

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

FOR COMMISSION ACTION
JANUARY 6, 2025

2138 Kittredge Street – The Fitzpatrick House and Pepper Tree Tea Room

Landmark application #LMIN2024-0006 for the consideration of City
Landmark or Structure of Merit designation status for a property originally
constructed in 1904 and expanded in 1935 (APN 057-2029-015-00)

I. Application Basics

- A. Land Use Designations:** Outer Core (C-DMU)
- B. CEQA Determination:** Exempt from further environmental review pursuant to
CEQA Guidelines Section 15061.(b)(3) for Review for
Exemptions.
- C. Parties Involved:**
- **Initiator:** 64 Berkeley Resident Petitioners
 - **Application Author:** Anthony Bruce
Berkeley Architectural Heritage Association
P.O. Box 1137
Berkeley, CA
 - **Property Owner:** Susan Carlson
2138 Kittredge Street
Berkeley, CA
- D. Staff Recommendation:** Hold a public hearing and consider favorable action on
this request.

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

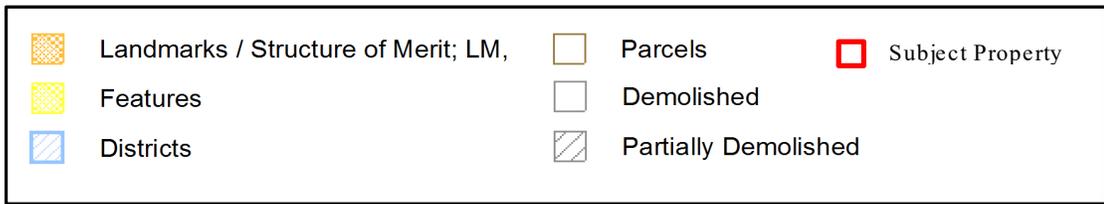
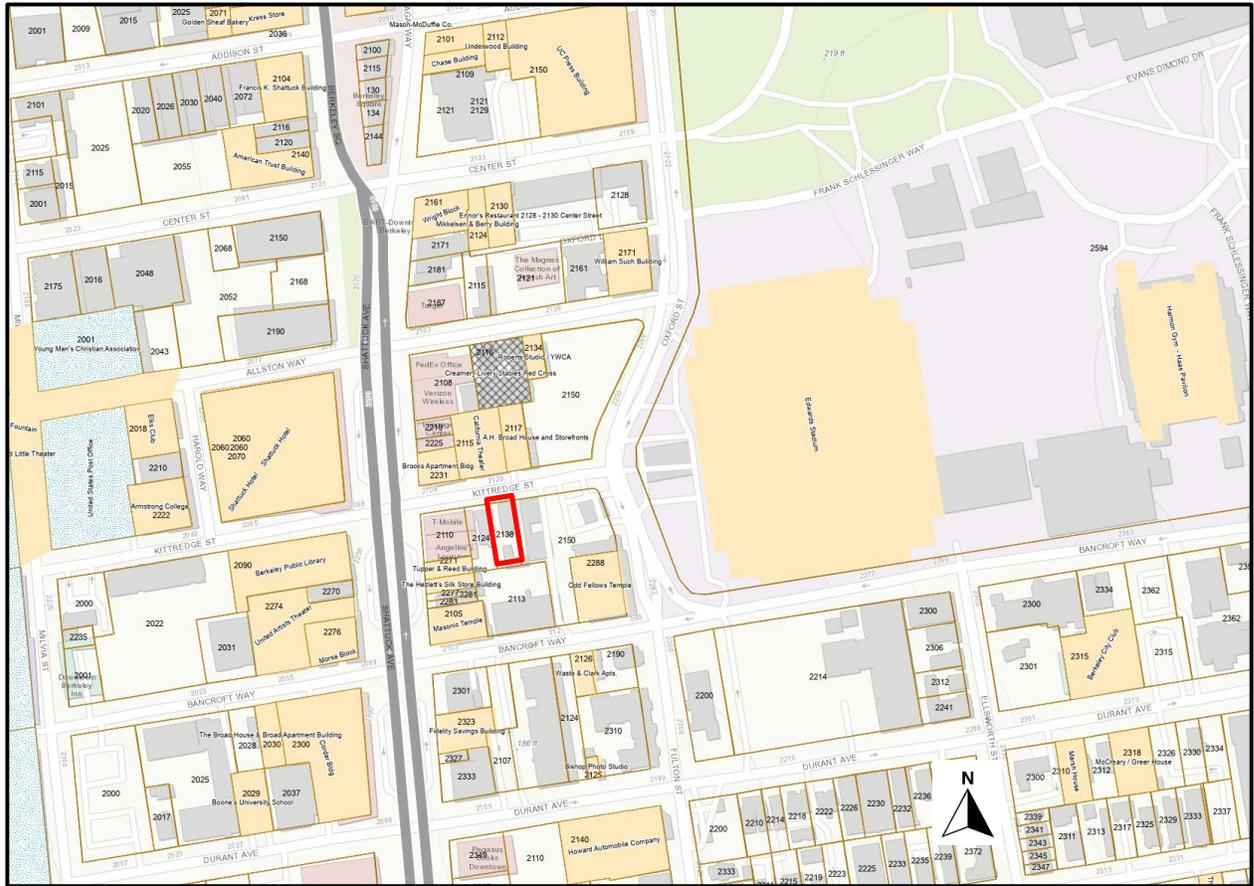


Figure 2 Subject property, current condition – façade (source: Landmark Application)

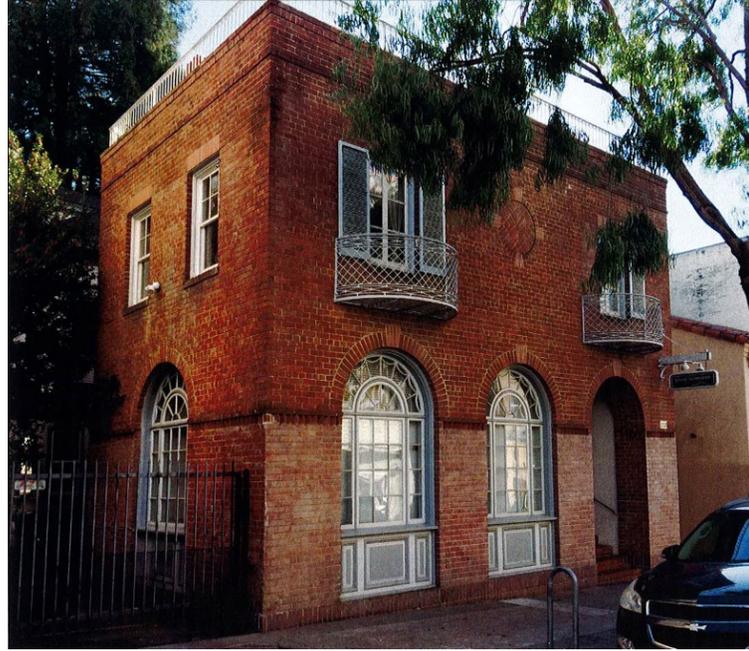


Figure 3 Subject property, entrance (source: Landmark application)

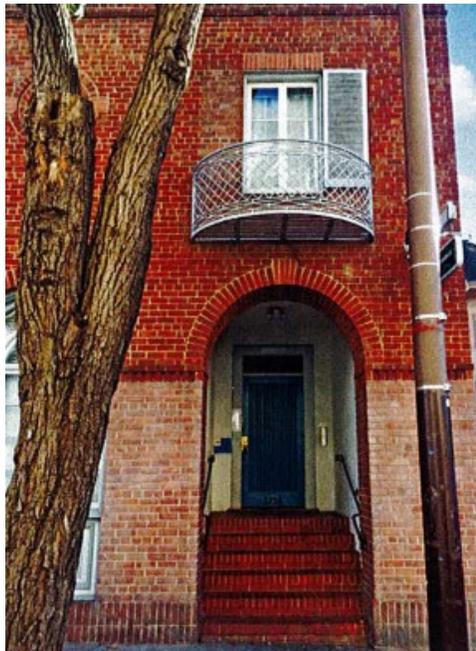


Figure 4 Subject property, current condition – west exterior (source: Landmark application)

