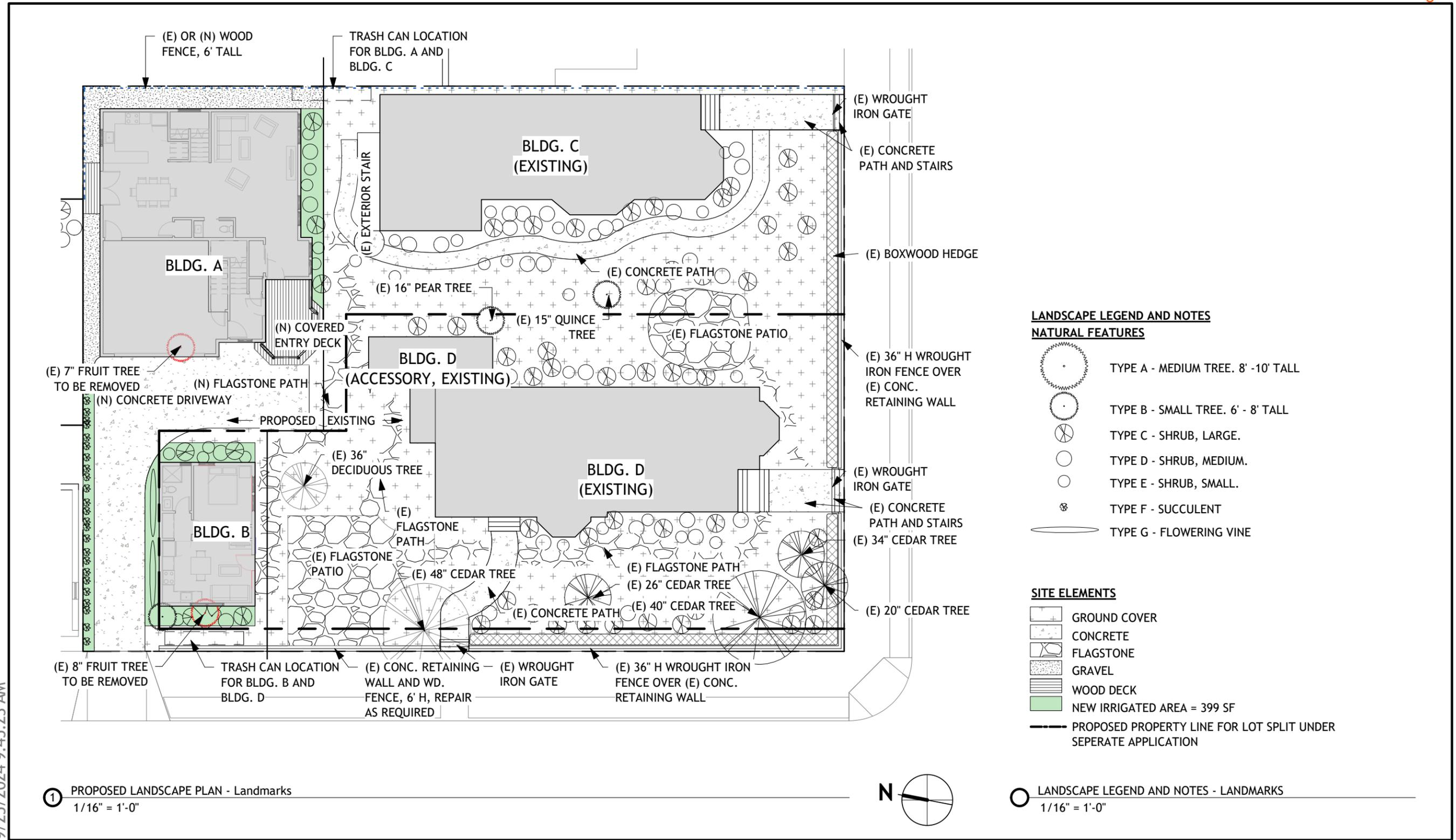
2 2201 BLAKE EXISTING SECOND FLOOR PLAN
 1/8" = 1'-0"

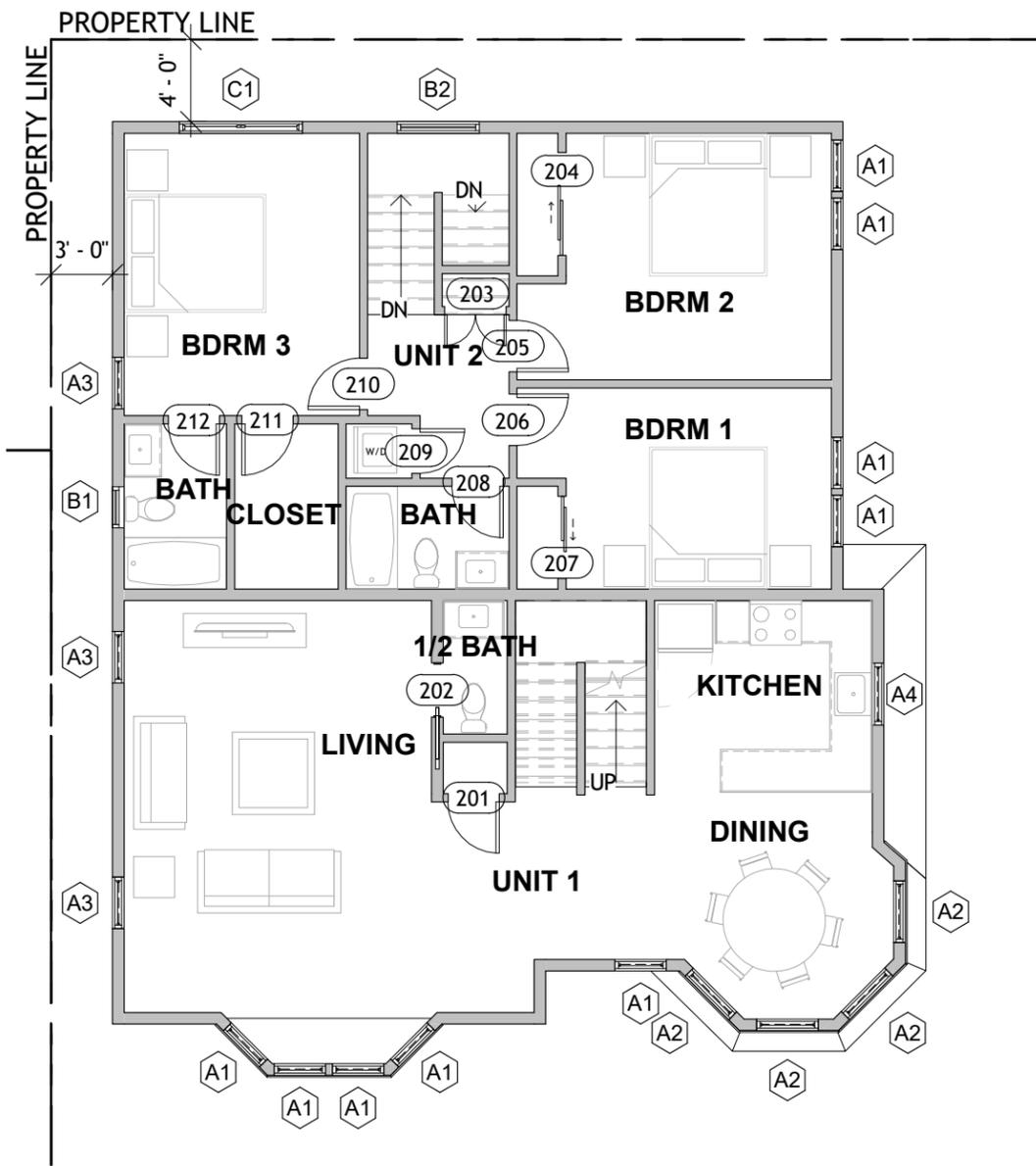
1 2201 BLAKE EXISTING FIRST FLOOR PLAN
 1/8" = 1'-0"



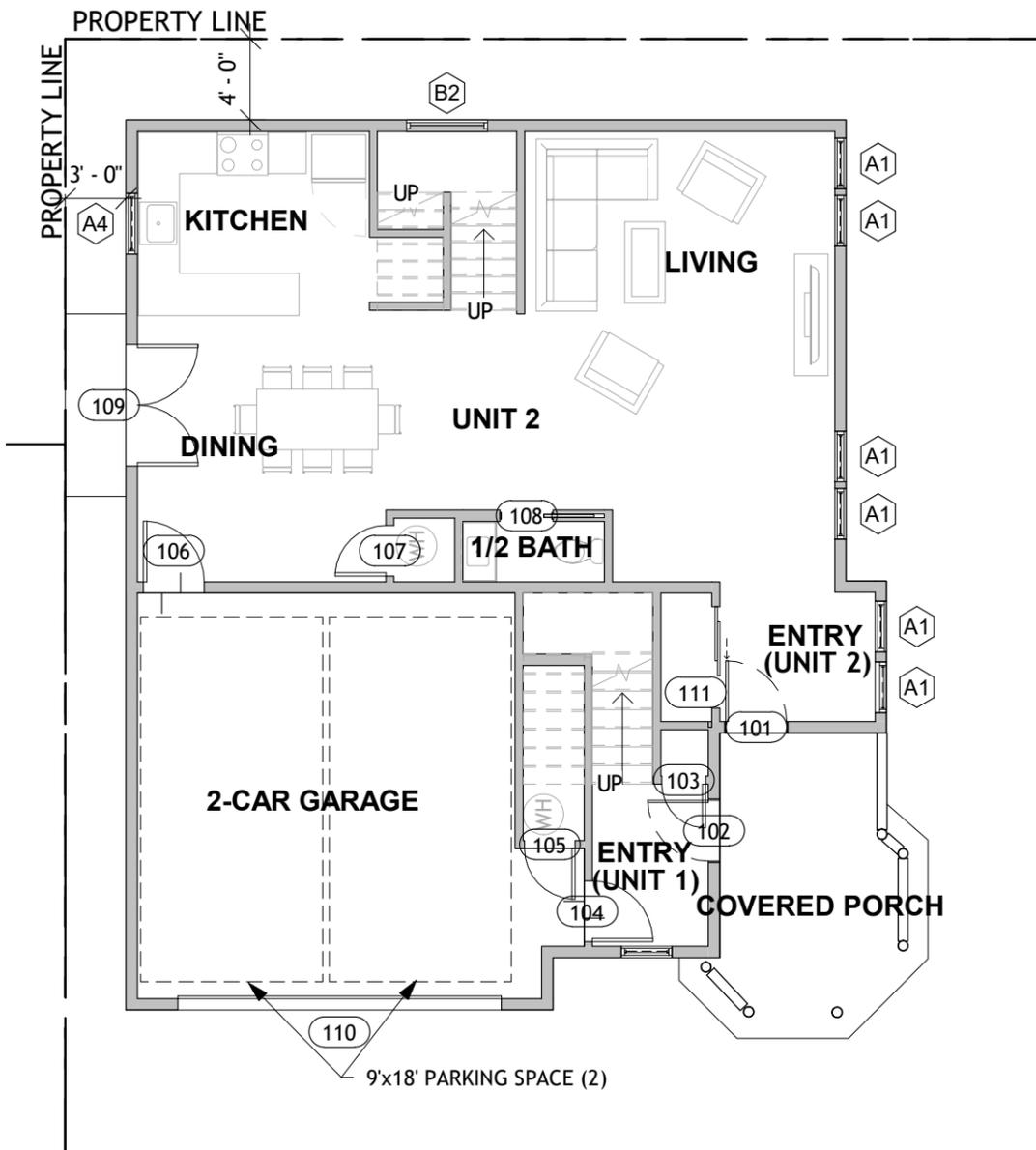
9/25/2024 9:46:36 AM

9/25/2024 9:45:23 AM





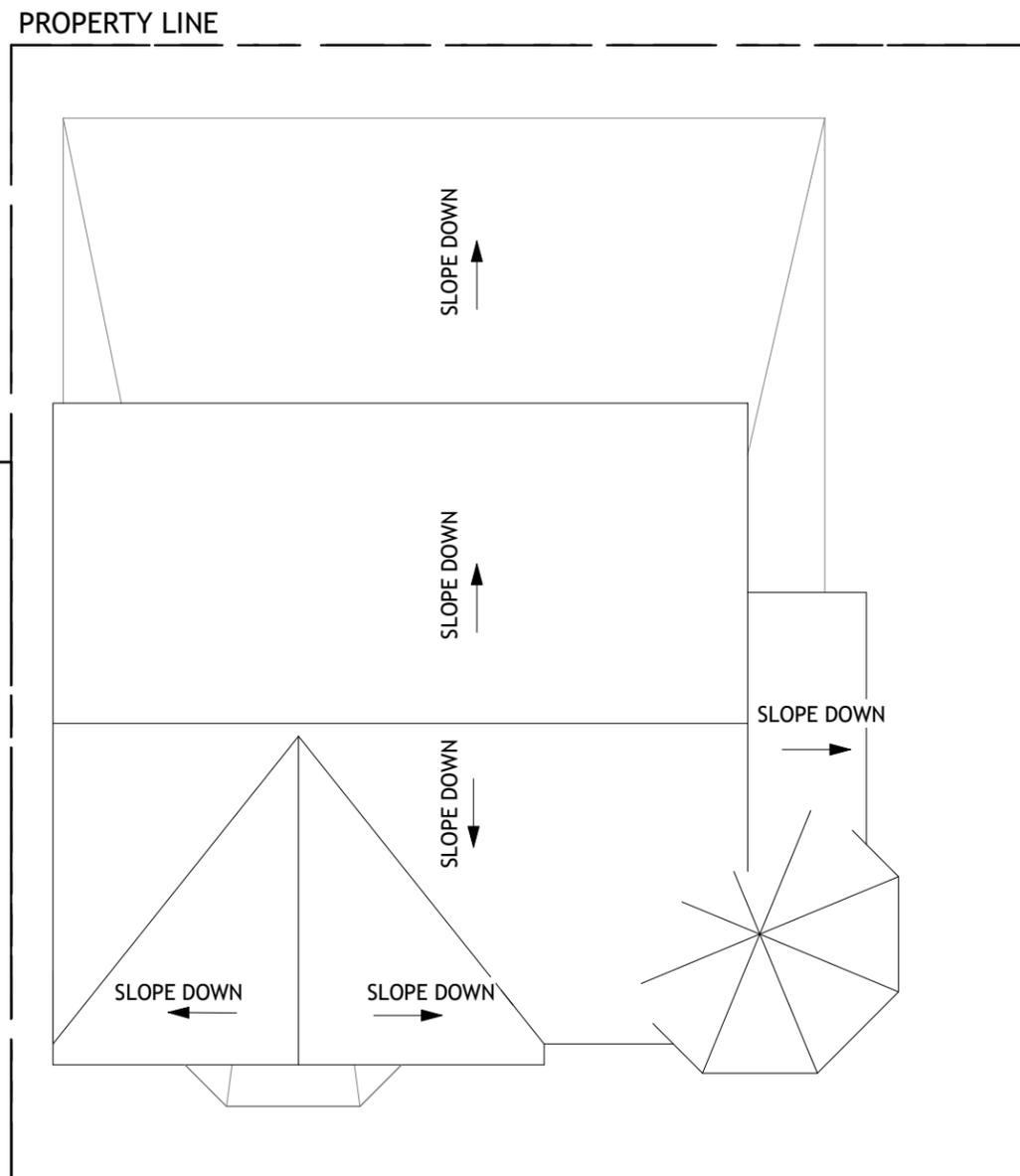
② BLDG. A - PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



