



Office of the City Manager

INFORMATION CALENDAR
March 25, 2025

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: Landmarks Preservation Ordinance Notice of Decision (LPO NOD): 2138
Kittredge Street/#LMIN2024-0006

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPO/Commission) has designated the subject property as a City Landmark. Pursuant to Government Code section 65913.10, because there is a vested preliminary application for a housing development project on the subject property, the landmark designation will apply only to the property, not to the housing project.

BACKGROUND

BMC/LPO Section 3.24.190 allows the Council to review any action of the Commission in granting or denying Landmark, Structure of Merit or Historic District status. In order for Council to review the decision on its merits, Council must appeal the NOD. To do so, a Councilmember must move this Information Item to Action and then move to “certify” the decision. Such action must be taken within 15 days from the mailing of the NOD or by March 25, 2025. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set within 25 days pursuant to BMC/LPO Section 3.24.300. The Council must then rule on the designation within 30 days from the date that the public hearing is opened or the decision of the Commission is automatically deemed affirmed.

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

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

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

POSSIBLE FUTURE ACTION

The Council may choose to certify or appeal the decision to grant designation status, setting the matter for public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this designation action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMIN2024-0006/2138 Kittredge Street



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

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

DATE OF BOARD DECISION: February 6, 2025
DATE NOTICE MAILED: March 10, 2025
APPEAL PERIOD EXPIRATION: March 25, 2025
EFFECTIVE DATE (Barring Appeal or Certification): March 26, 2025¹

**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)**

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the subject City Landmark designation application.

- **Applicant:** 64 Berkeley Resident Petitioners
Anthony Bruce, Application Author
Berkeley Architectural Heritage Association
P.O. Box 1137
Berkeley, CA
- **Property Owner:** Susan Carlson
2138 Kittredge Street
Berkeley, CA

ZONING DISTRICT: Commercial Downtown Outer Core (C-DMU)

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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0006
2138 Kittredge Street

March 10, 2025

Page 2 of 4

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

The application materials for this project is available online at:

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

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

COMMISSION VOTE: 8-0-0-0 (*Note: one vacancy*)

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

NO: NONE

ABSTAIN: NONE

ABSENT: NONE

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

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

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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0006
2138 Kittredge Street
March 10, 2025
Page 3 of 4

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

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0006
2138 Kittredge Street
March 10, 2025
Page 4 of 4

constitutes a “taking” as set forth above.

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

PUBLIC COMMENT:

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

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Approval
2. Application Materials



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Anthony Bruce, Berkeley Architectural Heritage Association, P.O. Box 1137, Berkeley, CA
Susan Carlson, 2138 Kittredge Street, Berkeley, CA

FINDINGS FOR DESIGNATION

FEBRUARY 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.A.4, 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 though 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.