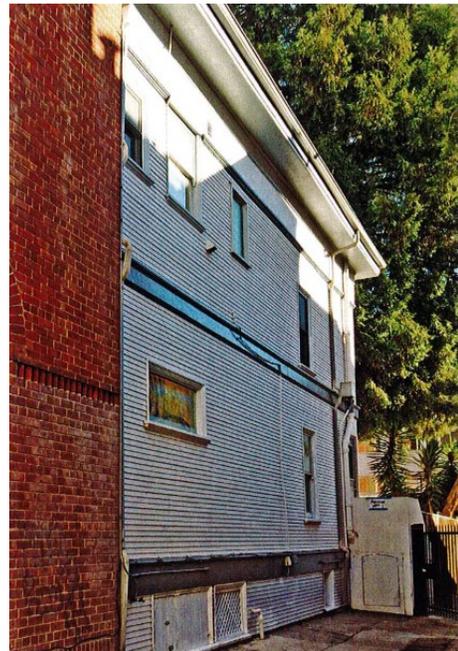
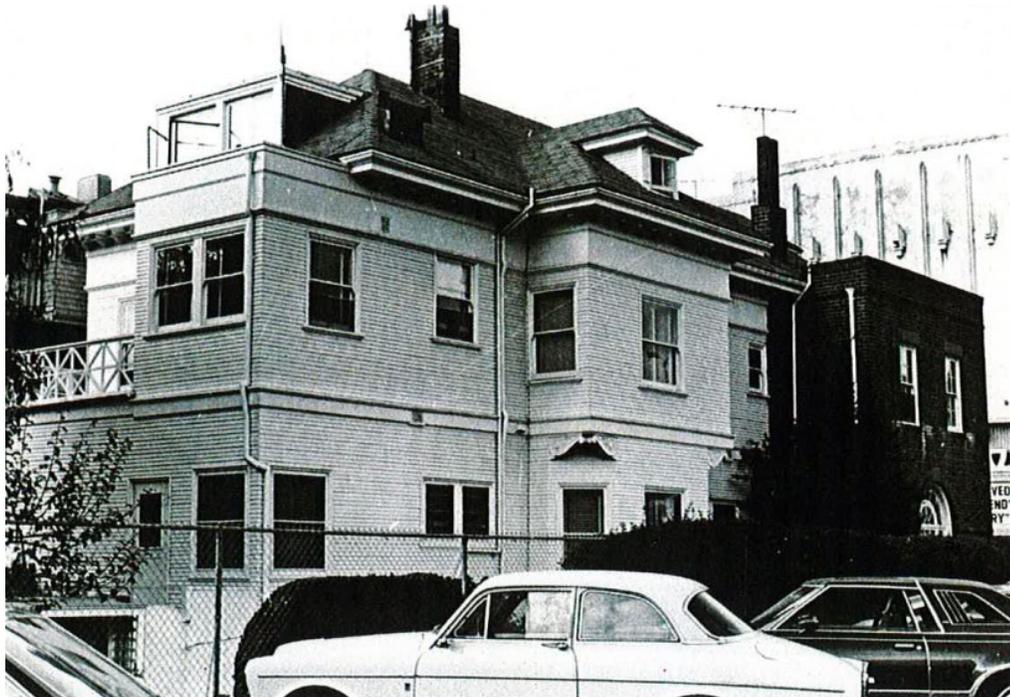


Figure 5 Subject property, 1978 (source: Landmark application, photograph by Betty Marvin)



Figure 6 Subject property 1978 (source: Landmark application, photograph by Betty Marvin)



II. Application Chronology

On October 30, 2024, the City received a Landmark or Structure of Merit application petition for the subject property, and is provided in Attachment 2 of this report. In accordance with Berkeley Municipal Code (BMC) Section 3.24.120, the application initiated consideration of the property for designation status.

On or before December 30, 2024, staff mailed and posted 10-day advance notices for tonight's meeting, in accordance with BMC Section 3.24.140.

Pending SB330 Use Permit application for Demolition

Prior to the initiation of this property for Landmark or Structure of Merit consideration, the City received Use Permit application #ZP2024-0114 requesting permission to demolish the subject building and to construct a new mixed-use development at this site. On April 4, 2024, the Use Permit application vested under the provisions of Senate Bill (SB) 330 and this means that the City is divested of its ability under the BMC to impose preservation conditions on the Use Permit should the City approve the Use Permit and also designated this property at a City Landmark or Structure of Merit.

III. Historic Resource Status

The subject property is not listed on the National Register of Historic Places (NR) or the California Register of Historical Resources (CR). In 1978, the property was recorded for the State Historic Resources Inventory and recommended eligible for the NR. The property is also on the Berkeley Urban Conservation Survey (form #21280). The City completed the Shattuck Avenue Commercial Corridor Historic Context and Survey in 2015. Through this survey, the potential Shattuck Avenue Commercial Corridor Historic District was identified and the subject property was assigned a CHRSC of 3S, finding it locally significant as a contributor to the proposed District under criterion A/1 of the NR/CR, with a period of significance of 1904-1958. The district has not been established through an adjudicative action by the City, however it has been identified through a SHPO-compliant evaluation and survey. For these reasons, the potential District and the subject building are cultural resources pursuant to CEQA Guidelines Section 15064.5.(a).

There are several City of Berkeley Landmarks (LM) and Structures of Merit in the immediate vicinity of this property, including: the A.H. Broad House and Storefront (1886, 1915) at 2117 Kittredge Street, California Theater (1914) at 2115 Kittredge Street, Brooks Apartment Building (1906) at 2231 Shattuck Avenue, Tupper and Reed Building (1925) at 2271 Shattuck Avenue, The Hezlett's Silk Store Building (1925) at 2277 Shattuck Avenue, Odd Fellows Temple (1926) at 2288 Fulton Street, Masonic Temple (1905) at 2105 Bancroft Way, and Edwards Stadium (1932) at 2594 Hearst Avenue.

See Figure 1, above.

IV. Property Description

The following description of 2138 Kittredge Street is based on the research presented in the Landmark Application for this consideration, as well as City permit records and the 2015 Shattuck Avenue Commercial Corridor Historic Context and Survey.

The subject property is an approximately 6,750-sq. ft. lot on the north side of the 2000-block of Kittredge Street, between Shattuck Avenue (west) and Oxford Street (east). It is a rectangular parcel, oriented north-to-south, with street frontage facing Kittredge Street to the north. The lot contains two buildings: a two-story residence and a carport. The main residence, identified as the Fitzpatrick House and Pepper Tree Tea Room, is situated toward the northwest corner of the property, with its north facing façade built along the north property line. A one-story detached carport is situated to the rear of the residence, and occupies the southwest corner of the parcel, spanning across the entire rear property line. At its northwest corner, the property has a gated driveway that extends eastward into the site between the residence and the east property line and serves the carport at the rear of the site; see Figure 2.

The Fitzpatrick House and Pepper Tree Tea Room is a two-story, wood-frame residential building, originally constructed in 1904 as a single-family residence. The Fitzpatrick House became a mixed-use property in 1924 with the establishment of the Pepper Tree Tea Room. In 1935, the building received a front addition to expand the Pepper Tree Tea Room; the addition replaced the original 1904 primary façade. Designed with elements of Georgian Revival architectural, the addition also exhibits elements of boxy, Moderne styling, common to commercial buildings constructed in the 1930s and 1940s. Nonetheless, its reddish-brown brick cladding, arched and rectangular openings, and balanced composition draw from the Georgian Revival style. At the first story, the east side and two easternmost (left and center) bays of the primary façade feature wood tripartite windows with 12 lites at center, four lites in each outer sash, and a fanlight transom with an inner and outer arch above. The westernmost (right) bay of the primary façade contains a recessed entrance with a Moderne style door and leaded-glass transom. The west facing arch contains a niche. Arches are unified by an angled brick beltcourse that wraps around the addition's first story emphasizing the horizontal datum that runs along the base of the arches.

The second story of the addition features two six-over-one vinyl-sash windows (replacements) on the east side. Two wood casement windows with six lites are set toward the outer walls of the primary façade. These windows are set above curved metal balconettes that are mounted to the façade. Each of these windows originally had two shutters, however, one shutter is missing from the window at the right. An additional vinyl-sash six-over-one window is centered in the second story of the west side of the addition. Other features include a circular detail centered in the second story of the primary façade and a beltcourse of brick wraps around the parapet line of the roof, with additional brick coping detailing and a wrought iron railing crowning the roof of the addition.

The original portion of the building to the rear of the addition is clad with shiplap siding at each story. Fenestration includes one-over-one, double-hung wood-sash windows, as well as several smaller wood casement windows and a stained-glass window. A molded wood water table wraps around the base of the first story. The east façade features a two-story projecting bay at center. This bay's first story has chamfered corners with molded wood corner detailing above.

The rear façade has been subject to several alterations, including an early 1915 attic dormer addition that projects from the rear hip of the roof, expansion at the first story ca. 1953, and the addition of a flat-roofed second story wing at the east end. Still, the rear façade features similar exterior cladding and detailing. The west façade is largely intact with several wood windows, including a stained-glass window to the immediate south of the front addition. The hip roof capping the Fitzpatrick House features a moderate overhang, modern asphalt singles, two brick chimneys, and a hipped dormer with a small window on the east side.

The residence at 2138 Kittredge Street exhibits characteristics of the Colonial Revival style and the Georgian Revival styles. 2138 Kittredge Street is a strong example of the blending of styles and forms that resulted from the adaption of residences to accommodate commercial uses in Berkeley during the early twentieth century. The property is in good condition.

Construction and Ownership History. John C. Fitzpatrick (1865-1945) purchased the subject property parcel in 1903. He and Caroline Isabel Preston were married in Benicia in 1887 and settled in Berkeley with their first two children in 1890.

Fitzpatrick was hired as superintendent of the Claremont, University & Ferries Street Railway (and served in other roles, such as secretary and motorman) until 1900. He then started a livery business that provided transport in Berkeley. In 1903, he contracted with architect William H. Wharff for the design of a residence on the south side of Kittredge Street. Fitzpatrick also purchased the adjoining lot to the east of present-day 2138 Kittredge Street, where he built a livery stable (non-extant) where he based his transportation business in subsequent years. He built a smaller stable (non-extant) to the rear of his residence to accommodate overflow. Fitzpatrick's business evolved to operate with automobiles by 1916, and he also delivered telegrams and telephone messages. His main stable was eventually converted to a public garage before his retirement around 1920. Fitzpatrick moved to a residence at 1936 Delaware Street in 1924, where he resided until his death in 1945.

The subject property was occupied by Alma and William Taylor after Fitzpatrick and his family members relocated in 1924. Alma Taylor established the Pepper Tree Tea Room immediately after the Taylors became tenants of the subject property. Alma served as manager for the next 17 years; her niece, Helga, waited tables. In 1935, the front addition to the former Fitzpatrick House was completed and provided redecorated and enlarged dining rooms for the Pepper Tree Tea Room. The adaption of the former

Fitzpatrick House occurred after two nearby residential structures experienced similar commercial transformations, including the A.H. Broad House at 2119 Kittredge Street (Landmark-Structure of Merit #242) and the Elder House at 2124 Kittredge Street (still extant).