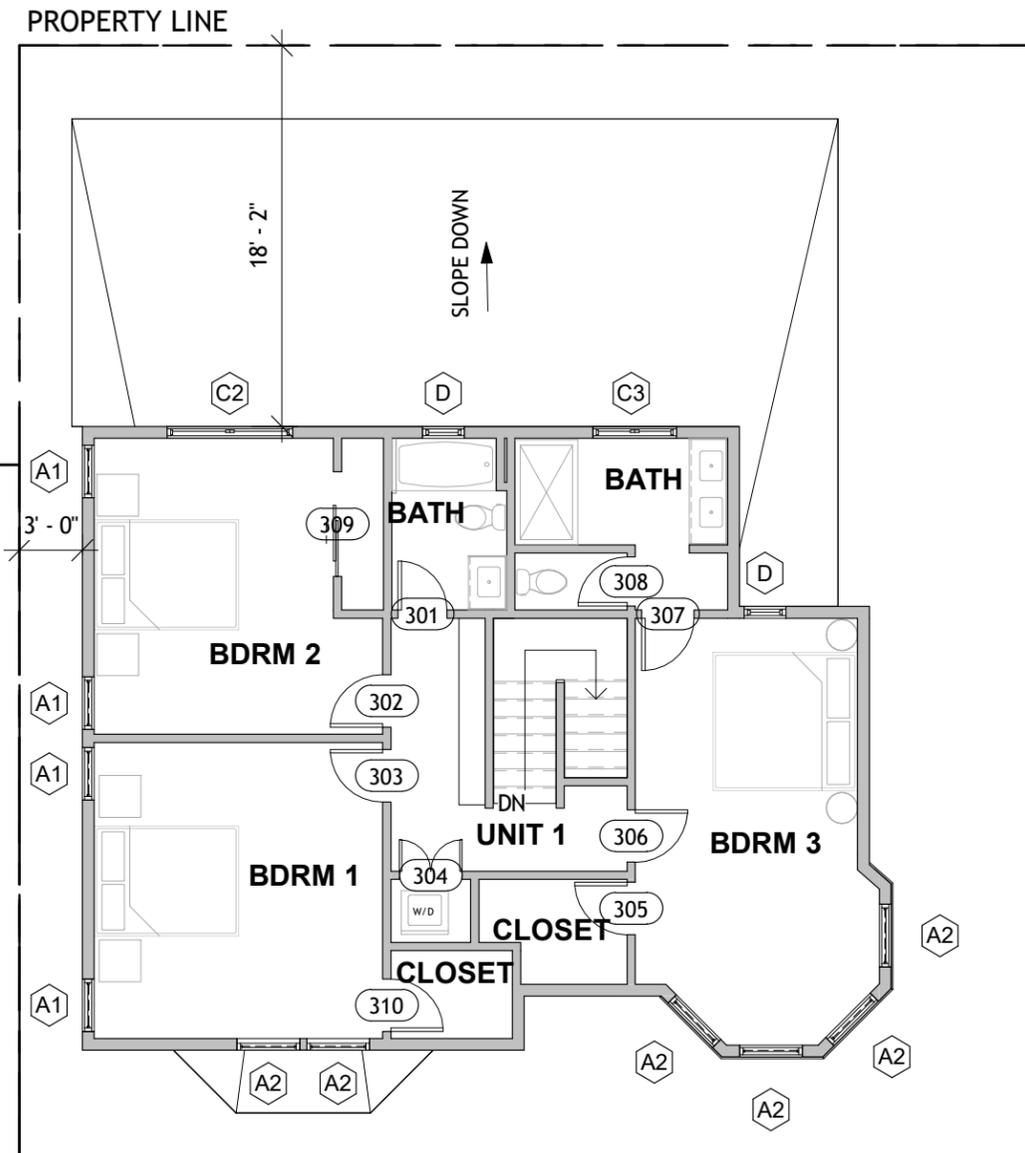
① BLDG. A - PROPOSED FIRST FLOOR
 1/8" = 1'-0"



9/25/2024 9:45:23 AM



② BLDG. A - PROPOSED ROOF PLAN
 1/8" = 1'-0"

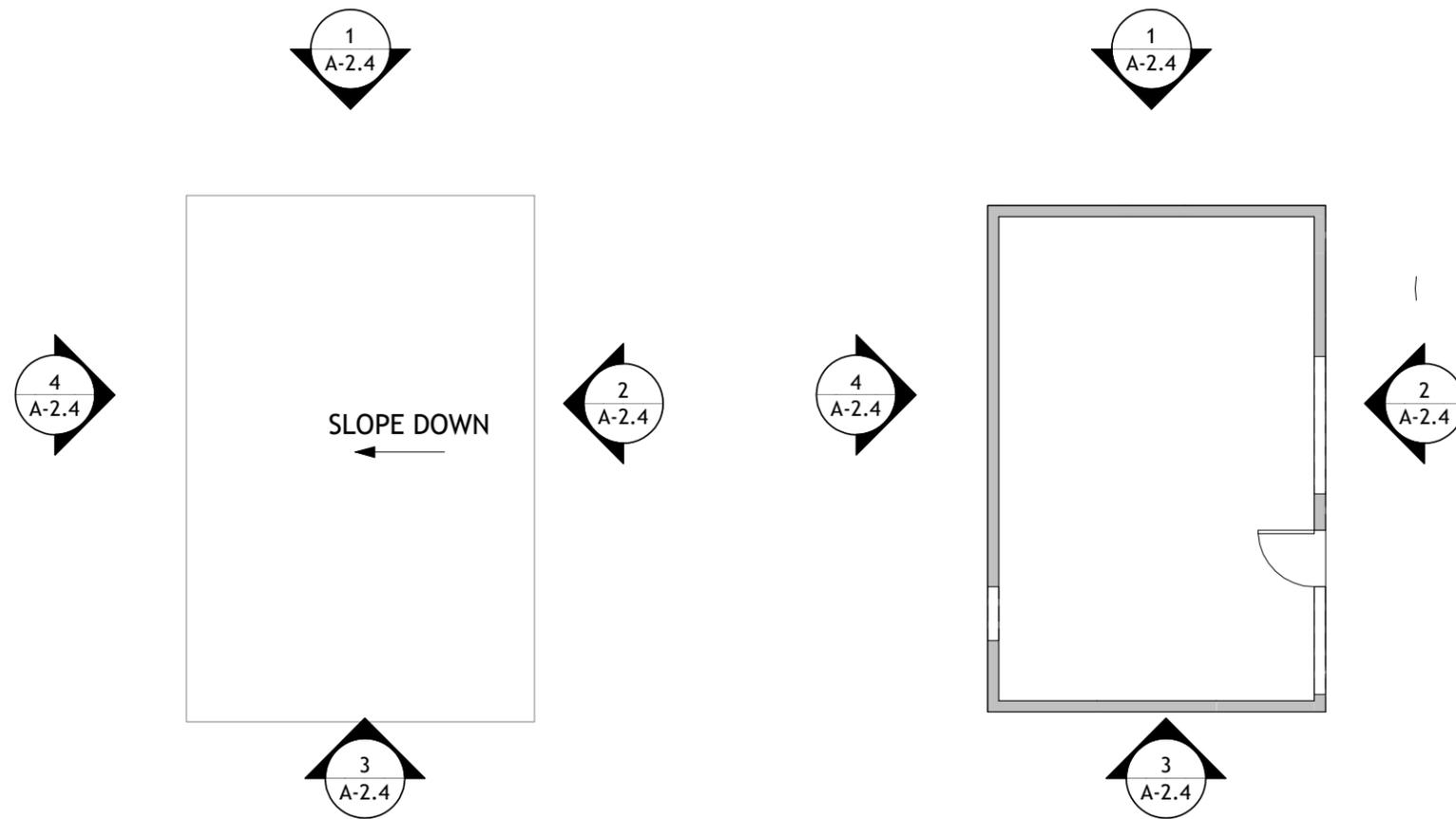


① BLDG. A - PROPOSED THIRD FLOOR - Landmarks
 1/8" = 1'-0"

9/25/2024 9:45:23 AM



3 EXISTING STABLE PHOTO
1" = 1'-0"



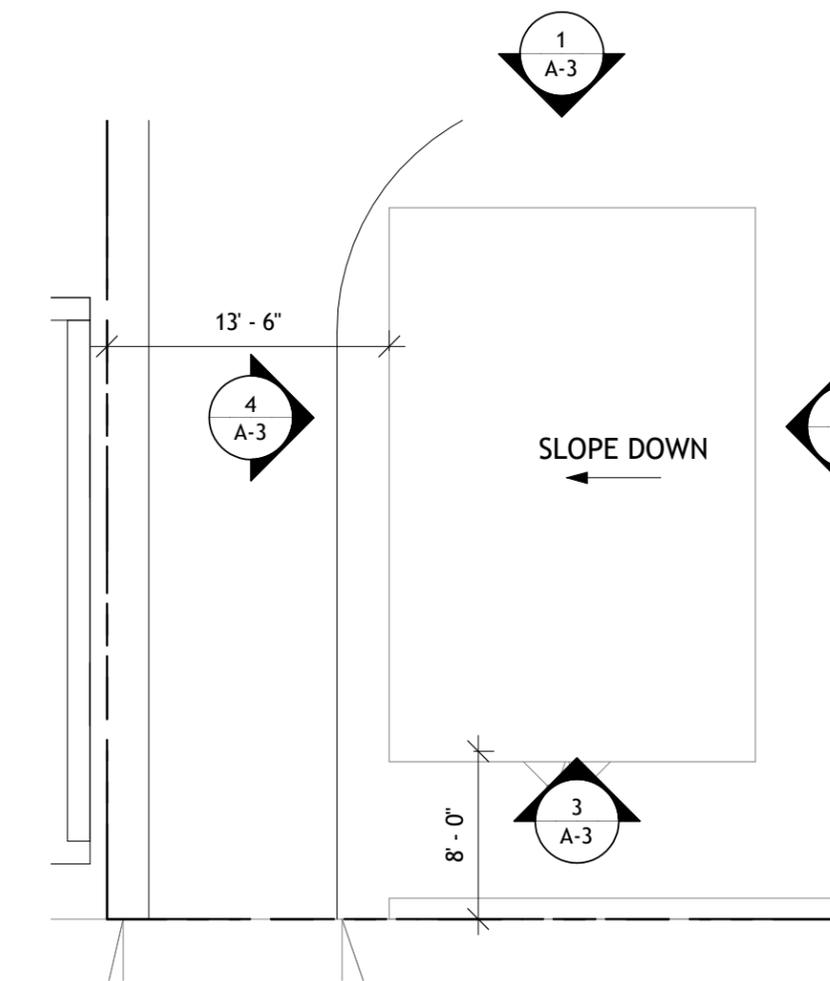
2 BLDG. B - EXISTING ROOF PLAN
1/8" = 1'-0"