The Taylors purchased the property from Fitzpatrick in 1942, and the Pepper Tree Tea Room closed in the same year. Despite the closure of the tearoom, the Taylors retained ownership of the property and embarked on alterations to add a dwelling unit to the building, under contract with local architect Paul Hammarberg, who was a frequent designer of wartime housing. In 1943, the Taylors purchased the adjacent property to the east, which had been the location of Fitzpatrick's main stable/garage. The Taylors improved the apartments within the subject building in 1953. The adjoining property was redeveloped with Herb's Hamburgers in 1955; thus the former Fitzpatrick stable was nonextant as of 1955. The smaller stable Fitzpatrick located to the rear of the subject building was demolished in the same year to accommodate construction of a carport, which remains at the rear of 2138 Kittredge Street.

Alma Taylor died in 1960 and William remarried to Helen Ingham in 1963; they remained residents of 2138 Kittredge Street until William's death in 1974.

Alterations.

An attic dormer was added to the rear hip of the original roof in 1915. The front addition was constructed in 1935 to expand the Pepper Tree Tea Room. Alterations that appear have been limited to the interior were contracted to architect Paul Hammarberg in 1932. In 1953, apartments within the residence were remodeled; this alteration work potentially included alterations to the rear façade, where a second story east extension was constructed, and likely modification of the first story of the rear façade. In 1955, a one-story detached carport was added to the property and replaced a preexisting stable that was built around 1903. Original windows within narrower east and west sides the front addition have been replaced with vinyl-sash windows.

A complete property history is provided in the Landmark application, see Attachment 1.

V. Analysis and Evaluation

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

Historic Context.¹ The property at 2138 Kittredge Street is associated with a pattern of residential development during the early twentieth century, when single-family residential properties were more prevalent in what has since become a primarily

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

commercial area along the Shattuck Avenue corridor in the downtown. The subject property's evolution between the 1920s and 1930s from solely residential use to a property combining residential and commercial uses, is associated with a subsequent trend of commercial development in the downtown, which included the modification of preexisting residences, including several along Kittredge Street and in the immediate vicinity to accommodate the spread of commerce. The subject building also surveyed the devastating Berkeley Fire of 1923, which destroyed many wood frame buildings. The Fitzpatrick House and Pepper Tree Tea Room's period of significance begins in 1904, its year of original construction, and extends to 1958, recognizing its contribution to the historical development of the Shattuck Avenue Commercial Corridor Historic District.

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

Staff completed a review of information provided in the Landmark application, as well as available City records and previous surveys, and compared the evidence against the criteria for designation consideration. The property and extant structures appear to meet multiple designation criteria. A summary of findings is provided below.

Landmark criterion – *Architectural Merit*. Based on the research and evidence presented in the Landmark application, the property at 2138 Kittredge Street appears to meet the LPO Landmark designation criterion for *architectural merit*. The building's design incorporates elements of its original design as a Colonial Revival residence representing the work of locally prominent architect, William H. Wharff, combined with an individually distinctive example of the application of Moderne-influenced Georgian Revival styling to form its front addition. Together, the building's original and added masses provide a strong example of a hybridized building typology that is representative of the mixed-use architecture that developed in Berkeley's downtown during the early twentieth century. This finding aligns with the designation criterion of BMC Section 3.24.110.A.b.

The subject property retains many of the character-defining features of its historical expression of the Colonial Revival and Georgian Revival styles. Its Colonial Revival characteristics include shiplap siding, molded wood water table and beltcourses, projecting bay with chamfered corners and molded overhang details, hip roof with moderate overhangs and a hip dormer, as well as its retention of several wood-sash windows, and a stained-glass window. Its Georgian Revival style is expressed through its front addition, which incorporates unpainted, reddish brown brick cladding and brick detailing, arched openings with keystone details, arched windows with tripartite casements, fanlights, paneled-wood bulkheads, and a balanced composition overall.

The building's essential form and exterior continue to exhibit the necessary aspects of integrity to convey its architectural significance as a historical mixed-use property type with elements of Colonial Revival and Georgian Revival architecture, inclusive of *design, materials, and workmanship*.

Landmark criterion – Cultural Value. BMC Section 3.24.110.A.2 allows for the designation of properties that are associated with the *movement or evolution of culture*. The Landmark application documents the property's association with the property's original owner and namesake, John Fitzgerald, as well as Pepper Tree Tea Room proprietors William and Alma Taylor. Additionally, the application documents the property's contribution to the city's economic development, including development of expanded commercial uses in what was a largely residential area to a commercial district along the Shattuck Avenue corridor. This pattern of twentieth century development in downtown Berkeley included the modification of single-family residences to accommodate commercial uses, such as occurred at with the subject building's 1935 addition. The property continues to exhibit characteristics that lend it a strong association to this aspect of Berkeley's cultural history. For these reasons, the property appears to be associated with the movement and evolution of *economic developments* of the City, and could warrant designation for this association. 2138 Kittredge Street appears to meet the LPO Landmark designation criterion for *cultural value*.

Landmark criterion – Historic Value. The development of 2138 Kittredge Street is associated with a pattern of development that emerged in Berkeley during the early twentieth century, as settlement in the core downtown area increased and commercial uses became more prevalent. Located in the block immediately east of Shattuck Avenue, the property transitioned from a single-family residential use to a combined residential and commercial use in 1924, when the Pepper Tree Tea Room was established by the Taylors in the former Fitzpatrick House. The Taylors eventually acquired the property in 1942, by which time the Fitzpatrick House was modified to support expansion of the tearoom. Along with nearby properties that underwent similar residential-to-residential-commercial adaptations, 2138 Kittredge Street developed into a hybrid building type and remains an excellent example of this historical trend in downtown Berkeley. For these reasons, the property appears to *embody and express* the development history of Berkeley. 2138 Kittredge Street appears to meet the LPO Landmark designation criterion for *historic value*.

The Commission has received sufficient evidence to take favorable action to designate the subject property as a City Landmark. Draft Findings for Approval are provided for the Commission's consideration in Attachment 1. This draft includes a list of character-defining physical features of this historical resource that should be preserved as required under BMC Section 3.24.100.A for Procedures Required – Controls and Standards.

LPO Structure of Merit criteria. As discussed above, staff believe that the subject property could meet the criteria for designation as a City Landmark. However, if the

Commission concludes that it does not (in whole or in part), then the Commission may consider the extent to which it meets the criteria for designation as a Structure of Merit, in accordance with BMC Section 3.24.110.B.2.

The subject property is an excellent example of the combination of Colonial Revival residential architecture and Georgian Revival commercial architecture that embody the mixed-use architecture that contributed to the development of commerce in downtown Berkeley during the early twentieth century. The property also exhibits integrity of design, materials, and workmanship. It is also part of a three-building group within the 2000-block of Kittredge Street, including the A.H. Broad House and Storefront (1894, designated Berkeley Landmark) at 2117 Kittredge Street and the Elder House at 2124 Kittredge Street, that provides a concentrated representation of the historical adaption of residences to commercial uses.

Given these facts, the property at 2138 Kittredge Street would meet the following Structure of Merit criteria:

Section 3.24.110 B.2.a – The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure’s neighborhood, block, street frontage, or group of buildings.

Section 3.24.110.B.2.b – The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.

Section 3.24.110.B.2.c – The structure is a good example of architectural design.

Section 3.24.110.B.2.d – The structure has historical significance to the City and/or to the structure’s neighborhood, block, street frontage, or group of buildings.

No draft findings for approval as a Structure of Merit are provided with this report, however the Commission can direct staff to prepare such findings if needed to support action under these provisions.

VI. Recommendation

Staff recommends that the Commission consider the extent to which this property meets the criteria for City Landmark or Structure of Merit designation pursuant to BMC Section 3.24.110.A.1, and then take favorable action.

Attachments:

- 1. Draft Findings for Designation Approval**

- 2. Landmark Application.** 2138 Kittredge Street, prepared by Anthony Bruce for Berkeley Architectural Heritage Association, received October 30, 2024

Prepared by: Josh Bevan, Architectural Historian, Rincon Consultants, Inc.

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

ATTACHMENT 1

DRAFT FINDINGS FOR DESIGNATION

JANUARY 6, 2025

2138 Kittredge Street – The Fitzpatrick House and Pepper Tree Tea Room

Landmark application #LMIN2024-0006 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed circa 1904 (APN: 057-2029-015-00)

PROJECT DESCRIPTION

City Landmark designation of the property at 2138 Kittredge Street

CEQA FINDINGS

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

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A.1.(b) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2138 Kittredge Street meets the architectural merit criterion for City Landmark designation as an example of a Colonial Revival residence representing the work of locally prominent architect, William H. Wharff, combined with an individually distinctive example of the application of Moderne-influenced Georgian Revival styling to form its front addition. Together, the building's original and added masses provide a strong example of a hybridized building typology that is representative of the mixed-use architecture that developed in Berkeley's downtown during the early twentieth century. Its Colonial Revival characteristics include shiplap siding, molded wood water table and beltcourses, projecting bay with chamfered corners and molded overhang details, hipped roof with moderate overhangs and a hip dormer, as well as its retention of several wood-sash windows, and a stained-glass window. Its Georgian Revival style is expressed through its front addition, which incorporates unpainted, reddish brown brick cladding and brick detailing, arched openings with keystone details, arched windows with tripartite casements, fanlights, paneled-wood bulkheads, and a balanced composition overall. Through the retention of its essential form and historic materials, it conveys design, materials, and workmanship aspects of integrity.
2. Pursuant to BMC Section 3.24.110.A.2, the Commission further finds that the subject property warrants designation for its association with original owner, John Fitzgerald as well as Pepper Tree Tea Room proprietors, William and Alma Taylor. The property

contributed to the City's economic development, including development of expanded commercial uses in what was a largely residential area to a commercial district along the Shattuck Avenue corridor. This pattern of twentieth century development in downtown Berkeley included the modification of low-density residences to accommodate commercial uses, such as occurred with the subject building's 1935 addition. The property continues to exhibit characteristics that lend it a strong association to this aspect of Berkeley's cultural history.

3. Pursuant to BMC Section 3.24.110.A4, the Commission finds that the property meets the criterion for historical value for its association with a pattern of residential to residential-commercial development that emerged in Berkeley in the early twentieth century. Its residential to residential-commercial development is conveyed through its blended styles and forms that resulted from its adaptation including its distinctive 1935 Georgian Revival with Moderne styling front addition and Colonial Revival residence portion. Its residential-commercial use is conveyed through its two-part massing with reddish-brown brick cladding, arched and rectangular openings, and balanced Georgian Revival composition at the primary elevation and its shiplap exterior, dormers, and one-over-one, double-hung wood-sash windows at the building's residential rear.

2138 Kittredge Street
January 6, 2025

FINDINGS for DESIGNATION
Page 3 of 3

FEATURES TO BE PRESERVED

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

Property

- Location at the south side of Kittredge Street
- Setting in the Shattuck Avenue Commercial Corridor Historic District.

Main Building

- Two-part massing comprised of Colonial Revival residential rear and Georgian Revival commercial addition at primary, street-facing facade
- Colonial Revival characteristics, including:
 - Shiplap siding
 - Molded-wood water table at the first floor
 - Projecting bay with chamfered corners and molded overhang details at the first floor
 - Hipped roof with moderate overhang and dormer window on east eave
 - One-over-one, double-hung wood-sash windows
- Georgian Revival characteristics, including:
 - Unpainted reddish-brown brick cladding and brick detailing
 - Arched openings with keystone details
 - Arched windows with tripartite casements
 - Fanlights above tripartite casements
 - Paneled-wood bulkheads
 - Angled brick beltcourse that continues around the addition's first floor
- Stained-glass window at west elevation of Colonial Revival portion of building
- Circular with four keystones detail at second story of primary façade

Received
OCT 30 2024
Land Use Planning

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

Fitzpatrick House & Pepper Tree Tea Room
2138 Kittredge Street
Berkeley, California



Figure 1. The Pepper Tree Tea Room addition to the front of the Fitzpatrick House. Anthony Bruce, 2021

1. **Street Address:** 2138 Kittredge Street (formerly 2112 Kittredge Street)
County: Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor's Parcel Number:** 057-2029-01500 (Blake Tract No. 3, Lot 17)
Dimensions: 50 feet x 135 feet
Cross Streets: Shattuck Avenue and Fulton Street
3. **Is property on the State Historic Resource Inventory?** Yes, 1979
Is property on the Berkeley Urban Conservation Survey? Yes
Form #: 21280
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:** Fitzpatrick House; Pepper Tree Tea Room
Commonly Known Name: not known
6. **Date of Construction:** 1904; 1935 **Factual:** Yes
Source of Information: *Berkeley Gazette*, January 4, 1904; City of Berkeley Building Permit Application #39423, June 13, 1935
7. **Architect:** William H. Wharff (1904); unknown (1935)
8. **Builder:** Ben Pearson and Nels Olsen (1904); Victor Carlson (1935)
9. **Style:** Late Colonial Revival (the house); Georgian Revival (storefront)
10. **Original Owners:** John C. Fitzpatrick (from 1903 to 1942)
Original Use: family residence; restaurant
11. **Present Owner:** Carlson Susan Trust
Present Occupant: unknown
12. **Present Use:** Residential
Current Zoning: C-DMU Outer Core **Adjacent Property Zoning:** C-DMU Outer Core
13. **Present Condition of Property:**
Exterior: Excellent (except for recent graffiti) **Interior:** unknown **Grounds:** fine
Has the property's exterior been altered? Minimally

14. Description

The structure at 2138 Kittredge Street consists of a 1904 house with a major 1935 brick commercial addition (now residential) at the front. The earlier structure is a two-story, clapboard Colonial Revival house topped by a hip roof with dormers. Originally the front façade consisted of a front porch at the right topped by a Classical balustrade, and a two-story gable-roofed bay to the left, which set it apart from most of the other Colonial Revival houses of the time. The front façade was obliterated when the brick addition was built.



Fig. 2 The Fitzpatrick House, showing the rear and the east elevation. Betty Marvin, 1978.

There is a two-story square bay on the east side (*Fig. 2*). The bay is slanted on the first floor with the corners of the second floor supported by elaborate consoles. The eaves are supported by smaller consoles. An extension of the main roof of the house covers the bay.

There have been several alterations to the rear of the house. A large dormer was added at the rear in 1915 to serve as an attic-level sleeping porch. An original one-story section that extended across the rear was altered at an unknown date after 1950 (probably 1953) with the addition of a flat-roofed second story at the east end.

The west façade (*Fig. 3*) is fairly intact, except for the possible addition of one or two windows on the second floor. An important feature of the original structure is on the west side: a stained glass window depicting an ornate flour-de-lis in amethyst glass. It lights the entrance hall. There are two brick chimneys.

The brick addition (*Fig. 1*) from 1935 wraps around the front of the original house and is U-shaped. It extends to the sidewalk with no setback. It was built to add eight feet of space to the tea room that already existed in the house at that time, and to give the commercial establishment a more sophisticated appearance. This crisply geometric Moderne version of brick Georgian begs for the name of a designer or architect. Unfortunately, the alteration permit application forms of

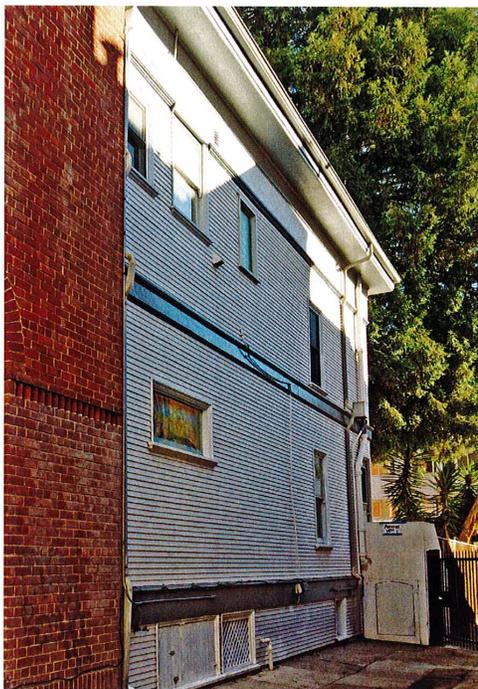


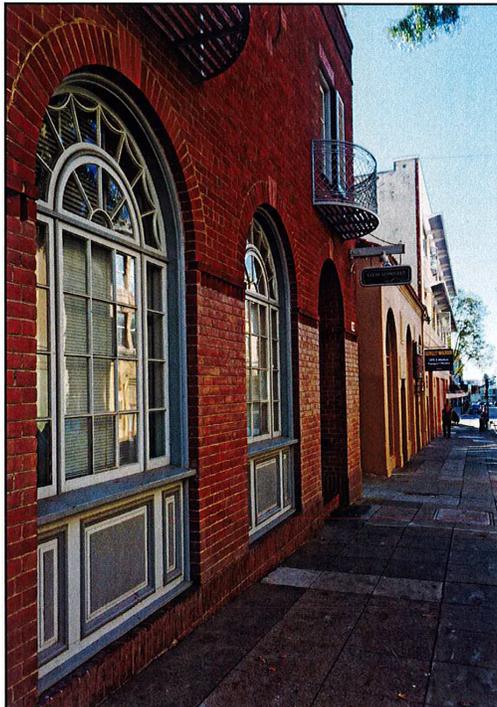
Fig. 3 The west elevation of the Fitzpatrick House with stained glass window. Anthony Bruce, 2021



Fig. 4 Pepper Tree Tea Room street façade. Anthony Bruce, 2021.

1935 did not include a line for the name of the architect.

The first floor consists of five arched openings (Figs. 4, 5). The one on the west is a niche with a planter box. The one on the east and the



two easternmost on the front façade are filled in with paneling topped by small-paned casement windows. Within the curved arched tops are fan windows with intricately worked muntins. The fifth arch, at the western end of the front façade is open and serves as the entrance. Brick steps lead to a porch at the level of the first floor of the original house. A Moderne door is topped by a horizontal leaded-glass window. Vertical bricks and a keystone outline each arch and may or may not give physical support. At the point where the curve of the arches becomes vertical there is a beltcourse made up of a row of jagged brick edges. (Figs. 6, 7, 8)

The two second-floor windows on the front are vertical casements with shutters (one of the four shutters is missing). The two windows open onto wrought iron or galvanized simulated balconies of intricate pattern. A row of vertically laid bricks tops the two windows. A brick design in the center of the second floor suggests a circular opening with four keystones. Second-floor windows on the east and west ends are double-hung sash with the upper sash consisting of six lights.

Fig. 5 The three arched openings on the street façade. Anthony Bruce, 2021.



Fig. 6 East side of the tea room addition. Anthony Bruce, 2021.



Fig. 7 Entrance of the tea room addition. Anthony Bruce, 2021.



Fig. 8 Niche on west side of the tea room addition. Anthony Bruce, 2021.

There is a subtle cornice formed by rows of slightly projecting bricks. This is topped by a delicate balustrade seemingly crafted from the same type of metal as the balconies. The original projecting sign holder is still on the front wall attached to the right of the righthand balcony. The sign itself, discreetly announcing the Pepper Tree Tea Room, has been replaced with the present smaller sign that reads, "Steve Schneider."

In 1942 architect Paul Hammarberg designed alterations, most likely to the interior of either the house or the tea room addition.

A carport was added in the rear in 1955. A large cedar (?) tree stands behind the house.



Fig. 9. The Fitzpatrick House and 1935 addition. Betty Marvin, 1978.