1 BLDG. B- EXISTING FIRST FLOOR
1/8" = 1'-0"

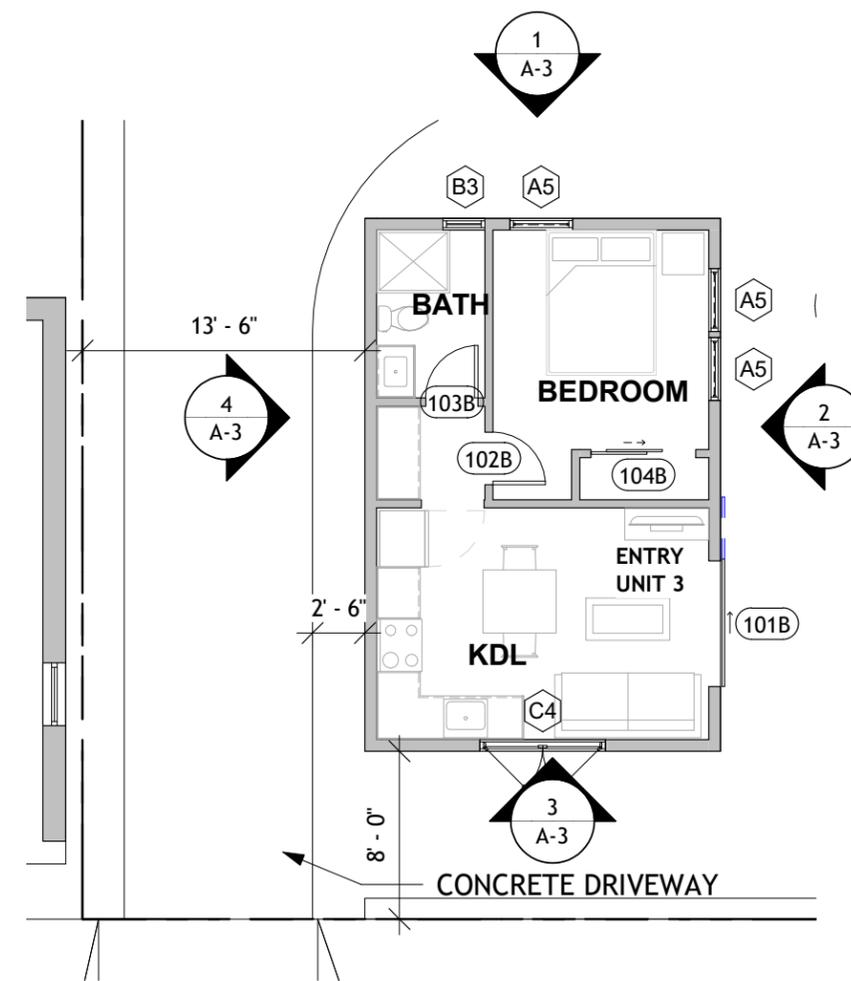


9/25/2024 9:45:24 AM

9/25/2024 9:45:24 AM



② BLDG. B - PROPOSED ROOF
1/8" = 1'-0"



① BLDG. B- PROPOSED FIRST FLOOR
1/8" = 1'-0"



NOTES:
NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES
2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN
UNCHANGED.
EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2201 BLAKE - EXISTING PHOTOS
1/16" = 1'-0"



② 2201 BLAKE - EXISTING SOUTH ELEVATION
1/8" = 1'-0"



① 2201 BLAKE - EXISTING WEST ELEVATION
1/8" = 1'-0"

9/25/2024 9:45:24 AM



NOTES:
 NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES
 2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN
 UNCHANGED.
 EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2201 BLAKE - EXISTING PHOTOS
 1/16" = 1'-0"

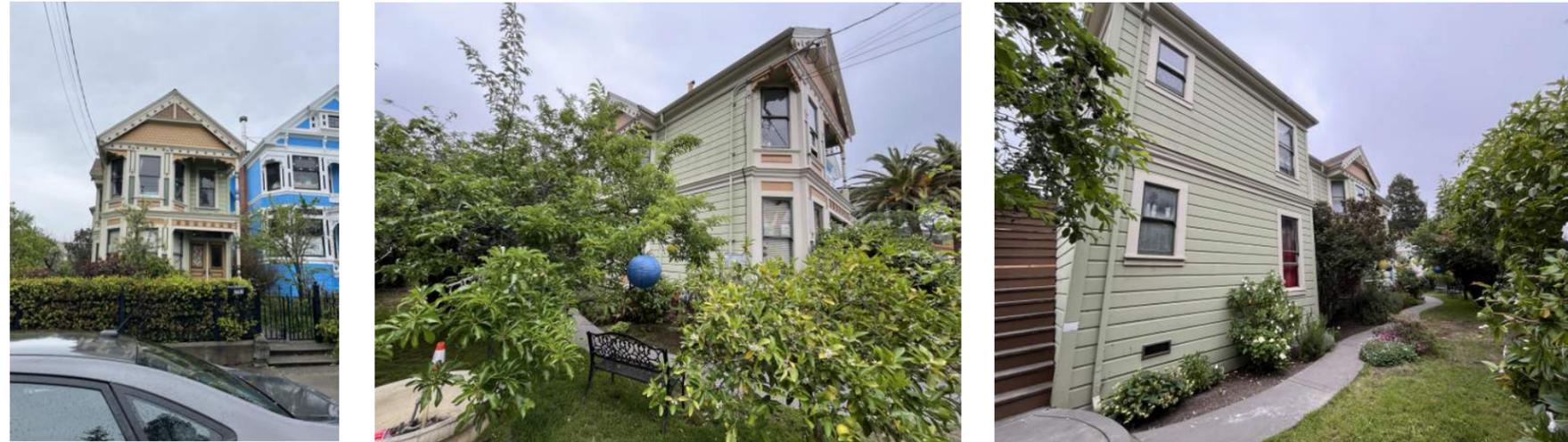


② 2201 BLAKE - EXISTING NORTH ELEVATION
 1/8" = 1'-0"



① 2201 BLAKE - EXISTING EAST ELEVATION
 1/8" = 1'-0"

9/25/2024 9:45:25 AM



NOTES:
 NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES
 2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN
 UNCHANGED.
 EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2205 BLAKE - EXISTING PHOTOS
 1/16" = 1'-0"



② 2205 BLAKE EXISTING SOUTH ELEVATION
 1/8" = 1'-0"



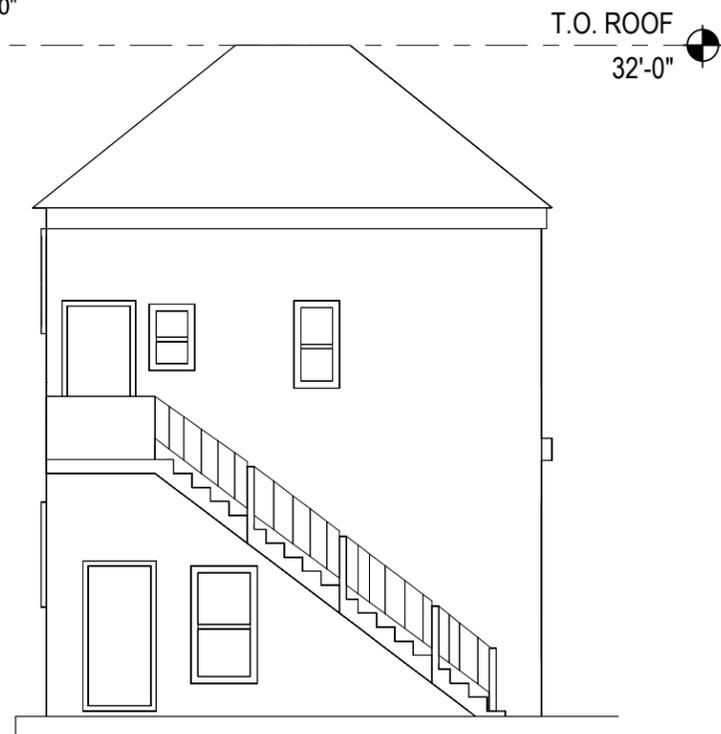
① 2205 BLAKE - EXISTING WEST ELEVATION
 1/8" = 1'-0"

9/25/2024 9:45:25 AM

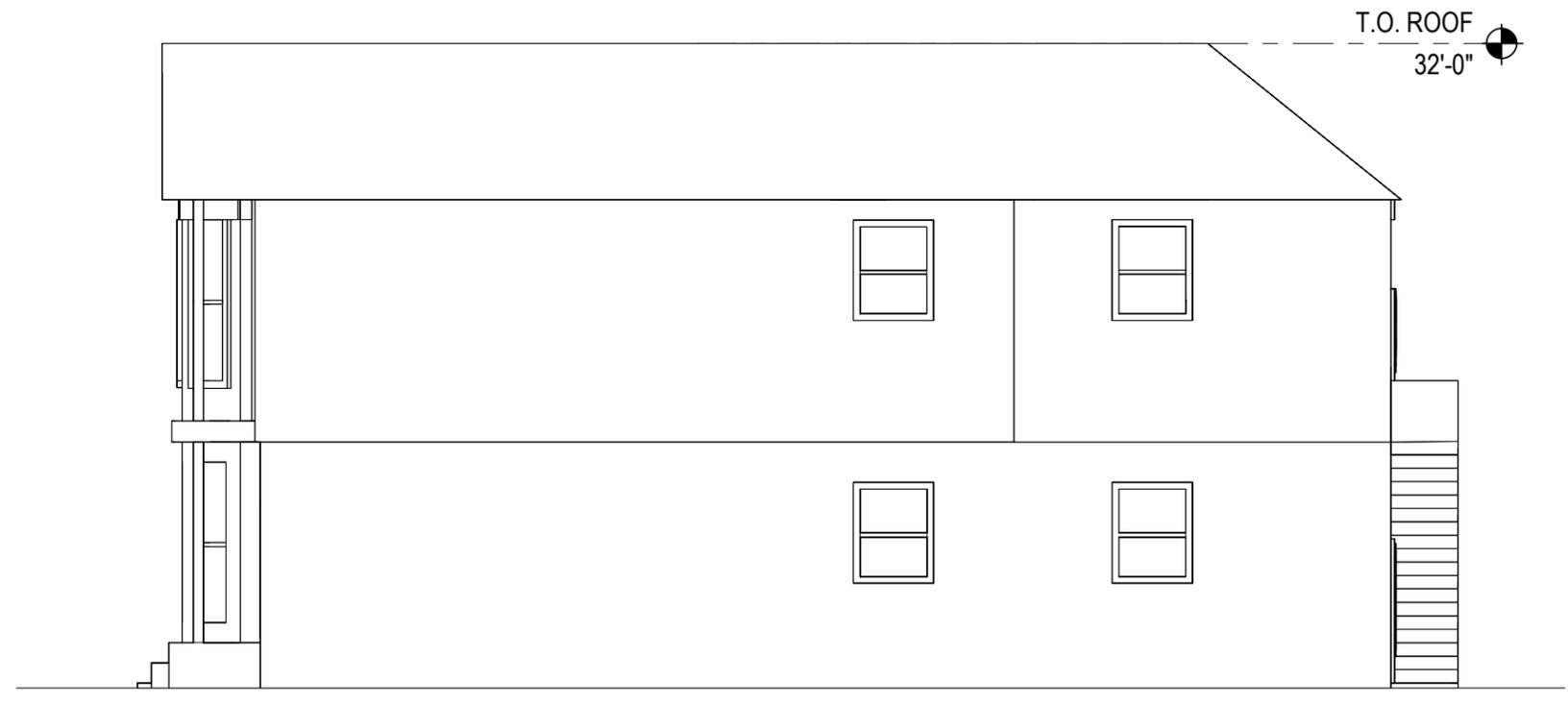


NOTES:
 NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES 2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN UNCHANGED.
 EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2205 BLAKE - EXISTING PHOTOS
 1/16" = 1'-0"

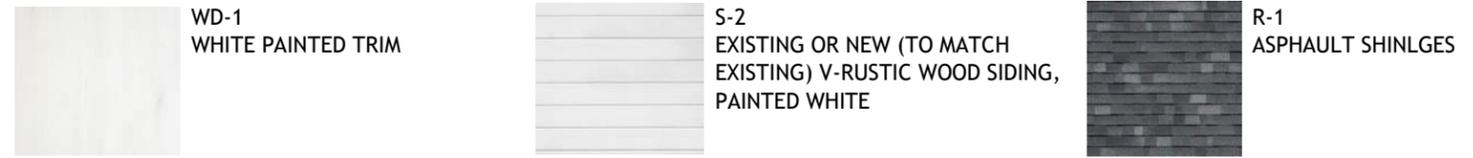


② 2205 BLAKE - EXISTING NORTH ELEVATION
 1/8" = 1'-0"