Features to Be Preserved

The Fitzpatrick House and Pepper Tree Tea Room addition have been maintained in fine condition over the last eighty-five years, and the building retains most of its original features, which are each essential to its whole. Therefore, most of the features of the Fitzpatrick House and Pepper Tree Tea Room are significant (except for the rear additions to the house), including, but not limited to:

- the original windows
- the window framing and sills
- the narrow-gauge clapboard siding
- the hip roof
- the dormers
- the two-story bay window
- the consoles at the bay and under the eaves
- the stained glass and leaded-glass windows
- the simulated balconies on the front façade
- the metal balustrade on the parapet wall of the addition
- the sign-holder on the front façade
- the patterned brickwork
- the brick niche

15. History



Fig. 10 The Pepper Tree Tea Room and Fitzpatrick House. To the right is the shopfront of the Elder House. Google Streetview photo, January 2015.

When Berkeley was still a town, downtown was as much a residential neighborhood as other areas. Before there was efficient public transportation, and before every family owned an automobile, it was convenient to live close to the center of the town's activities. For someone whose business was downtown, the location was ideal for a residence. John Fitzpatrick lived and worked in downtown Berkeley.

John Charles Fitzpatrick was born in Benicia in 1865. He began managing a ranch there and later had his own ranch, which he maintained for the rest of his life. In 1887, he and Caroline Isabel Preston were married in Benicia. And their first two children, Albert Reginald and Caroline Gladys, were born in Benicia. Mary Eldred, John Preston, and Marie Antoinette were born after the family's move to Berkeley in 1890. Soon after the move to Berkeley, Mr. Fitzpatrick was hired as superintendent of the Claremont, University & Ferris Street Railway (he also served as secretary, manager, and, at times, motorman). This was the first horsecar in downtown Berkeley and its route provided the only public transportation connecting West Berkeley and central Berkeley. The company had been incorporated in 1888 and new ownership had taken over in

1891. Mr. Fitzpatrick served until 1900 (the line ceased operation the following year) when, according to *Berkeley Gazette* columnist Hal Johnson, who interviewed Fitzpatrick in 1940 for an article, ". . . he had a hunch that horsecars were doomed, so he got out of the business and started the first railroad station horse and hack taxi service."

John Fitzpatrick's first location for his new livery business was in a brand-new brick stable constructed by John Hinkel on Allston Way behind the building that later housed Edy's Character Candies. Fitzpatrick advertised, "Coupes, hacks, and carriages at all hours; passengers transported to any part of Berkeley." During this time he moved the family from a house on Addison Street to a house on the north side of Kittredge Street. The block at that time was entirely residential and it may have seemed like a pleasant place to build a new home, as well as being centrally located for his business.

In late December 1903, John Fitzpatrick signed a contract to build a two-story and basement \$4,000 Colonial Revival style house on the south side of Kittredge. The house was designed by William H. Wharff (1836–1936), an architect who was helping to transform Downtown from a frontier "Main Street," with buildings that sport-



Fig. 11 The Thomas Block (William Wharff, 1904), Center Street between Shattuck and Oxford. Anthony Bruce Collection (all four on this page).



Fig. 12 The Wanger Block (William Wharff, 1903), southeast corner of Shattuck at Kittredge.

ed wooden awnings over boardwalks, into a modern city of substantial brick buildings with Classical ornamentation. Fitzpatrick would have been aware of Wharff and perhaps even knew him. The architect's three-story Wanger Block (Kittredge Apartments) was under construction in 1903 at the corner of Kittredge and Shattuck (still standing after three major remodelings). Architect Wharff also designed in downtown the Chase Building (1909), the Masonic Temple (1905), and the soon-to-be-demolished Thomas Block (1904) on Center Street (Figs. 11, 12, 13, 14).

John Fitzpatrick also purchased the adjoining lot to the east of his new house. There he built a split-level livery stable that covered the entire lot. He also built a smaller stable at the rear of his residential lot which was used for overflow. Although the business began in the horse-and-buggy days, by 1916 the livery stable had become an automobile garage, with space rented to Downtown automobile owners and with "limousines for hire at all hours." Hal Johnson, in his colorful prose, spoke of this in his 1940 article: "When 'horseless' carriages came in, Mr. Fitzpatrick figured station hacks



Fig. 13 The Masonic Temple (William Wharff, 1905), City of Berkeley Landmark #52, 2105 Bancroft Way (northeast corner of Shattuck and Bancroft).

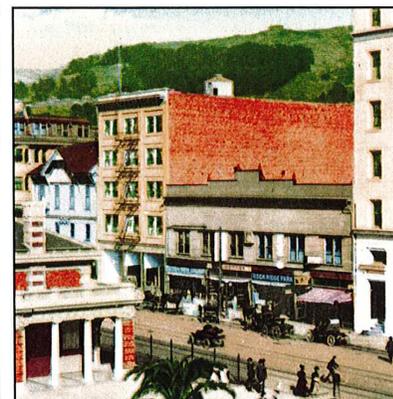


Fig. 14 The Chase Building (William Wharff, 1909), City of Berkeley Landmark-Structure of Merit #226, 2107 Shattuck Avenue. (building with red brick side wall)

would go the way of all horseflesh. He brought to Berkeley the first gas chariots for passenger hire: two Pope-Hartfords and a Knox. One of the old-time undertaking establishments had purchased a motorized hearse and, with Mr. Fitzpatrick's three cars, was able to provide an elite funeral procession. In those days he was in great demand delivering telegrams and telephone messages. He made his headquarters at his stable, opposite the Fox-California Theater. The stable he subsequently turned into one of the first local public garages. He still owns the property."

As was customary at the time, the Fitzpatrick children lived at home as adults. Newlyweds Caroline Gladys and her husband George Brown lived there too. Mrs. Fitzpatrick died in 1911 and John retired from the livery/garage business about 1920. In 1924 Mr. Fitzpatrick moved to a house at 1936 Delaware Street that happened to be a half-block away from the long-time home of William Wharff. John Fitzpatrick died in 1945 at age eighty. At the time, his widowed daughter Caroline Brown and her two children were making their home with him.

After the Fitzpatricks moved out, Alma and William Taylor, a couple of the same generation as the Fitzpatrick children, used the

Fitzpatrick House on Kittredge as their home. The Taylors may have intended to purchase the property from the start; perhaps they made monthly payments to Fitzpatrick. The sale was not completed until March 1942. William Harrison Taylor, a native of Tennessee, married Alma Thompson Prentice, who grew up in Oakland, in 1914. He was a self-employed real estate agent. Alma immediately opened the Pepper Tree Tea Room in the house, which she managed for the next seventeen years. For a time, Alma's elderly father lived with them, as did her college-graduate niece, Helga, who waited tables in the tea room.

In 1935, following the lead of the owners of the Elder House next door and the A.H. Broad House across the street (Figs. 15, 16), the Taylors added a commercial front to the house (Figs. 1, 17). The brick structure was a sophisticated addition to the block, and, with its "Colonial Dining Room," an elegant setting for the genteel Pepper Tree Tea Room. (Frances Swain, who later lived in the building, remembered a pepper tree next door as late as the 1940s.) Weekly display ads in the *Berkeley Gazette* whetted the public's appetite for the reopening on August 17, 1935. Ads throughout the fall mentioned the "new Colonial Dining Room" and stated that, "we are confident our

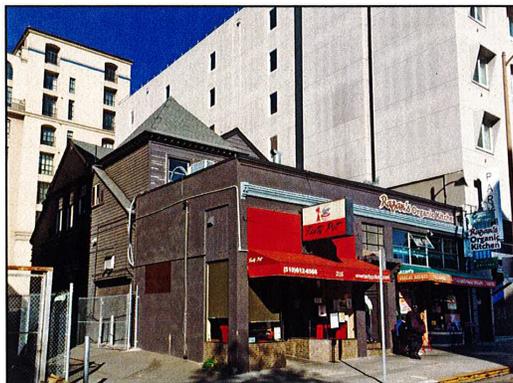


Fig. 15 A. H. Broad House (A. H. Broad, 1894), 2119 Kittredge Street. City of Berkeley Landmark-Structure of Merit #242, 2119 Kittredge Street. Anthony Bruce, 2021.

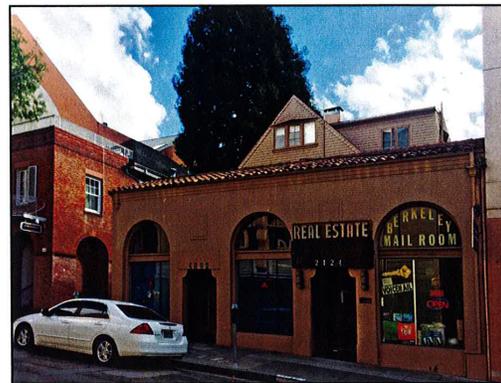


Fig. 16 Elder House (F. E. Armstrong, 1895), 2124 Kittredge Street. Shopfront built in 1926. Anthony Bruce, 2021.

redecorated and enlarged dining rooms will add much to your comfort and enjoyment.”

The Taylors had expressed confidence in the viability of Berkeley’s downtown during the Depression, and the restaurant prospered. It was World War II that brought an end to the establishment. In May 1942, two months after the Taylors had officially become the owners of the property, the *Berkeley Gazette* advertised a sale of all the furnishings of the Pepper Tree Tea Room, including the stove and dishwashing machine. Then, in August, the Taylors took out a permit for alterations to add a “unit.” The architect they commissioned was Paul Hammarberg, the architect of much of the wartime housing that was being built in Berkeley.

In 1943, the Taylors purchased the property next door from John Fitzpatrick: the site of the livery stable/garage. In 1953 the Taylors made alterations to the apartments while continuing to live there. Alma died at home in 1960 and rated an obituary in the newspaper as the long-time proprietress of a popular Berkeley restaurant. William remarried in 1963 (Helen Ingham), and was survived by her when he died at age ninety in 1974, still living at 2138 Kittredge. Helen and William had sold the property next door in 1964 to Herbert and Annabelle Craddock. Herb Craddock had already installed his hamburger stand, Herb’s Hamburgers, on the empty lot in 1955.

The same year, 1955, Helen and William Taylor demolished the last remaining piece of the livery stable that was behind the Fitzpatrick House. While foundations were being dug for the construction of a carport, a workman discovered a human skeleton. Francis A. Riddell, an assistant archaeologist with the University’s Archaeology Survey, determined that the skeleton was that of a forty-year-old Indian woman who had died more than 100 years before.

As downtown Berkeley grew, commercial buildings gradually replaced the many residences. Today, the Fitzpatrick House is part of a surviving cluster of three former single-fam-



Fig. 17 The front façade of the tea room addition in 1939. Donogh Real Estate File, Berkeley Architectural Heritage Association.

ily residences grouped together on Kittredge Street. The other two are the A.H. Broad House (1894) at 2119 Kittredge (City of Berkeley Landmark) and the Elder House (1895) at 2124 Kittredge (Figs. 15, 16). The three have survived apparently because of their shopfront additions, which allowed them to become part of the urban streetscape.

As was the 1900 block of Walnut Street, the 2100 block of Kittredge is a charming remnant of Downtown Berkeley’s residential neighborhood that pressed close to the main business streets of Shattuck and University avenues. After the recent loss of all that made Walnut Street so special, the group of houses on Kittredge Street have taken on even greater significance than when all three were included in the State Historic Resources Inventory in 1979.

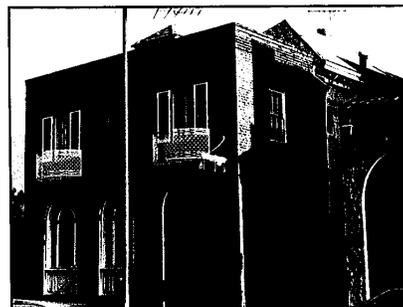


Fig. 18 The Pepper Tree Tea Room addition. Betty Marvin, 1979.

16. Significance

The Fitzpatrick House and the Tea Room addition each have their own significance for Downtown Berkeley. Together, the two have added significance for the development history of Berkeley's downtown.

The Fitzpatrick House embodies the history of downtown transportation trends through its owner John C. Fitzpatrick, who in his various capacities over a period of close to ten years made a success of Downtown's first local public conveyance, the Claremont, University & Ferries Street Railway. He went on to owning his own livery stable, where he served as chauffeur and expressman, and where he provided storage facilities as well as horse-and-buggy rentals. When automobiles became more than a fad, Fitzpatrick was quick to convert his facilities to automotive care, leasing, and storage. In keeping with other Downtown entrepreneurs who lived near their work, Fitzpatrick built his house a half-block from Shattuck avenue and built his new livery stable/garage next door. (According to historian Louis L. Stein, Jr., John Fitzpatrick had one of the horsecars from the then-defunct Claremont, University & Ferries Street Railway stored in his stable.)

The Colonial Revival-style Fitzpatrick House was appropriately designed by a downtown architect: William H. Wharff, who, at the time he designed the house, was instrumental in transforming Downtown from a wooden "frontier" Main Street into a thriving downtown with imposing brick buildings. His Wanger Block, Thomas Block, Masonic Temple, and Chase Building gave new stature to Downtown during the time that Berkeley went from being a town to a city. Wharff lived a few blocks from Downtown, but was nevertheless, through his club and lodge affiliations, a well-known member of the downtown community.

The Pepper Tree Tea Room's commercial addition is one of the small architectural gems in Downtown Berkeley. The designer's name may

never be known, but it was someone with the skill to create a stately, formal structure, that—through its pedestrian scale, use of warm-colored bricks, and whimsical touches such as the balconies—is welcoming and especially pleasing to the eye. Further, the design, with its arched windows, classical fanlights, belt course and cornice, reflects an expert knowledge of the neo-Georgian style, a style that is quite rare in Berkeley. The structure is unaltered and fully retains the architectural integrity of its period. Although the tea room belongs to a group of downtown studio-like buildings (*e.g.* the g. Paul Bishop Studio on Durant, the Mike Roberts Studio at 2138 Allston Way, the Morse-Brock Building at 2122 Shattuck), the Pepper Tree Tea Room's design is unique in Downtown. The Berkeley Architectural Heritage Association asserts that the property at 2138 Kittredge could be designated a City of Berkeley Landmark solely for the architectural distinction of the Pepper Tree Tea Room.

The Fitzpatrick House together with the tea room addition is significant in the way it clearly shows the changing character of Downtown Berkeley in the early 20th Century. As Downtown grew, it became less desirable to live in a single-family residence surrounded by commercial structures. A renovation that made sense was the addition of commercial space in what had been a front yard, and the conversion of the house—now tucked behind an urban façade—to apartments. In this way, such remnants of an earlier way of life in Downtown Berkeley were able to remain. The 2100 block of Kittredge Street is fortunate to have three of this type of conversion, and together, these three houses-with-storefronts form a *de facto* historic district. These are buildings that give interest and historical texture to an urban streetscape, and are very much worthy of preservation.



Fig. 19 The Fitzpatrick House after the neighboring Oxford Court had been demolished and a view from the east was temporarily re-established. Anthony Bruce, 2021

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 Fitzpatrick House & Pepper Tree Tea Room published in the August 14, 2024 edition of *SF YIMBY*.

19. Bibliography:

- Berkeley assessment records. The Bancroft Library.
- Berkeley and Oakland directories. Berkeley Architectural Heritage Association, Ancestry.com.
- Berkeley Gazette*, “The Pepper Tree to Re-Open on Saturday,” August 16, 1935.
- Berkeley Gazette*, “Horsecar Man” by Hal Johnson, February 28, 1940.
- Berkeley Gazette*, “The Downtown as Residential Area” by Anthony Bruce, May 28, 1981.
- Block (plat) books. Berkeley Architectural Heritage Association.
- Block Files. Berkeley Architectural Heritage Association.
- City of Berkeley Building Permit Applications.
- Edwards Transcript of Records for Alameda County*, December 30, 1903, contract notice.
- Ormsby Donogh Real Estate File. Berkeley Architectural Heritage Association.
- Sanborn Fire Insurance Maps. Berkeley Architectural Heritage Association.
- SF YIMBY*, “Preliminary Permits For 2138 Kittredge Street, Downtown Berkeley” by Andrew Nelson, August 14, 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 c: (510) 847 1379

21. Date: September 2024

BAHA@BerkeleyHeritage.com

22. Addenda:

467

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

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____

2. Historic name, if known: Fitzpatrick, (John C.) House

3. Street or rural address 2138 Kittredge Street
 City: Berkeley ZIP: 94704 County: Alameda

4. Present owner, if known: _____ Address: _____
 City: _____ ZIP: _____ Ownership is: Public Private

5. Present Use: apartments Original Use: residence
 Other past uses: tea room

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: The original structure is a two-storey clapboard Colonial Revival house topped by a hip roof with dormers. There is a two-story bay on the east side; slanted on the first floor with corners of second floor supported by elaborate consoles. The eaves are supported by smaller consoles. Additions at the rear date from 1915. The structure is painted white. In 1935 a two-storey, crisply geometric addition in a Moderne version of brick Georgian was added to the front, leaving no set-back. The first floor consists of arched openings; one completely open and leading to steps to the entrance. The others are filled in with paneling and casements topped by fan lights. The 2nd floor window openings are square; the two at the front have shutters and wrought iron "balconies"; all have small-paned windows. A brick pattern between the front windows suggests a circular opening with four keystones. There is a row of vertically-laid bricks above all windows, and rows of slightly raised bricks to create a beltcourse and cornice. The trim is painted white. An important feature of the original structure is a stained glass window on the west side in an ornate fleur-de-lis pattern in amethyst glass.

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

8. Approximate property size:
 Lot size (in feet) Frontage 50
 Depth 135.54
 or approx. acreage _____

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

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

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

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

13. Date(s) of enclosed photograph(s): 1978 (2)

DPR 523 (Rev. 7/75)

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

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1904 This date is: a. Factual b. Estimated
17. Architect (if known): William H. Wharff
18. Builder (if known): Ben Pearson and Neils Olsen
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):
 In 1904 John C. Fitzpatrick built a handsome Colonial dwelling for his family in the heart of the Downtown, and appropriately enough commissioned William Wharff, one of the architects who was reshaping Downtown Berkeley to design it (the year before Wharff designed the Wanger Bldg. in the same block and subsequently designed 3 other major bldgs.). Fitzpatrick had been superintendent of the Claremont, University & Ferries Street Railway, which connected central and west Berkeley, from its inception in 1891 until 1900 when he opened his own livery stable: "hacks, coupes & carriages at all hours; passengers transported to any part of Berkeley". After several years on Alston he permanently established his stables on the lot adjoining his new house to the east. In the 1920's the house seems to have been sold to Alma and Wm. Taylor from Tennessee, who converted it to commercial use as the Pepper Tree Tea Room (perhaps there was a pepper tree on the property). In 1935 the building took on a more commercial character with a 2-story stately brick Georgian addition to house the tea room. In 1953 the whole structure went back to residential use, as apartments. When the last section of the Fitzpatrick stables, behind the house, was demolished in 1955 and excavations were begun, Indian remains were discovered on the site. Other Indian remains were found one block north during additional 1950's demolitions, indicating that the Downtown may have been an Indian burial center. The Fitzpatrick house is one of three remaining Downtown residences grouped together on Kittredge Street, all with storefront additions.