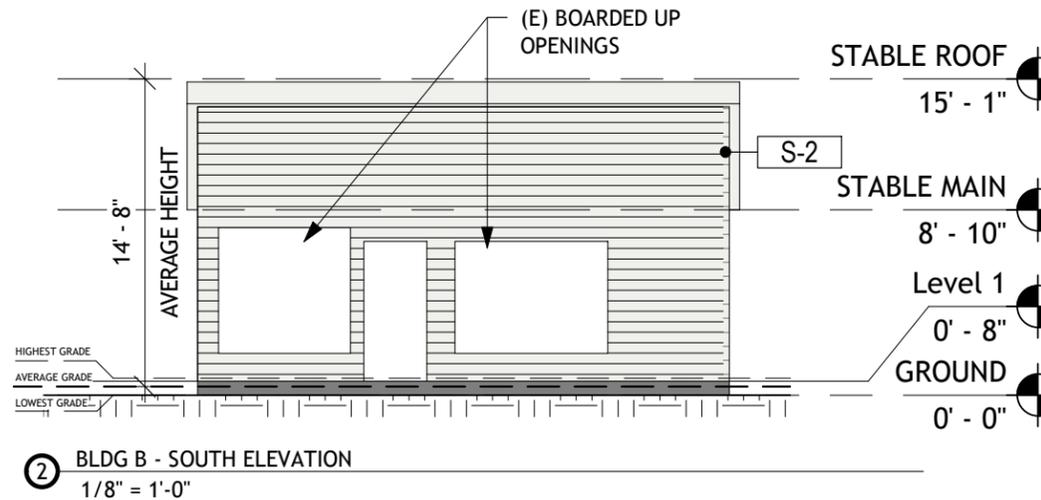
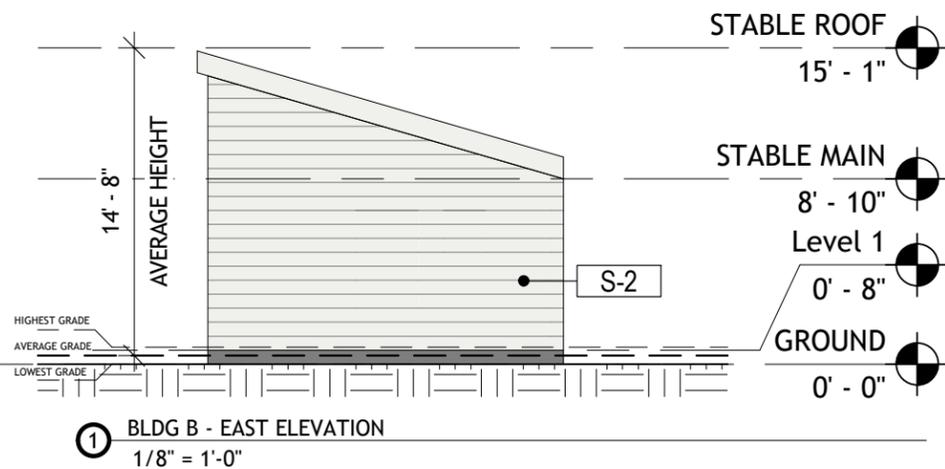
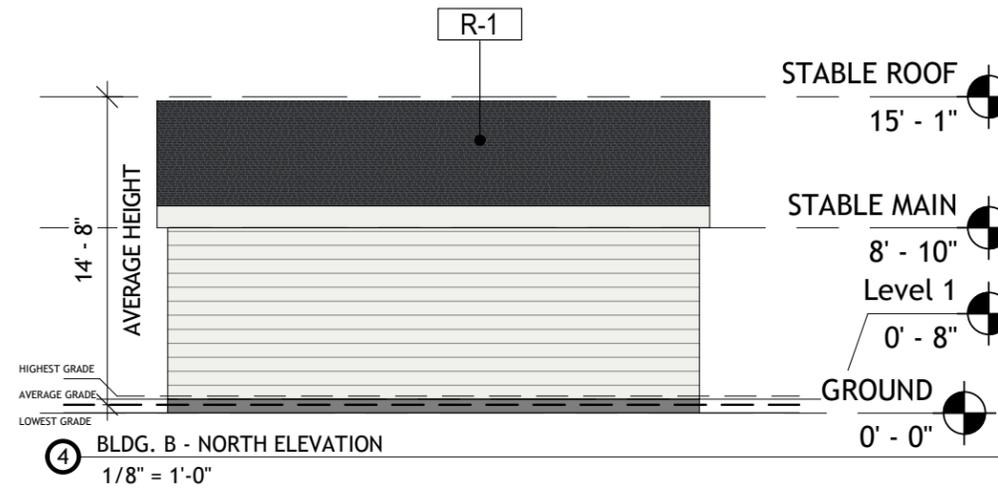
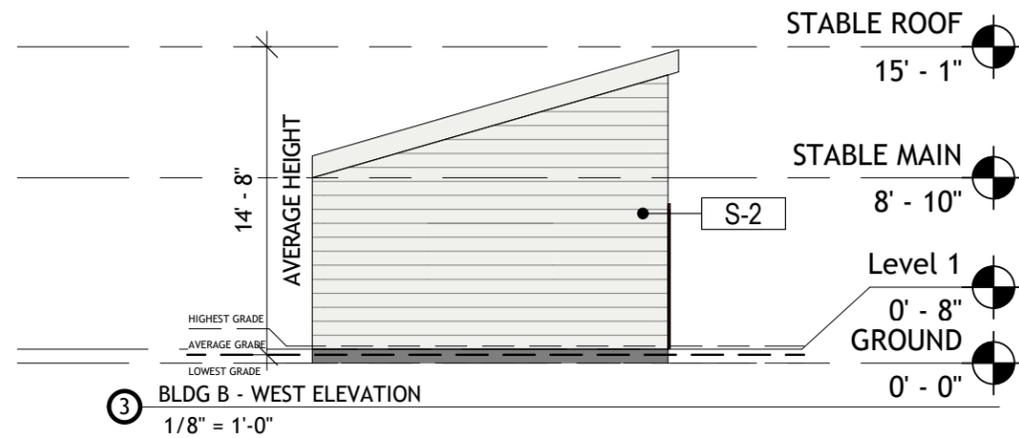


① 2205 BLAKE - EXISTING EAST ELEVATION
 1/8" = 1'-0"

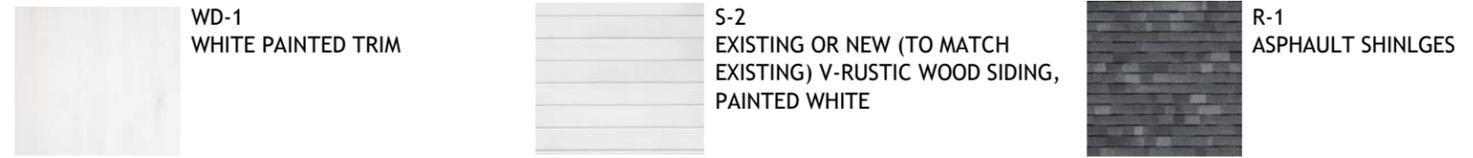
9/25/2024 9:45:26 AM



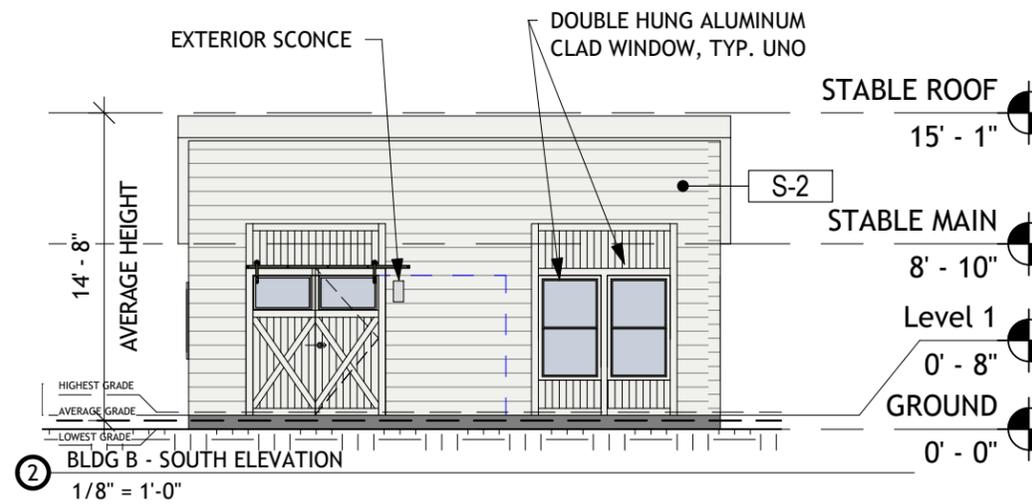
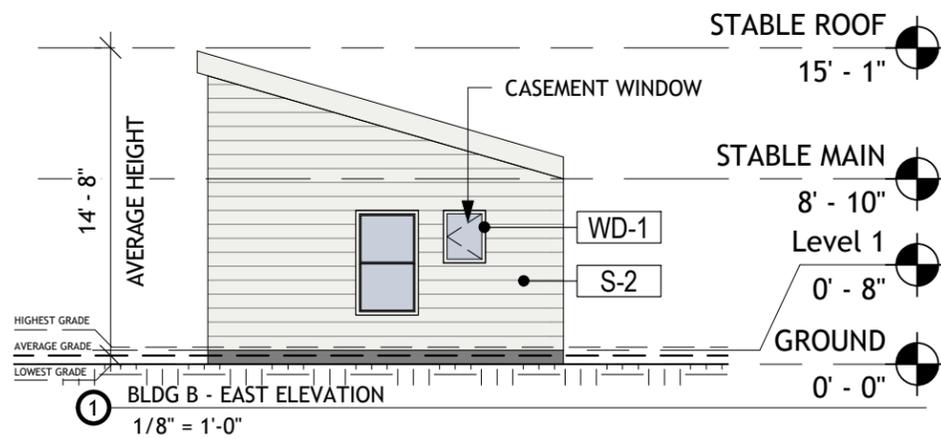
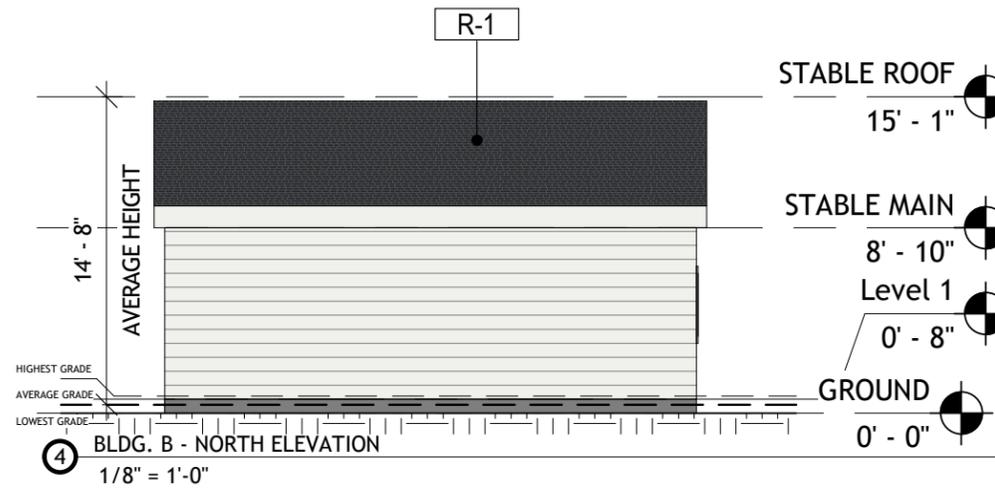
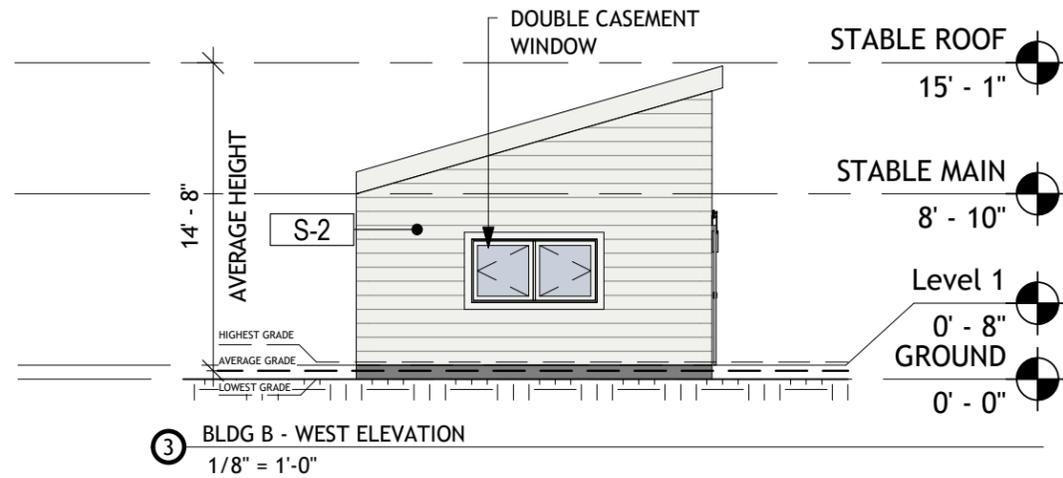
○ MATERIAL LEGEND
 1/8" = 1'-0"



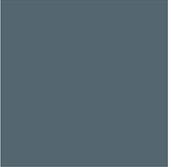
9/25/2024 9:45:26 AM



MATERIAL LEGEND
 1/8" = 1'-0"



9/25/2024 9:45:26 AM

	P-1 MAIN BODY PAINT SW-3860 SAGE		P-3 ACCENT PAINT SW-0028 CAEN STONE		P-5 ACCENT PAINT SW-0032 NEEDLEPOINT NAVY		R-1 ASPHALT SHINGLES		S-1 HORIZONTAL V-RUSTIC PAINTED SIDING
	P-2 ACCENT PAINT SW-3861 AVOCADO		P-4 ACCENT PAINT SW-0044 HUBBARD SQUASH						

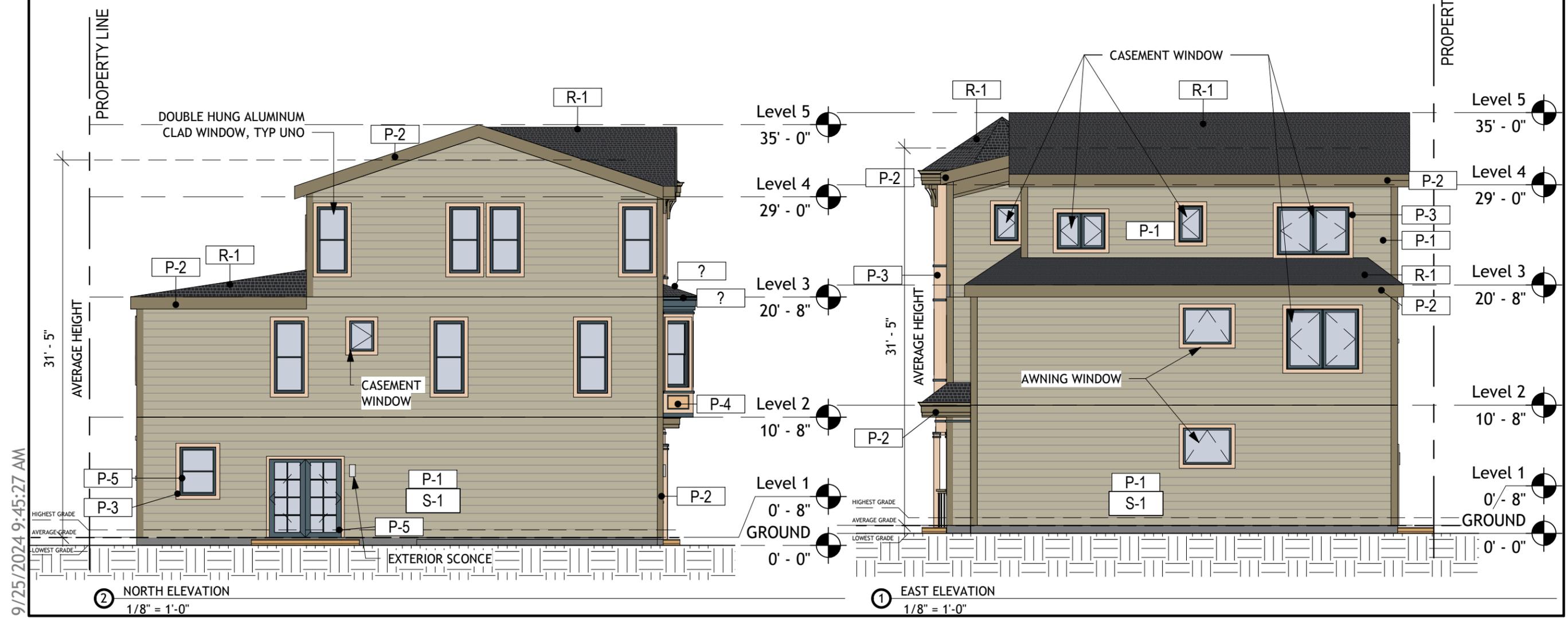
○ MATERIAL LEGEND
 1/4" = 1'-0"



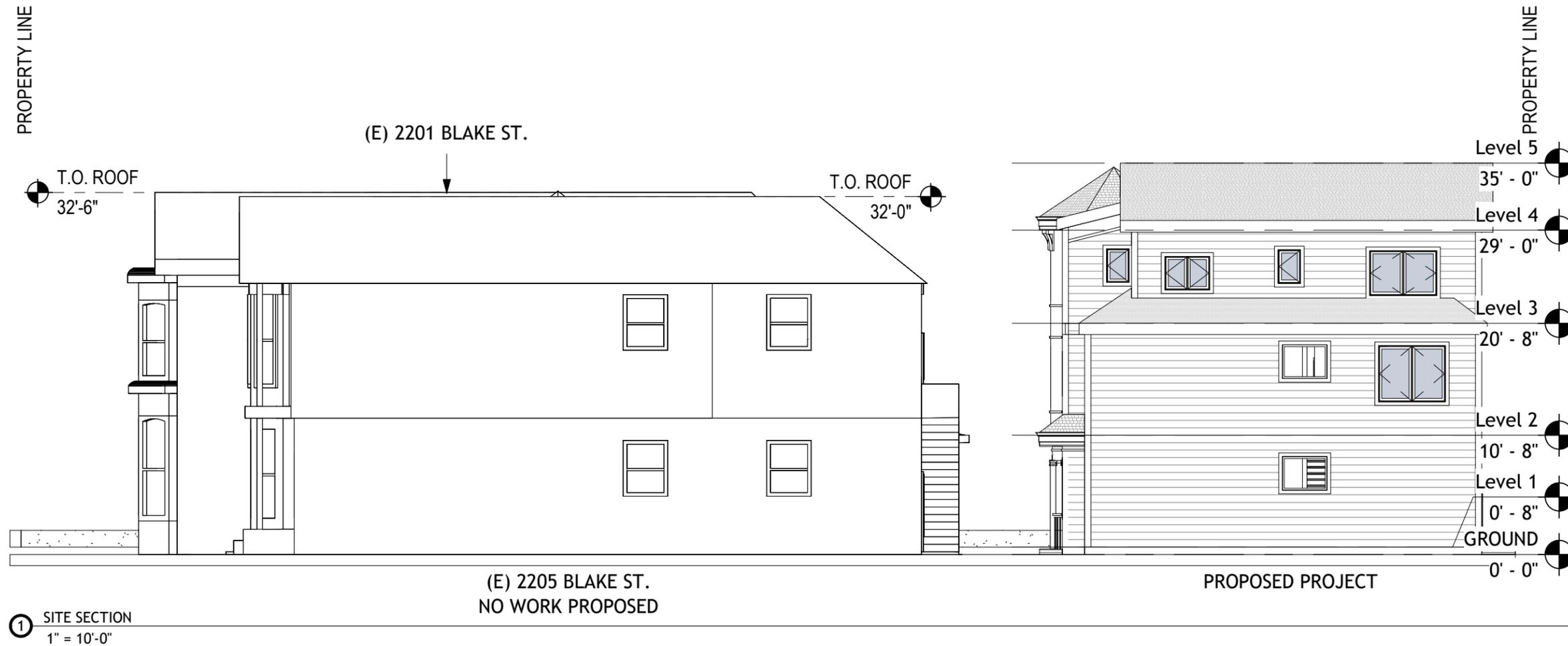
9/26/2024 1:39:12 PM

	P-1 MAIN BODY PAINT SW-3860 SAGE		P-3 ACCENT PAINT SW-0028 CAEN STONE		P-5 ACCENT PAINT SW-0032 NEEDLEPOINT NAVY		R-1 ASPHALT SHINGLES		S-1 HORIZONTAL V-RUSTIC PAINTED SIDING
	P-2 ACCENT PAINT SW-3861 AVOCADO		P-4 ACCENT PAINT SW-0044 HUBBARD SQUASH						

MATERIAL LEGEND
 1/4" = 1'-0"

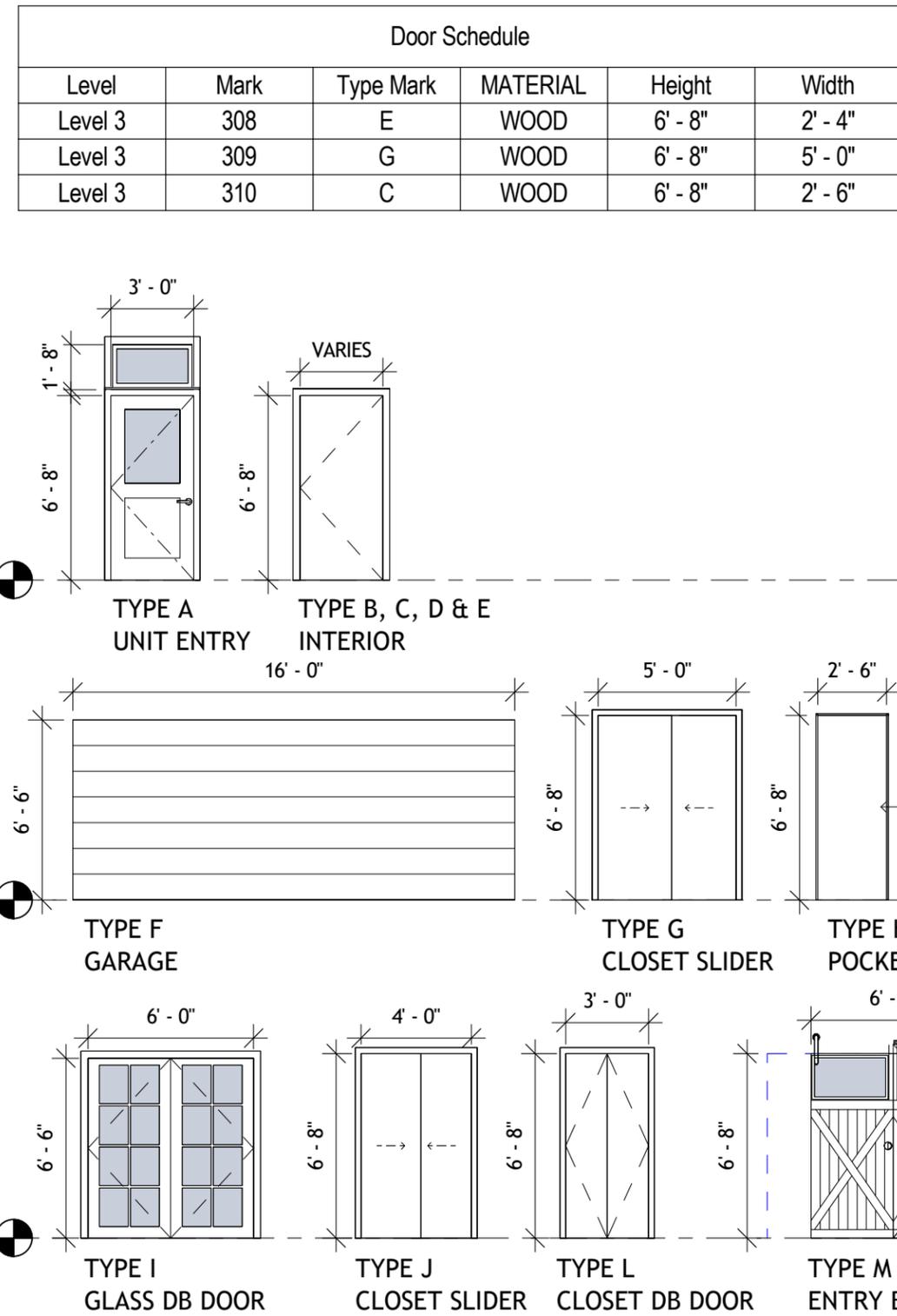


9/25/2024 9:45:27 AM

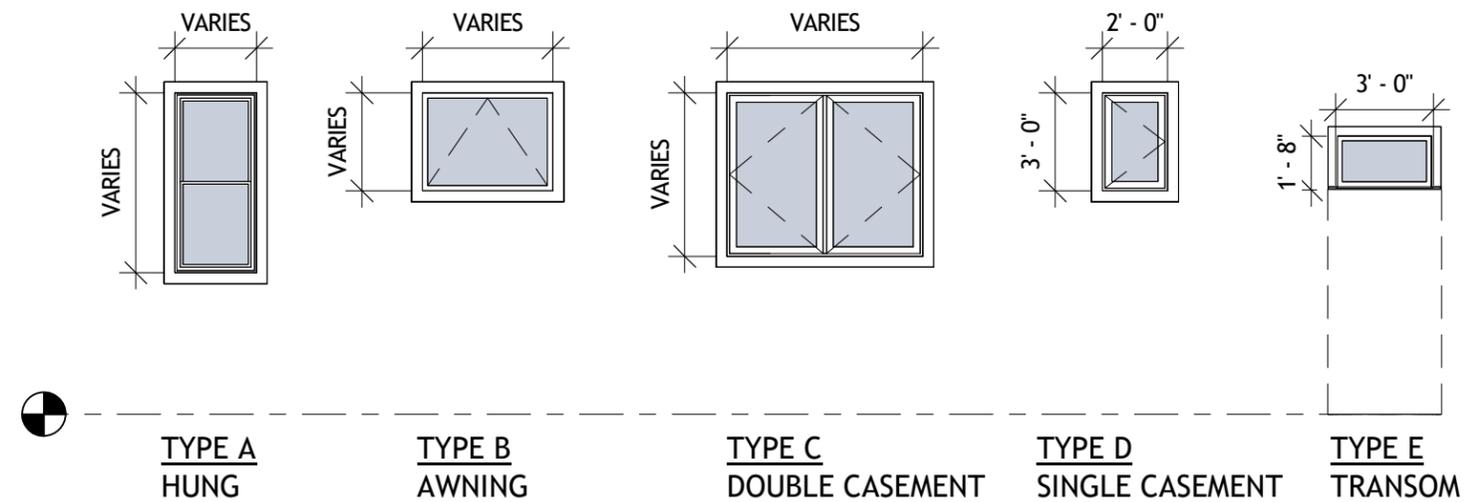


9/25/2024 9:45:27 AM

Door Schedule					
Level	Mark	Type Mark	MATERIAL	Height	Width
Level 1	101	A	WOOD	6' - 8"	3' - 0"
Level 1	101B	M	WOOD	6' - 8"	6' - 0"
Level 1	102	A	WOOD	6' - 8"	3' - 0"
Level 1	102B	C	WOOD	6' - 8"	2' - 6"
Level 1	103	D	WOOD	6' - 8"	2' - 2"
Level 1	103B	C	WOOD	6' - 8"	2' - 6"
Level 1	104	B	WOOD	6' - 8"	3' - 0"
Level 1	104B	G	WOOD	6' - 8"	5' - 0"
Level 1	105	C	WOOD	6' - 8"	2' - 6"
Level 1	106	B	WOOD	6' - 8"	3' - 0"
Level 1	107	C	WOOD	6' - 8"	2' - 6"
Level 1	108	H	WOOD	6' - 8"	2' - 6"
Level 1	109	I	WOOD	6' - 6"	6' - 0"
Level 1	110	F	WOOD	6' - 6"	16' - 0"
Level 1	111	G	WOOD	6' - 8"	5' - 0"
Level 2	201	C	WOOD	6' - 8"	2' - 6"
Level 2	202	H	WOOD	6' - 8"	2' - 6"
Level 2	203	L	WOOD	6' - 8"	3' - 0"
Level 2	204	G	WOOD	6' - 8"	5' - 0"
Level 2	205	C	WOOD	6' - 8"	2' - 6"
Level 2	206	C	WOOD	6' - 8"	2' - 6"
Level 2	207	J	WOOD	6' - 8"	4' - 0"
Level 2	208	C	WOOD	6' - 8"	2' - 6"
Level 2	209	D	WOOD	6' - 8"	2' - 2"
Level 2	210	C	WOOD	6' - 8"	2' - 6"
Level 2	211	C	WOOD	6' - 8"	2' - 6"
Level 2	212	C	WOOD	6' - 8"	2' - 6"
Level 3	301	E	WOOD	6' - 8"	2' - 4"
Level 3	302	C	WOOD	6' - 8"	2' - 6"
Level 3	303	C	WOOD	6' - 8"	2' - 6"
Level 3	304	L	WOOD	6' - 8"	3' - 0"
Level 3	305	C	WOOD	6' - 8"	2' - 6"
Level 3	306	C	WOOD	6' - 8"	2' - 6"
Level 3	307	C	WOOD	6' - 8"	2' - 6"



Window Schedule			
TYPE	WIDTH	HEIGHT	MATERIAL
A1	2' - 6"	5' - 6"	ALUMINUM CLAD
A2	3' - 0"	5' - 6"	ALUMINUM CLAD
A3	2' - 6"	6' - 0"	ALUMINUM CLAD
A4	3' - 0"	4' - 0"	ALUMINUM CLAD
A5	3' - 0"	5' - 0"	ALUMINUM CLAD
B1	2' - 0"	2' - 6"	ALUMINUM CLAD
B2	4' - 0"	3' - 0"	ALUMINUM CLAD
B3	2' - 0"	2' - 6"	ALUMINUM CLAD
C1	6' - 0"	5' - 0"	ALUMINUM CLAD
C2	6' - 0"	4' - 0"	ALUMINUM CLAD
C3	4' - 0"	3' - 0"	ALUMINUM CLAD
C4	6' - 0"	3' - 0"	ALUMINUM CLAD
D	2' - 0"	3' - 0"	ALUMINUM CLAD
E	3' - 0"	1' - 8"	ALUMINUM CLAD





DATE: May 22, 2024
TO: City of Berkeley
Land Use Planning Department
FROM: Hannah Micallef, Studio KDA
SUBJECT: 2201-2205 Blake St. Applicant Statement

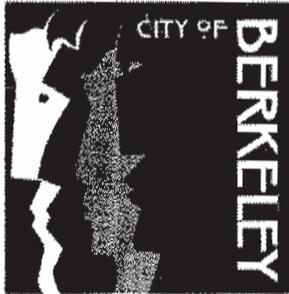
The proposed project is located at 2201-2205 Blake Street, in the R-2A district. The project includes a new three-story residential duplex building at the northeast corner of the property. Each unit in the new duplex consists of (3) bedrooms and (2.5) bathrooms. The ground floor includes a new (2) car garage that will be shared between the two units. A new driveway from Fulton street and (1) off-street parking space is proposed.