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:
Berkeley Gazette, Jan. 4, 1904, p. 6; Jan. 9, 1904, p. 3; Chronicle, Sept. 26, 1955 "Bkly. Digger City Directories 1893-1909. Shovels Up Some Indian Bones".
Taped Oral History with Louis L. Stein Jr., 1977 in B.A.H.A. Files and at Bancroft Library. Tourist & Business Survey, 1924.

23. Date form prepared: 3/8/1979 By (name): Anthony Buffington Bruce
 Address: 6 Encina Place City Berkeley ZIP: 94705
 Phone: (415) Olympic 2-0975 Organization: Berkeley Architectural Heritage Association



(State Use Only)

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

The PEPPER TREE
• Reopens •
Saturday, August 17th
For Luncheon, Tea and Dinner
Same Hours on Week Days -- 11 a.m. to 8 p.m.
NEW SUNDAY SERVICE
Starting next Sunday Dinner will be served all day from 12 p.m. to 8 p.m.

- We've Enlarged
- We've Redecorated

for your comfort and convenience
Same Management -- Same Location
Same Fine Food
2138 Kittredge Street
Opposite the Calif. Theater

The PEPPER TREE
• Reopens •
Saturday, August 17th
For Luncheon, Tea and Dinner
A SPECIAL SUNDAY DINNER
Will Be Served All Day
from 12 noon until 8 p.m.
(and every Sunday thereafter)
Same Hours on Week Days—
11:00 A. M. to 8:00 P. M.
We are confident our redecorated and enlarged dining rooms will add much to your comfort and enjoyment.
Same Management -- Same Location
Same Fine Food
2138 Kittredge Street
Opposite the Calif. Theater

Special Sunday Dinners
Will be served every Sunday from 12 m. to 8 p.m.
Visit our New Enlarged Colonial Dining Room--
We serve Daily Luncheon, Tea and Dinner.
THE PEPPER TREE
2138 Kittredge Street *Opposite California Theater*

THE PEPPER TREE
We Serve **SPECIAL DINNERS**
SUNDAY and ADMISSION DAY
from 12 p.m. to 8 p.m.
You are invited to enjoy these delicious dinners in our newly decorated and enlarged dining rooms
2138 Kittredge Street
Opposite California Theater

THE PEPPER TREE
—Special—
SUNDAY DINNER
Served from 12 M. to 8:00 P. M.
Lunch • Tea • Dinner
Every Day — You Are Invited to Visit Our New
COLONIAL DINING ROOM
2138 KITTREDGE STREET, opposite California Theater

THE PEPPER TREE
Announces
Special Sunday Dinners
in the
New Colonial Dining Room
From 12 M. to 8 P. M. Every Sunday
Lunch, Tea and Dinner Served Daily
2138 Kittredge St. *Opposite California Theater*

Fig. 21 Various display ads for the enlarged Pepper Tree Tea Room that appeared in the Berkeley Gazette. The top two are from August 14 and 16, 1935. The others are from the fall of 1935.

APPLICATION FOR BUILDING PERMIT
ALTERATION AND REPAIRS

Application is hereby made to the Bureau of Buildings and Inspections of the City of Berkeley for permission to
 Build, Alter or Add to a Two story misc room. Type Two room Building
 Located 2138 Hittidge St.

All provisions of the Building Law will be complied with in the erection, alteration or repairing of said building
 whether specified herein or not.

Value \$3,000.00

Building to be occupied as Two room dwelling by (No.) Two families.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Kitchen and dining quarters to be remodelled
 and front to extend back 6 in.

Name of Owner Mr. & Mrs. Taylor Residence Address 2138 Hittidge St.
 Name of Builder Victor Carlson Residence Address 3021 Oak St.
 State License No. 18778

We
 I hereby agree to indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs
 and expenses which may in any way accrue against said City in consequence of the granting of this permit, or from the
 use or occupancy of any space, street or sidewalk space by virtue thereof, and will in all things strictly comply
 with the conditions of the permit and Ordinances of the City of Berkeley.

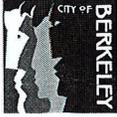
Use District Class. _____ Ordinance No. 603 Signature of Owner, Architect or Builder Victor Carlson

Plr. Zone No. _____ Address _____

FOR DEPARTMENT USE ONLY

Number	Street	Page	Permit No.
			<u>39423</u>
Filed	Recd.	Checked by	Date Issued <u>Jun 10 1935</u>

Fig. 22 City of Berkeley Building Permit Application No. 39423, June 13, 1935.



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

Received
 OCT 30 2024
 Land Use Planning

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

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge Street

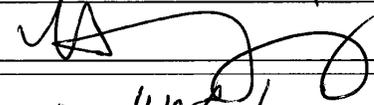
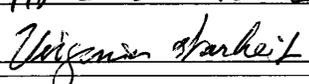
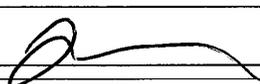
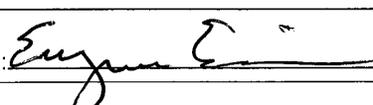
We the undersigned residents of the City of Berkeley, petition the Landmarks Preservation Commission to designate the property identified above, for consideration as a Landmark, Structure of Merit or Historical District under the provisions of Section 3.24.120 of the Berkeley Landmarks Preservation Ordinance.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

1	Name: <u>Anthony B. Bruce</u> Please Print	Address: <u>6 Encina Place</u> City: <u>Berkeley</u> Zip: <u>94705</u>
	Signature: <u>Anthony B. Bruce</u> Date: <u>9-20-2024</u>	
2	Name: <u>Ruth Phillips</u> Please Print	Address: <u>656 Santa Barbara</u> City: <u>Berkeley</u> Zip: <u>94707</u>
	Signature: <u>Ruth Phillips</u> Date: <u>9/21/24</u>	
3	Name: <u>LEE BEVIS</u> Please Print	Address: <u>1349 Arch St</u> City: <u>B</u> Zip: <u>94708</u>
	Signature: <u>Lee Bevis</u> Date: <u>9/22/24</u>	
4	Name: <u>Carol Buckles</u> Please Print	Address: <u>917 Contra Costa Ave</u> City: <u>Berkeley</u> Zip: <u>94707</u>
	Signature: <u>Carol</u> Date: <u>9/22/24</u>	
5	Name: <u>Jacqueline Beth</u> Please Print	Address: <u>1517 Grant St</u> City: <u>Berkeley</u> Zip: <u>94703</u>
	Signature: <u>Jacqueline Beth</u>	

Date: _____

Name of Property:	Fitzpatrick House — Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge 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.

6	Name: <u>Hillary Metz</u> Please Print	Address: <u>1152 Amador Ave</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>	
	Signature: 			Date: <u>9/22/24</u>	
7	Name: <u>Virginia Warkent</u> Please Print	Address: <u>2418 Sacramento Street</u>	City: <u>Berkeley</u>	Zip: <u>94702</u>	
	Signature: 			Date: <u>9/22/24</u>	
8	Name: <u>Liz Giarratona</u> Please Print	Address: <u>1814-A 7th St.</u>	City: <u>Berkeley</u>	Zip: <u>94710</u>	
	Signature: <u>E. Giarratona</u>			Date: <u>9/22/24</u>	
X	9	Name: <u>SON PRITIKW</u> Please Print	Address: <u>185 MACCE</u>	City: <u>MILL VALLEY</u>	Zip: <u>94541</u>
		Signature: 			Date: <u>9-22-2024</u>
Y	10	Name: <u>EUGENE ERICKSON</u> Please Print	Address: <u>323 COLUSA AV</u>	City: <u>EMERYVILLE</u>	Zip: <u>94530</u>
		Signature: 			Date: <u>9/22/24</u>

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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11	Name: <u>DAN JOHNSON</u> Please Print	Address: <u>92 SAN MATEO</u> City: <u>BERKELEY</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u> Date: <u>9/22/24</u>	
12	Name: <u>STEPHANIE MANNING</u> Please Print	Address: <u>2339 OREGON, #C</u> City: <u>Berkeley</u> Zip: <u>94705</u>
	Signature: <u>[Signature]</u> Date: <u>9/22/24</u>	
13	Name: <u>MARGARETA M. LOVELL</u> Please Print	Address: <u>1160 Amador Ave</u> City: <u>Berkeley</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u> Date: <u>Sept 23, 2024</u>	
14	Name: <u>ELISABETH BIGELOW-TELLER</u> Please Print	Address: <u>1124 FRESNO AVE</u> City: <u>BERKELEY</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u> Date: <u>9/22/2024</u>	
15	Name: <u>PAUL Terrell</u> Please Print	Address: <u>1812 Capistrano</u> City: <u>Berke</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u> Date: <u>9/18/24</u> <u>22</u>	

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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16	Name: <u>Jean Mudge</u> Please Print	Address: <u>2444 Hillside Ave</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Jean M. Mudge</u>	Date: <u>9/22/24</u>		
17	Name: <u>Richard Thomas</u> Please Print	Address: <u>843 Montano</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9/22/24</u>		
18	Name: <u>Richard Ross-Collins</u> Please Print	Address: <u>2105 Eunice</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>9/22/24</u>		
19	Name: <u>Kevin Katz</u> Please Print	Address: <u>2309 Parker</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>9/22/24</u>		
20	Name: <u>J. F. Frederick</u> Please Print	Address: <u>1770 Oregon</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>JF Frederick</u>	Date: <u>9/22/24</u>		

[Handwritten mark]

Name of Property:	Fitzpatrick House — Pepper Tree Tea Room
Street Address(es) of Property:	2138 - Kittredge St.