The existing stable building located at the northeast corner of the property will be relocated to the west side of the property and converted into a (1) bedroom and (1) bathroom residential unit. The owner intends to re-assign the existing 2517 Fulton address to the relocated stable building, and return the 2201 building to a single-family residence, as it was historically. The proposed project consists of (6) total residential units: 3 existing, 2 new, and 1 relocated.

The Landmarked site consists of (2) Victorian homes. The primary residence at 2201 Blake Street, constructed in 1877 by the Bartlett family and the secondary residence at 2205 Blake Street was constructed in 1892. Other identified structures include the attached servants quarters at the 2201 house, and the stable. There are no proposed changes to the existing historic 2201-2205 buildings. The conversion of the stable structure would rehabilitate an existing dilapidated building, and the relocation would allow increased visibility of the historic structure from the street, and screen the new construction behind. A Project Impact Analysis summarizing the project's adherence with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is included with our submittal documents. The design of the new duplex building draws influence from the historic buildings on the site, but includes simplified and modest detailing, as to differentiate and not compete with the historic buildings.

The project articulates a lot split encompassing the 2201 building, attached accessory building (historic servant's quarters), and relocated converted stable onto its own parcel. Forthcoming HOA and CC&R's would govern the maintenance of the designated common landscaped areas, perimeter retaining wall, and decorative perimeter fence, and shared easements between the parcels.

The proposed project includes more than twice the amount of usable open space required per the 300 SF/unit in the R-2A district. There are no changes proposed to the existing mature landscape and gardens to the east and west of the 2201 and 2205 buildings. Rather, the project aims to extend the idyllic garden setting to the rear of the site, in a currently blank and unfinished area of the property.



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

Notice of Decision
MEETING OF: December 5, 2005

Property Address: **2201-05 Blake Street**
APN: 055-1830-014

Also Known As: **Bartlett Houses**

Action: **Designation as a Landmark**

Application Number: **05-4000026**

Designation Authors: **Gale Garcia and Jerry Sulliger**

WHEREAS, the proposed landmarking of 2201-2205 Blake Street, was duly initiated by the Landmarks Preservation Commission on July 11, 2005, and

WHEREAS, the public hearing for the proposed landmarking of 2201-2205 Blake Street was opened on September 12, 2005 and continued until October 3, 2005 because the landmark application was incomplete, and

WHEREAS, due to the cancellation of the October 3, 2005 meeting, the public hearing was continued to November 7, 2005, and

WHEREAS, on November 7, 2005, the Landmarks Preservation Commission opened the public hearing, heard public testimony on the proposed landmarking of 2201-2205 Blake Street, and continued the public hearing to the December 5, 2005 meeting, and

WHEREAS, on December 5, 2005, the Landmarks Preservation Commission heard additional public testimony, closed the public hearing, and

WHEREAS, consistent with Sections 3.24.110.A.3 and 3.24.110.A.4, the Bartlett Houses, 2201-2205 Blake Street (1877 and 1892) have educational and historic value because they are in their original setting with virtually no exterior alterations, no structures have been added to the site since 1892, and the site contains a stable and servant's quarters, two of the earliest accessory buildings which have survived in the city. Collectively, the structures are probably the most pristine representation of Victorian Berkeley in existence. The servant's structure, which gives us important clues about the lives of a group generally ignored in history books, is one of the few remaining, and probably oldest, example of such a structure in Berkeley. The first Bartlett house represents the earliest years of Berkeley near the university, even before the town was incorporated. The second Bartlett house represents the thriving years of the early 1890's, and

WHEREAS, consistent with Sections 3.24.110.A.2, and 3.24.110.A.4, the Bartlett Houses have cultural and historic value by virtue of their association with their owner, Berkeley pioneer Alfred Bartlett, a British immigrant of great resourcefulness who arrived on his own in the San Francisco Bay area at the 2120 Milvia Street, Berkeley, CA 94704 • Tel: (510) 981-7410 • TDD: (510) 981-6903 • Fax: (510) 981-7420
E-Mail: lpc@ci.berkeley.ca.us Website: <http://www.ci.berkeley.ca.us/commissions/landmarks/default.htm>

2201-05 Blake Street, Bartlett Houses (LM# 05-4000026)
Page 2

December 5, 2005

age of 16, and who became a pillar of the community in Victorian South Berkeley. He built these buildings on an original villa lot, beginning when the town was new and commercial resources were few and far between, and maintained ownership of the site for 47 years. In 1877, Bartlett joined four other prominent businessmen of his day in forming the Berkeley Land and Building Company, intending "to contribute to the growth and prosperity of the town," and

WHEREAS, consistent with Section 3.24.110.A.1.b, the first Bartlett House (1877) is arguably Berkeley's most outstanding example of a Victorian Italianate residence, possessing a high degree of integrity, and

WHEREAS, consistent with Section 3.24.110.A.1.c, the Bartlett Houses are worth preserving for the exceptional value they add as part of the neighborhood fabric of the Blake tract. Built the year before the rail system arrived at the Dwight Way station, the Bartlett Houses complement the important concentration of nearby structures from the late 19th century when the Dwight Way rail service spurred growth in commercial activity and in home building in the surrounding area. Around the corner at 2140 Dwight Way (Landmark #144) is a classic Victorian storefront and a nineteenth century survivor of the Shattuck Avenue and Dwight Way shopping district, which preceded the downtown commercial district at the Railroad Terminus. The houses at 2424, 2426, and 2430 Fulton Street (Landmarks #260, #259, and #255 respectively) are just over a block north of the Bartlett site, and the earliest of them were built seven years after the first of the Bartlett Houses.

NOW THEREFORE, BE IT RESOLVED, that the Bartlett Houses at 2201-2205 Blake Street (1877 and 1892) are hereby designated as City of Berkeley Landmark, and that the landmark site is coterminous with Assessor's Parcel Number 055-1830-014, and

LET IT BE FURTHER RESOLVED, that the particular features to be preserved include:

1) The primary landmark element, the Bartlett House of 1877 at 2201 Blake Street with the following features: v-rustic wood siding; hipped roof form with flattened top; broad, projecting eaves; the south and west projecting gable-roofed wings; the east non-projecting gable; the mouldings in the gable; the gable porthole windows; curved brackets under the eaves; delicate fretwork with pendant ornaments at the peaks of the gables; long, narrow one-over-one double hung wood sash windows; two-story slanted bay on the south (front) façade; one-story slanted bay on the west façade; raised and beveled panels in the entablature above the bays and below the windows of the bays; the hoods above the bays and the moulding underneath the hoods; slender colonettes on the sides of the windows in the bays; the segmented top arches of the windows in the bays and on the lower floor of the east façade; hoods supported by brackets on remaining windows; the front porch with its truncated, curved hipped roof; the one freestanding and two engaged porch columns with Tuscan-like capitals; the two shallow arches between the porch columns; the low porch railing with its beveled scrollwork; and the arch-topped transom windows above the front and side doors, and

2) Further contributing elements include the two accessory structures: the stable and the servant's quarters, including the basic forms of the structures, the v-rustic wood siding, and on the servant's quarters, the double-hung wood sash windows.

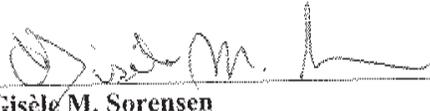
VOTE: 6-0-1-2
Aye: Winkel, Emmington, Johnson, Olson, Korte, and Parsons
Nay:
Abstain: Packard

2201-05 Blake Street, Bartlett Houses (LM# 05-4000026)
Page 3

December 5, 2005

Absent: Gartner, Dacey

ATTEST:


Gisèle M. Sorensen
Secretary, Landmarks Preservation Commission

2201-05 Blake Street, Bartlett Houses (LM# 05-40000026)
Page 4

December 5, 2005

DATE NOTICE MAILED: January 3, 2006
THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM: January 18, 2006
Appeal must be filed with City Clerk by this date.

TO APPEAL THIS MATTER:

Pursuant to Section 3.24.300 of the Landmarks Preservation Ordinance: "An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter". Any appeal submitted by the public must be in writing, specifying the reasons for the appeal. The appeal fee is \$64.00. The City Clerk's Department is located on the first floor at 2180 Milvia Street, Berkeley, CA 94704; Phone (510) 981-6900.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to a decision by the Landmarks Preservation Commission to approve or deny a Structural Alteration Permit, the following requirements and restrictions apply:

1. You must appeal to the City Council within 15 days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to inquire with the Current Planning Division (981-7410) to determine when a Notice of Decision is mailed.
2. No lawsuit challenging a City decision to deny (Code Civ. Proc. Section 1094.6(b) or approve (Gov. Code Section 65009(c)(5)) a Structural Alteration Permit may be filed more than 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 90-day period will be barred.
3. In any lawsuit that may be filed against a City Council decision to approve or deny a Structural Alteration Permit, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.
4. 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, the following requirements apply:
 - a. That this belief is a basis of your appeal.
 - b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - c. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

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

Attachment:

Designation proposal dated: October 26, 2005.

cc:

City Clerk's Office
2180 Milvia Street
Berkeley, CA 94704

Gale Garcia
2538 Fulton Street
Berkeley, CA 94704

Jerry Sulliger
2645 Parker Street
Berkeley CA 94704

Coleston, Howard J.
Heirs of Estate
2127 Blake Street
Berkeley CA 94704-2715

Ordinance #4694 N.S.
LANDMARK APPLICATION

Alfred Bartlett Houses

1. **Street Address:** 2201-2205 Blake Street
County: Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor's Parcel Number:** 01400
Dimensions: 135 x 100 feet
Cross Street: Fulton Street
3. **Is property on any survey?** The State Historic Resources Inventory; Berkeley Architectural Heritage Association's Urban Conservation Survey
4. **Application for Landmark Includes:** Houses, accessory buildings and site
5. **Historic Name:** Bartlett Houses
Commonly Known Name: 2201-2205 Blake Street
6. **Dates of Construction:** 1877, 1892
Factual: yes
Source information: Property tax records, *Berkeley Advocate* newspaper
7. **Builder:** Unknown
8. **Style:** Italianate with attached servants quarters, Queen Anne with the carriage house at the back of the lot
9. **Original Owner:** Alfred Bartlett
Original Use: Single family residences
10. **Present Owner:** Howard J. Coleston, Jr.
11. **Present Use:** Residential rental property
12. **Current Zoning:** R2A
13. **Present Condition of Property:** Suffers from deferred maintenance
14. **Is property endangered:** Unknown
15. **Description:**

Bartlett House No. 1.

The first Bartlett house is probably the most unaltered Victorian Italianate Building in Berkeley. It is situated near the front, on the west side, of a deep double lot at 2201-05

Blake Street, in Berkeley's Southside area (Figure 1). It is a two story wood-frame building with an attic, featuring v-rustic channel redwood siding painted gun-metal gray with black window sashes and doors (Figure 2).

The main body of the roof is hipped, with a flattened top. The front and the west side of the building each have projecting gable-roofed wings; the east side of the building is flat with a non-projecting gable approximately opposite the west gable. Each gable has a porthole window into the attic. Curved brackets support the roof on the west side and the front, but not on the east side or the back. From the earliest available pictures we know the house originally had cresting forming a widow's walk (Figure 3). The cresting extended along the ridge of the gables and culminated in finials at the peaks. Under the peaks of the gables are delicate fretwork with center pendants (Figure 4, upper image). The roof has broad overhanging eaves, very unusual for an Italianate dwelling.

Almost all of the windows are long and narrow, one-over-one, double-hung sash. There is a two-story bay window on the east side of the front of the building and a one-story bay on the west side, both deeply slanted. The windows in all of the bays, and on the first floor of the east side of the building have segmented arches at the tops. Each window of the bays has a slender colonette on either side. Most of the rest of the windows are hooded with brackets supporting the caps, except on the back of house.

In the entablatures over the bay windows and over the front porch, between the brackets, are beveled panels. Larger raised and beveled panels are found below each window in the bays. Miniature versions of these panels embellish the brackets on either side of the aprons under the windows, excepting those windows which are in the bays.

At the back of the house, one on the west side of the building and one on the north, are two four-over-four double-hung windows with the same aprons and brackets as the windows at the front. Upstairs are two small, and one medium-sized, one-over-one double-hung windows, as well as a small casement window.

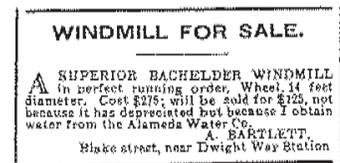
The single story entry porch on the west side of the front of the house also features a truncated hipped roof, which originally also had cresting. The porch has two engaged columns, the southwest column is free standing. A very shallow arch spans between the latter and its east neighbor. Another shallow arch with a shorter span is formed with its north neighbor. Between these two columns is a low railing, with beveled scroll-work, featuring "donuts" in the centers. The columns are square, but with a capital similar to the Tuscan style. There is a more rounded arch in the plane of the back of the porch. The front double doors are further recessed, and each has two raised panels, the lower are octagonal, and the upper are vertically elongated octagons. An arch-topped transom window, which originally had a floral etched glass design, is above the doors. It now has plain glass.

A second entrance porch facing Fulton Street, on the west side of the house, is deeply recessed, with doors on all three sides. The doors facing west and north both have transom windows over them, and caps like the ones over the (non-bay) windows. The door to the left, facing south, goes to an odd stairwell which can be seen through the window next to it, and up to a trap door in the floor above, which is now the floor of an enclosed sun porch, believed to have been added in the 1930s.

At the back of the building on the east side is the servant's quarters (Figure 4, lower image), a dollhouse-like structure with a hipped roof and small double-hung windows on its south, east and north sides. It is accessed by a door from the enclosed back porch. Another door can be seen from the back of the house, leading to a storage area. The siding is the same as the main house but the windows lack embellishment.

The back porch has the same columns as the front porch, and the same fretwork. It has been enclosed with lattice fencing material, of a finer mesh than that which is prevalent today.

One accessory building which must have existed prior to 1887 has not survived. Alfred Bartlett sold his Bachelder windmill in 1887, with an advertisement in the *Berkeley Advocate*, so a water tower of some sort must have supported the windmill in the earliest days of this dwelling.



Berkeley Advocate, May 28, 1887

Around most of the front yard of both houses is a low concrete wall. The earliest photographs show a wooden fence (Figure 5, upper image), with a railing similar to the cresting on the roof, atop the wall.

Bartlett House No. 2.

The second Bartlett House is in the Queen Anne style. It is a two-story wood frame house with an attic (Figure 6, Figure 5, lower image), covered in v-rustic siding, located close to the front of the same large double lot, almost to the property line on the east side (Figure 1).

The roof is peaked with pedimented gables on the front (south side) and on the west side. A wing which was added onto the back, projecting about five feet to the west of the main plane of the original structure, has a pyramid roof on the west side and a slanted roof over the sun porch on the east side.

The gables have wide barge boards, featuring square floral decoratives. On the western bay, small bull's-eyes alternate with the "daisies". The upper portions of the pediments are decorated with waffle-patterned millwork. The lower sections are recessed by about a foot from the upper, and are decorated with rows of scalloped shingles; beneath them are friezes with small bull's-eyes at approximately one foot intervals. At the ends of the bargeboards are large bull's-eyes.

Almost all of the windows are long and narrow with one-over-one, double-hung sashes, and aprons underneath. At the front of the building (towards the west) and on the west side of the building, beginning about twelve feet from the front, are slanted bays. Below the aprons of the bays are recessed panels. On either side of the center window of each bay is a necktie-like vertically striated band extending from the frieze to the bottom of the upper sash, with a bull's-eye at the bottom.

The entry porch is on the east side of the dwelling's front, and extends up to a balcony on the second floor, which appears to have had a low railing surrounded it. Both the porch and the balcony are supported by turned posts. The frieze of the porch is decorated with

square blocks containing small bull's-eyes, at about one-foot intervals. On either side of the balcony, under the frieze, are fancy brackets with pendant ornaments. In the equivalent position on the east side of the balcony is a grille of spindle work. The front door has been boarded up and cannot be seen, but a rectangular transom window is visible above it.

The original stable is behind the second house and was the same color as the first Bartlett house until September 2005. Although it is in disrepair, it has the original v-rustic siding. A shed roof slants towards the back of the lot. There is no trace of the original doors.

16. History:

The District in its earliest days

Four years after the University of California moved from Oakland to the vicinity of Strawberry Creek in east Berkeley – in 1877 – Alfred Bartlett built his first Berkeley house, on Blake Street at the northeast corner of its intersection with Fulton Street. The area was then in the far reaches of the vast Oakland Township. A year later, Berkeley became incorporated, its southerly line a mere half block south of Alfred Bartlett's stately house (500 feet south of Dwight Way).

The Blake Tract, Map No. 2, which covered most of the area from Dwight Way to Derby Street, and Shattuck Avenue to Ellsworth Street (excepting the northwest corner which was the Steele Tract), had been subdivided in 1876. By 1877, the environs of the Bartlett house were mostly farmland, with a mere smattering of dwellings. At the far corner of the same city block was the Gariot house, now 2248 Dwight Way (still standing). Directly east of this city block was the Ferris House, later moved to 2314 Dwight Way (still standing). To the north of the Bartlett lot was farmland, with the huge Julian Haste mansion (Figure 7) on Dwight Way just above Fulton Street. Under construction that year was James Barker's Mansion on Dwight Way below Shattuck. Southeast of the Bartlett house were the modest homes of machinist Frank A. Davis at 2227 Parker Street, and carpenter Samuel V. Nichalls at 2225 Parker Street. (The houses mentioned here which are no longer standing and for which photos are available are shown in Figure 7).

Incorporation was the talk of the town, and of the local newspaper: "The truth is that Oakland is so absorbed in her own growth and importance, that her suburbs are neglected. We therefore advocate a separate incorporation of Berkeley, like Cambridge, (Mass.), or any other university town" (*Berkeley Advocate*, November 24, 1877). "The people south of the University want a sewer. It will make their locality more desirable as a place of residence....What man so narrow minded as not to be pleased to see any part of Berkeley grow?" asks an editorial in the *Berkeley Advocate* (December 1, 1877).

Although the Berkeley Branch of the Northern Railway did not begin to run on Shattuck Avenue until the following year, the tiny train station was already in place, in the middle of the road, between Dwight Way and Blake Street (Figure 7).

While West Berkeley was well served by shops and saloons in 1877, the eastern part of the town had little in the way of commerce. In the vicinity of the State University, there was a general store, Chappie, Tallman & Co. at the southeast corner of Choate (now Telegraph Ave.) and Bancroft Way, the Berkeley Hotel at the northeast corner. Merrill's Drugs and

Stationary - and Postmaster - was on Choate Street near the University grounds, with the Berkeley Billiard Hall across the street.

The "R.R. Terminus" (of the soon to open railway), later to become what is now Downtown, was just beginning to develop into a shopping district, with Gottshall & McClain's New Grocery and Dry Good House, the Union Livery and Sale Stable, Hann's Meat Market and the Berkeley Water Works Company, among a few other businesses. With a population of approximately 2,000, the town was just beginning to grow.

ADVANTAGES OF BERKELEY.

Good Advantages, Fine Scenery, Agreeable Climate, Perfect Natural Drainage, and Healthfulness.

LOCATION.

The location is good, because so near to San Francisco, and perfectly free from miasmatic influences; the scenery is magnificent, commanding a view of the bay, the Golden Gate, and the surrounding country; the climate is unsurpassed, and the natural drainage could not be better.

Berkeley Advocate, April 14, 1877

A Pioneer Family

Alfred Bartlett (Figure 8) was born August 11, 1841 on a farm in England. He served in the English navy while in his early teens. Discontented with the navy, he stowed away on a ship to New York at age 15. There he worked as a carpenter's apprentice and in wholesale stores, but he was always enthralled with books. In 1857 he worked passage on a ship to California - a stormy voyage of 152 days around the horn. When he arrived in San Francisco, he bought a team of horses and a wagon, and began several years of selling books.

In the mid 1860s Alfred tried ranching near Austin, Nevada, but the local Indians made this a harrowing experience. He returned to San Francisco in 1865 and purchased a fine wagon with drawers and an oilcloth cover which featured advertising from local merchants, and again purveyed books. This venture was successful, and enabled him to invest in property in San Francisco and Oakland. In 1868 he married Teresa Whitney (Figure 8) from New York, who became "a faithful and affectionate wife for over 52 years".

Alfred and Teresa lived for several years in San Francisco while Alfred sold books at auction for A. Romen & Co. Early in 1877, he bought two lots in Berkeley on Blake Street and built an Italianate dwelling "for the sake of the health of my wife and two daughters, then three and five years old". The family moved in that Fall.

In August of that year, the Berkeley Land and Building Company was formed, with directors: James L. Barker, William B. Heywood, George D. Dornin, Alfred Bartlett and Charles K. Clarke. "They intend to do a Real Estate business in conjunction with building and improvements that will contribute to the growth and prosperity of the town. Their office will be at Berkeley terminus" (*Berkeley Advocate*, August 25, 1877).

—The South End of town is building up so rapidly that soon people will seek residence property farther north.

Berkeley Advocate, January 23, 1886

Alfred continued buying and selling both books, for which he traveled a great deal, and real estate, mainly in Oakland and Berkeley. The south Berkeley district was growing rapidly at this time, and Alfred's endeavors were part of this growth. The *Berkeley Advocate* of August 1, 1885 reported that Alfred Bartlett is putting up a fine eleven room house on Dwight near Fulton, which he sold to Mary Burckhalter in 1886 (still standing at the front of the lot at 2208 Dwight Way.)

The family were frequently mentioned in the local newspapers, and appear to have been well-respected and well-liked. Alfred was one of the many aspirants for the office of Town Marshal in 1886. The *Berkeley Herald* of April 15, 1886 reports: "Mr. A. Bartlett, who has taken and always will take a deep interest in the welfare of our community, is thought of a being a very good man". However, his campaign was unsuccessful; the popular contractor and builder, A.H. Broad, won the election.

The reception given by the Senior Class Club of the B. H. S. to its host of friends, Friday evening, September 4, at the home of Mr. Bartlett on Blake street, was a perfect success. About 9 o'clock the spacious parlors of Mr. Bartlett were thrown open to receive a merry throng of "alumni et alumnae." When the guests were assembled dancing was announced, and the smiling faces attested the pleasure of the participants. Mr. Geo. D. Kiarniff displayed all the attributes of a model floor manager, and no one was suffered to remain seated. Later in the evening a dainty supper was served, and afterwards dancing was resumed until the small hours of the morning, when the happy party was forced to break up.

Berkeley Advocate, September 10, 1891

Alfred and Teresa had three daughters, Etta May, born in 1873, Laura Louise (Lulu), born in 1875 and Alfreda, born 1882. Both Lulu and Etta received degrees in English from the University of California in 1896.

The second Bartlett house was built in 1892. Alfred returned from traveling in May. He and Teresa took out a sizable mortgage on the property June 16, 1892, and the property tax records show an increase in the value of the property at this time, indicating that an improvement (building) had occurred. Although there is a romantic rumor that the house was built as a wedding present for one of the daughters, it appears to have been used as a rental property, in what had become a well-populated and growing district of south Berkeley, surrounding the thriving Shattuck/Dwight shopping district.

Alfred Bartlett is at home again. He has spent the past six months in the eastern and western states.

Berkeley Herald, May 3, 1892

Alfred purchased land in Fresno in the 1890s including a five acre site which became known as Bartlett Heights. In their later years, the Bartletts lived mainly in Fresno, although they maintained the Berkeley houses and stayed there when they were in town. Teresa Bartlett died in Fresno in 1919 and Alfred followed in 1924.

George A. and Clara A. Schendel, both originally from Kansas, purchased the houses in 1927. They lived in the original house with their youngest daughter, Mary June, for several years. George died in 1942, and Clara lived until 1966. When Howard Coleston, Sr., who grew up at 2630 Fulton Street (Landmark #255), married Mary June Schendel, "his childhood sweetheart", in the 1940s, they moved into the second Bartlett house, where they lived until Mary June's death in 1983. At some point the second house had been converted into a duplex, although it was used by the Coleston family as a single family house. In the 1960s, the original Bartlett house was converted into units, and rented.

17. Significance:

The Bartlett houses, in their original setting with virtually no exterior alterations, no structures added to the site since 1892, and with some of the earliest accessory buildings which have survived in the city, are probably the most pristine representation of Victorian Berkeley still in existence. The servant's structure, which gives us important clues about

the lives of a group generally ignored in history books, is one of the few remaining, and probably oldest, examples of such a structure in Berkeley.

Alfred Bartlett was a Berkeley pioneer, an immigrant of great resourcefulness, who became a pillar of the community in Victorian South Berkeley. He built these buildings on an original villa lot, beginning when the town was new and commercial resources were few and far between, and maintained ownership of the site for 47 years. The first Bartlett house represents the earliest years of Berkeley near the university, even before the town was incorporated. The second Bartlett house represents the thriving years of the early 1890s.

Around the corner at 2140 Dwight Way (Landmark #144) is a classic Victorian storefront and a nineteenth century survivor of the Shattuck Avenue and Dwight Way shopping district, which preceded the downtown commercial district at the Railroad Terminus. The houses at 2424, 2426 and 2430 Fulton Street (Landmarks #260, #259 and #255 respectively) are just over a block north of the Bartlett site, and the earlier two of them were built seven years after the original Bartlett house.