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21	Name: <u>Timothy HANSEN</u> Please Print	Address: <u>2633 BENVENUE</u> City: <u>BERKELEY</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>22/9/24</u>
22	Name: <u>Lindsay Rye</u> Please Print	Address: <u>2830 Derby St</u> City: <u>Berkeley</u> Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>9/22/24</u>
23	Name: <u>John Bender</u> Please Print	Address: <u>50 San Mateo</u> City: <u>Berkeley</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9/22/24</u>
24	Name: <u>JEAN BOY</u> Please Print	Address: <u>50 San Mateo</u> City: <u>Berkeley</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>Sept 12</u>
25	Name: <u>DIANNE AYRES</u> Please Print	Address: <u>2633 BENVENUE</u> City: <u>BERKELEY</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>22 Sept 24</u>

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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26	Name: STEPHANNE MANNING Mary Staats Please Print	Address: 42 Bruf Hurd Rd.	City: Berkeley	Zip: 94708
	Signature: <i>Mary Staats</i>			Date: 9/22/2024
27	Name: BARBARA WUNDBURG Please Print	Address: 2080 HILGARD AVE	City: BERKELEY	Zip: 94709
	Signature: <i>Barbara Wundburg</i>			Date: 9/22/24
28	Name: Melissa McPancels Please Print	Address: 1385 Shu Hook	City: BERKELEY	Zip: 94706
	Signature: <i>Melissa McPancels</i>			Date: 9-22-24
29	Name: Deborah Kropp Please Print	Address: 1231 Bonita Ave	City: Berkeley	Zip: 94709
	Signature: <i>Deborah Kropp</i>			Date: 9-22-24
30	Name: ARLENE SALK Please Print	Address: 31 DEL MAR AVE	City: Berkeley	Zip: 94708
	Signature: <i>Arlene Salk</i>			Date: 9/22/24

Name of Property:	Fitzpatrick House — Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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31	Name: <u>Judith Ziajka</u> Please Print	Address: <u>721 Contra Costa Ave</u> City: <u>Berkeley</u> Zip: <u>94707</u>	Signature: <u>[Signature]</u> Date: <u>9/22/24</u>
32	Name: <u>Alan Ziajka</u> Please Print	Address: <u>721 Contra Costa</u> City: <u>Berkeley</u> Zip: <u>94707</u>	Signature: <u>[Signature]</u> Date: <u>9/22/24</u>
33	Name: <u>John De Leon</u> Please Print	Address: <u>2309 Howe St</u> City: <u>Berkeley</u> Zip: <u>94705</u>	Signature: <u>[Signature]</u> Date: <u>9/22/24</u>
34	Name: <u>Elizabeth Bernstein</u> Please Print	Address: <u>50 San Mateo</u> City: <u>Berkeley</u> Zip: <u>94707</u>	Signature: <u>[Signature]</u> Date: <u>9/24/24</u>
35	Name: <u>DAVID BERNSTEIN</u> Please Print	Address: <u>50 SAN MATEO RD</u> City: <u>BERKELEY</u> Zip: <u>94707</u>	Signature: <u>[Signature]</u> Date: <u>09/24/2024</u>

Name of Property:	Fitzpatrick House — Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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36	Name: <u>JUAN PINEDA</u> Please Print	Address: <u>49 San Mateo Rd</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9/25/24</u>		
37	Name: <u>Glendire Pineda</u> Please Print	Address: <u>49 San Mateo R</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9-25-2024</u>		
38	Name: <u>DEANIS DENNIS M-SINTARE</u> Please Print	Address: <u>40 SAN MATEO RD.</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9/25/2024</u>		
39	Name: <u>Chircha McInnis</u> Please Print	Address: <u>40 SAN MATEO RD</u>	City: <u>BERKELEY</u> <u>↓</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9/25/24</u>		
40	Name: <u>THOMAS ARKRENS</u> Please Print	Address: <u>27 SAN MATEO RD</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>9-25-24</u>		

Name of Property:	Fitzpatrick House — Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

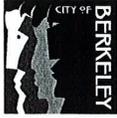
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41	Name: <u>Marilee J. Allan</u> Please Print	Address: <u>77 San Mateo Rd.</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>Marilee J. Allan</u>	Date: <u>9-25-24</u>		
42	Name: <u>Anne Smith</u> Please Print	Address: <u>37 San Mateo Road</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>Anne R Smith</u>	Date: <u>9-25-24</u>		
43	Name: <u>TREW H. BENNETT</u> Please Print	Address: <u>21 SAN MATEO RD</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>T M H Bennett</u>	Date: <u>9/25/24</u>		
44	Name: <u>Robert A. Bennett</u> Please Print	Address: <u>21 San Mateo Ave</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>Robert A. Bennett</u>	Date: <u>9/25/24</u>		
45	Name: <u>PAMELA E. SIHVOLA</u> Please Print	Address: <u>1476 SUMMIT ROAD</u>	City: <u>BERKELEY</u>	Zip: <u>94708</u>
	Signature: <u>Pamela E. Shvola</u>	Date: <u>10/19-24</u>		

Name of Property:	Fitzpatrick House — Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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46	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>10/10/24</u>		
47	Name: <u>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>October 10, 2024</u>		
48	Name: <u>Laninie Brown Sanchez</u> Please Print	Address: <u>1000 Fispin Drive</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Laninie Brown</u>	Date: <u>10/18/2024</u>		
49	Name: <u>Laurent Colvin</u> Please Print	Address: <u>2539 MLK Jr. Way Apt D</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Laurent Colvin</u>	Date: <u>10/21/24</u>		
50	Name: <u>Chris Green</u> Please Print	Address: <u>1145 Shattuck Apt. B</u>	City: <u>Berkeley</u>	Zip: <u>94709</u>
	Signature: <u>Chris Green</u>	Date: <u>10/21/24</u>		



PLANNING & DEVELOPMENT

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

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

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge 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>TW Edwards</u> Please Print	Address: <u>47 Alamo Av</u>	City: <u>Berkeley</u>	Zip: <u>CA</u>
	Signature: <u>TW Edwards</u>	Date: <u>9-28-24</u>		
2	Name: <u>Rebecca Parlette-Edwards</u> Please Print	Address: <u>47 Alamo Ave</u>	City: <u>Berkeley</u>	Zip: <u>94708</u>
	Signature: <u>Rebecca Parlette-Edwards</u>	Date: <u>9/28/24</u>		
3	Name: <u>DONALD BROOY</u> Please Print	Address: <u>650 Spruce St</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: <u>Donald Brooy</u>	Date: <u>10/2/24</u>		
4	Name: <u>Bruce Stangeland</u> Please Print	Address: <u>691 Cragmont Ave</u>	City: <u>Berkeley</u>	Zip: <u>94708</u>
	Signature: <u>Bruce Stangeland</u>	Date: <u>10/2/24</u>		
5	Name: <u>MARGOT SMITH</u> Please Print	Address: <u>1300 A Shattuck Ave</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Margot Smith</u>			

Date: 2024

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

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6	Name: <u>MICHAEL FLEISCHER</u> Please Print	Address: <u>1519 OXFORD AVE A</u>	City: <u>Berkeley CA</u>	Zip: <u>94709</u>
	Signature: <u>[Signature]</u>	Date: <u>10/6/24</u>		
7	Name: <u>Carol Fleischer</u> Please Print	Address: <u>1519 Oxford St</u>	City: <u>Berkeley CA</u>	Zip: <u>94709</u>
	Signature: <u>[Signature]</u>	Date: <u>10/6/24</u>		
8	Name: <u>CANDICE L. SCHOTT</u> Please Print	Address: <u>1420 KAINS AVE</u>	City: <u>BERKELEY</u>	Zip: <u>94702</u>
	Signature: <u>[Signature]</u>	Date: <u>10/6/24</u>		
9	Name: <u>Linda S. Keilch</u> Please Print	Address: <u>2229 Jefferson Ave</u>	City: <u>Berkeley CA</u>	Zip: <u>94708</u>
	Signature: <u>[Signature]</u>	Date: <u>10/6/24</u>		
10	Name: <u>GEORGE D. PETTY</u> Please Print	Address: <u>843 ARLINGTON AVE</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>10/6/24</u>		

Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
Street Address(es) of Property:	2138 Kittredge St.

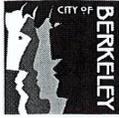
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11	Name: <u>KAREN CHAPMAN</u> Please Print	Address: <u>1858 SAN LORENZO AVE</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>Karen Chapman</u>			Date: <u>10/6/24</u>
12	Name: <u>MICHAEL SEVERAS</u> Please Print	Address: <u>1906 STUART</u>	City: <u>Berkeley</u>	Zip: <u>94703</u>
	Signature: <u>Michael Severas</u>			Date: <u>10/13/24</u>
13	Name: <u>LIT HUI TSAI</u> Please Print	Address: <u>2610 Etna St. #10</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Lit Hui Tsai</u>			Date: <u>10/13/24</u>
14	Name: <u>Robert Dering</u> Please Print	Address: <u>525 Woodmont Ave</u>	City: <u>Berkeley</u>	Zip: <u>94708</u>
	Signature: <u>Robert Dering</u>			Date: <u>10/13/24</u>
15	Name: <u>Mary Gilligan</u> Please Print	Address: <u>1842 Barryman St</u>	City: <u>Berkeley</u>	Zip: <u>94703</u>
	Signature: <u>M Gilligan</u>			Date: <u>10-13-24</u>

Name of Property:	
Street Address(es) of Property:	2138 Kittredge St.

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16	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
17	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
18	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
19	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
20	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		



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Name of Property:	Fitzpatrick House - Pepper Tree Tea Room
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1	Name: <u>Jesse Sheehan</u> Please Print	Address: <u>1650 6th st.</u>	City: <u>Berkeley</u>	Zip: <u>94710</u>
	Signature: <u>[Signature]</u>	Date: <u>10/21</u>		
2	Name: <u>PAGE NELSON</u> Please Print	Address: <u>199 THE ISLANDS</u>	City: <u>BERKELEY</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>	Date: <u>10/23/24</u>		
3	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>10/24/24</u>		
4	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		
5	Name: _____ Please Print	Address: _____	City: _____	Zip: _____
	Signature: _____	Date: _____		