Passersby stop and look at the first Bartlett house in awe. It is truly a landmark to South Berkeleyans, and to all of Berkeley, in every sense of the word.

18. Illustrations

Figure 1 Copy of Sanborn insurance map from 1903, the earliest year this site was mapped

Figure 2 Bartlett House No. 1 as it appears today

Figure 3 Photograph of Bartlett House No. 1 from approximately 1910, donated to Berkeley Architectural Heritage Association (BAHA) by Becky Flavin, great granddaughter of Alfred and Theresa Bartlett

Figure 4 Details of Bartlett House No. 1 as it appears today

Figure 5 Photographs of Bartlett House No. 1 from 1889 and approximately 1940, from the BAHA archives

Figure 6 Bartlett House No. 2 as it appears today

Figure 7 Photographs of the structures which were in existence in 1877 in the neighborhood of 2201-05 Blake Street

Figure 8 Photographs of Alfred and Theresa Bartlett donated to (BAHA) by Becky Flavin

19. Bibliography:

Anthony Bruce, Executive Director, Berkeley Architectural Heritage Association

Howard Coleston, Sr., interview in 1998

City Directories from the 19th and 20th centuries for Berkeley/Oakland

Insurance Maps of Oakland, 1903, Volume 3 (New York: Sanborn Map Company, 1903)

Bartlett Family Archive at Berkeley Architectural Heritage Association, courtesy great-granddaughter Rebecca Flavin

Alfred Bartlett, *The Story of my Life* ([Fresno]: The Overland Publishing Co., 1922)

Census records from Ancestry.com

20. Recordors: Gale Garcia (841-5055) and Jerry Sulliger (981-1542), both residents of South Berkeley

1903 Sanborn Map

Bartlett
No. 1
Bartlett
No. 2

BLAKE



FULTON

DWIGHT WAY

ELLSWORTH

Figure 1

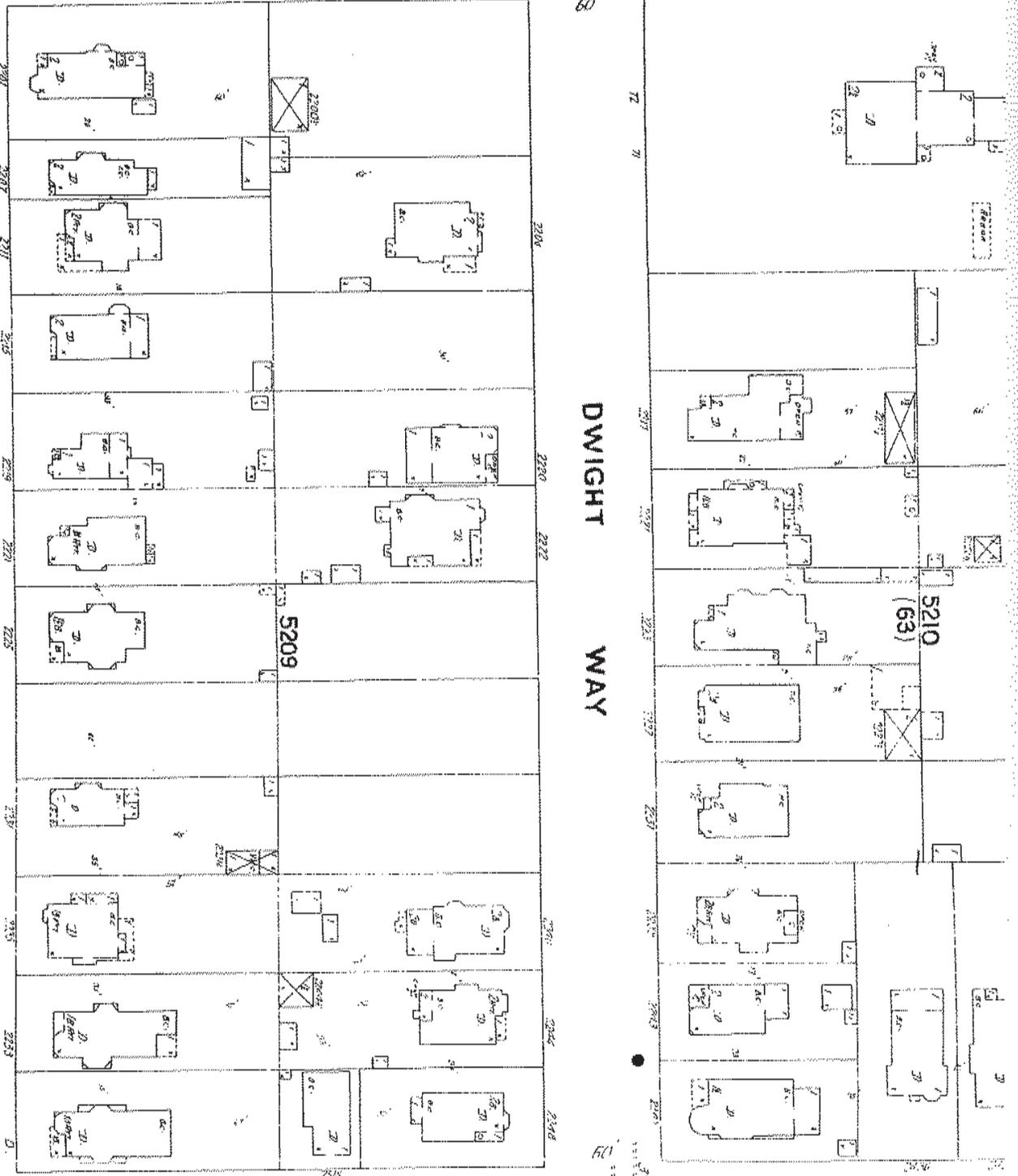




Figure 2

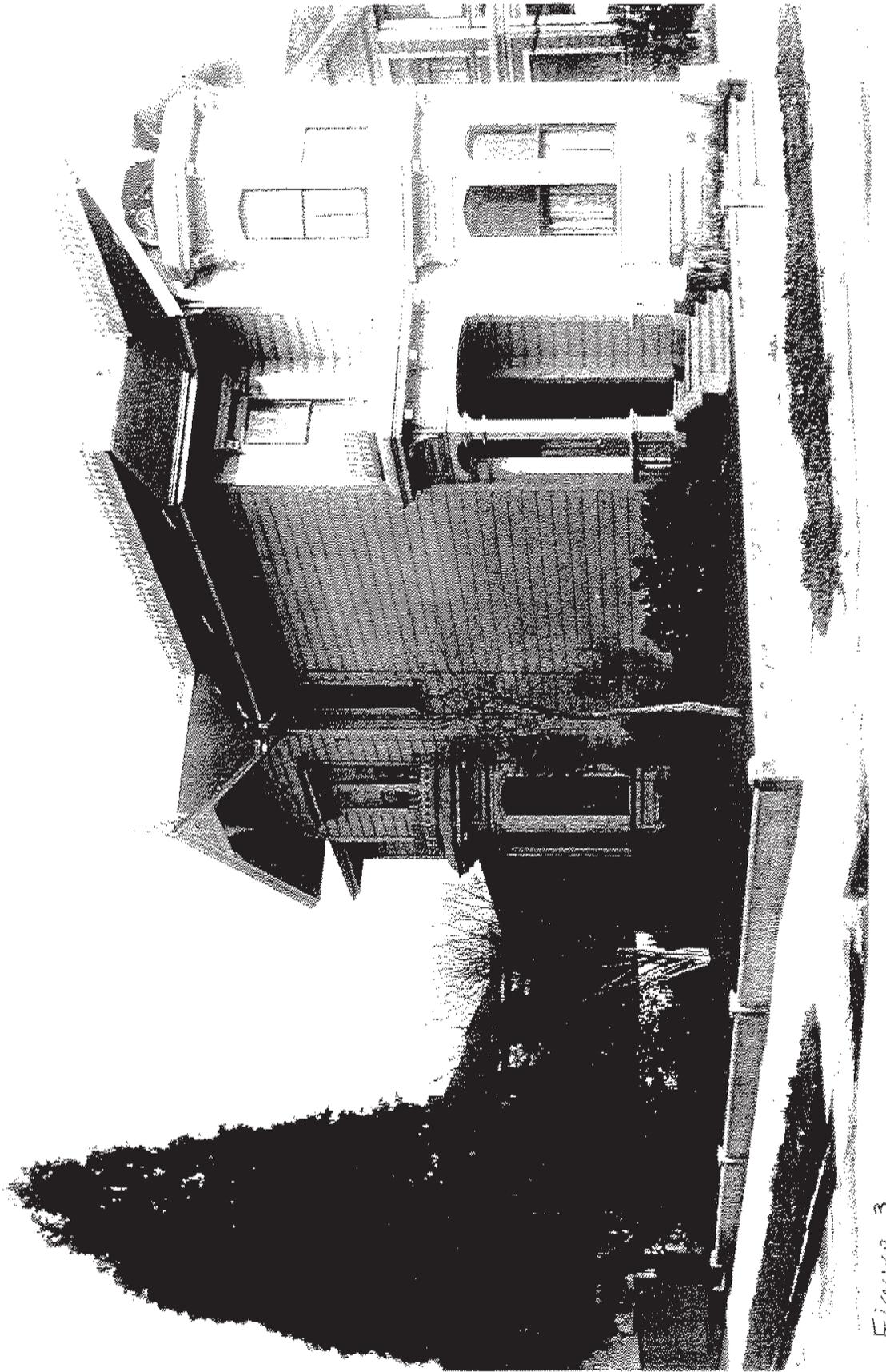
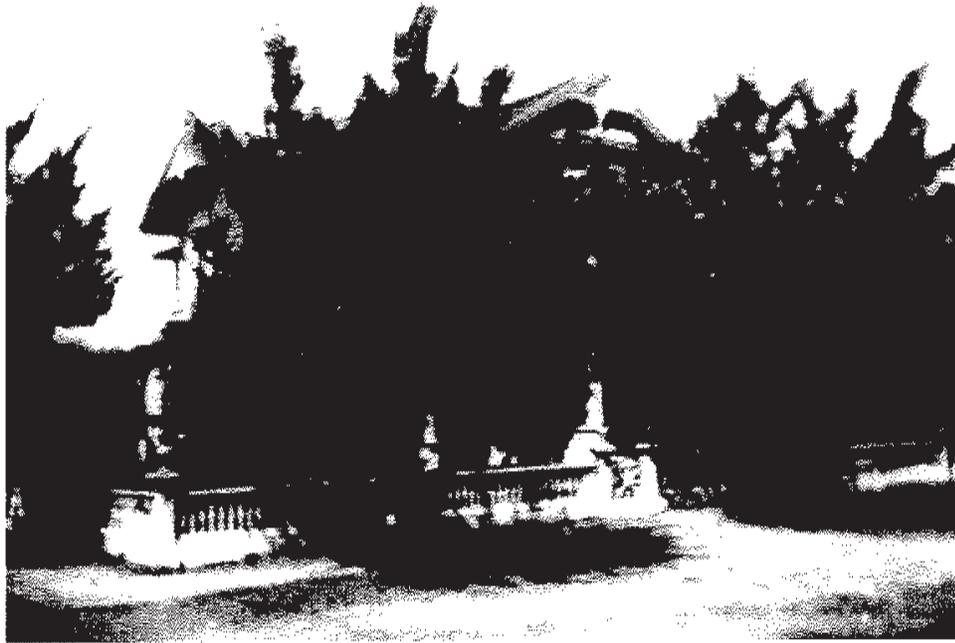


Figure 3



Figure 4



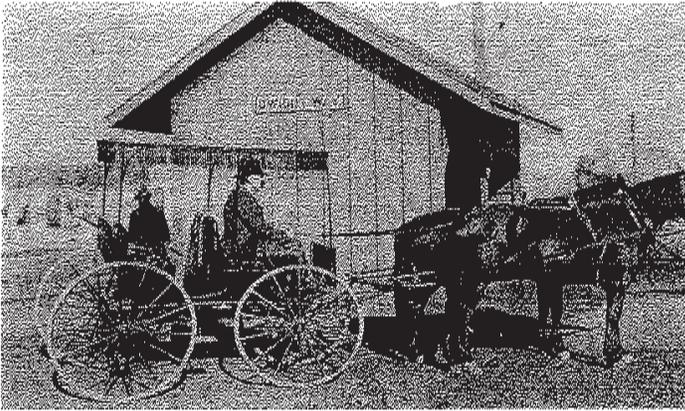
Above picture from approximately 1889.
Below taken approximately 1940 by A.O. Donogh
Courtesy Berkeley Architectural Heritage Association



Figure 5



Figure 6



Dwight Way Station at Shattuck

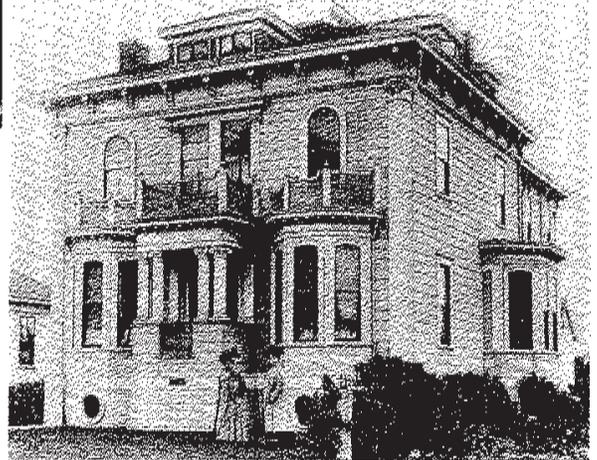
*Neighboring Structures
existing in 1877*



Julian Haste mansion in 1905 when it was the
Berkeley Preparatory School



James Barker mansion in the 1890's



Ferris House, still standing but significantly altered

Figure 7



*Alfred & Theresa,
& grandchild*



Figure 8