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

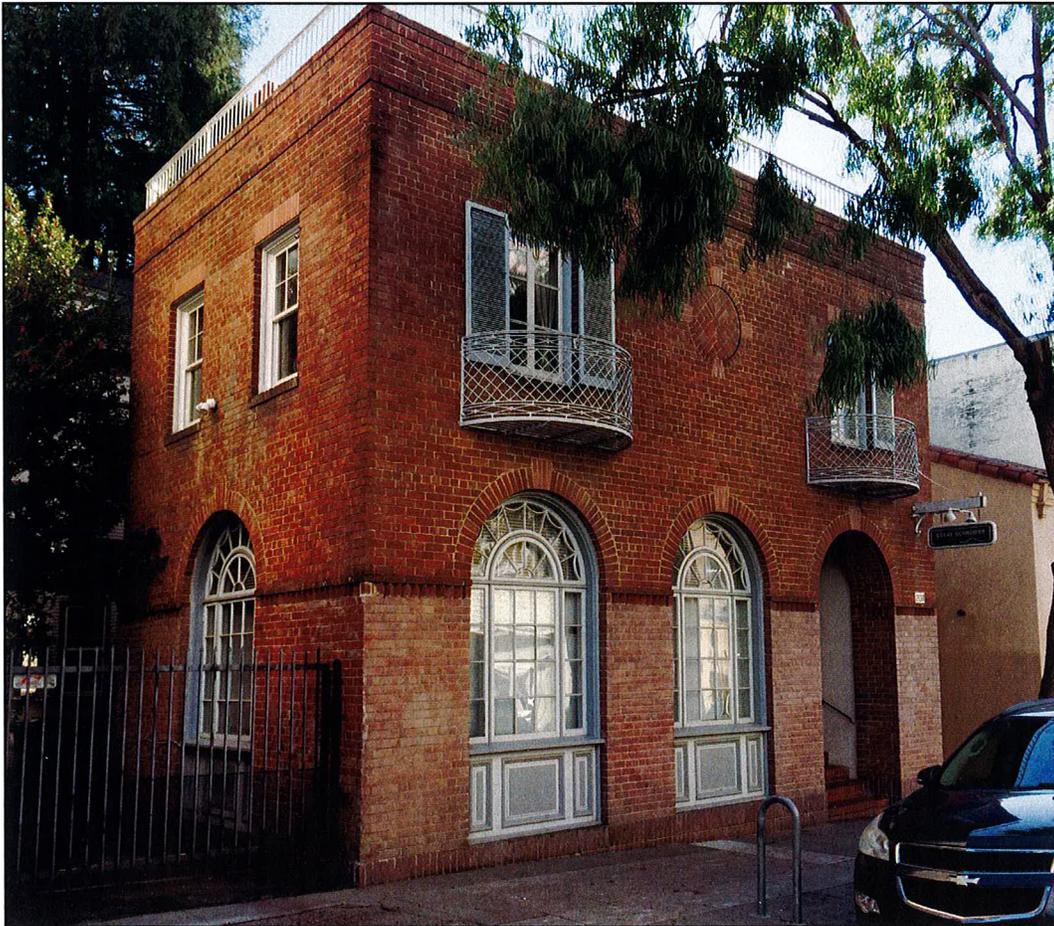


Figure 1. The Pepper Tree Tea Room addition to the front of the Fitzpatrick House. Anthony Bruce, 2021

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.

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.



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

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 fleur-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

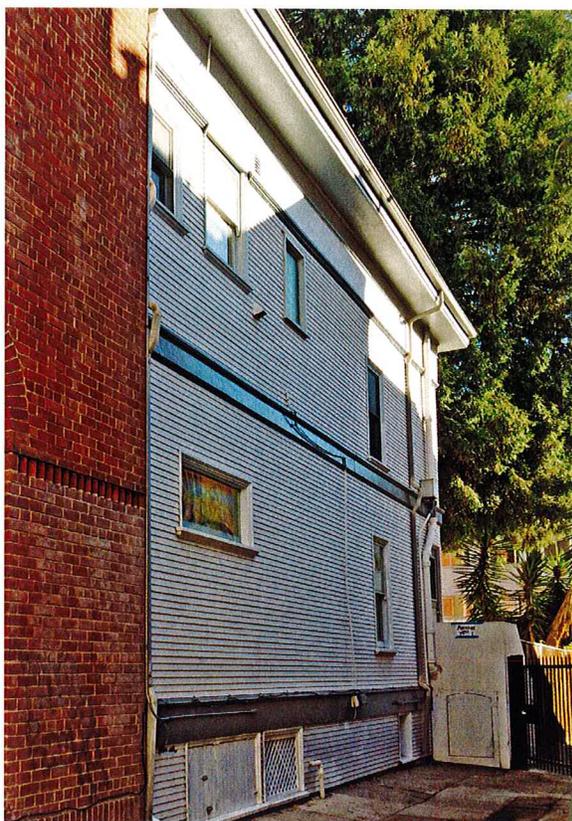


Fig. 3 The west elevation of the Fitzpatrick House with stained glass window. Anthony Bruce, 2021

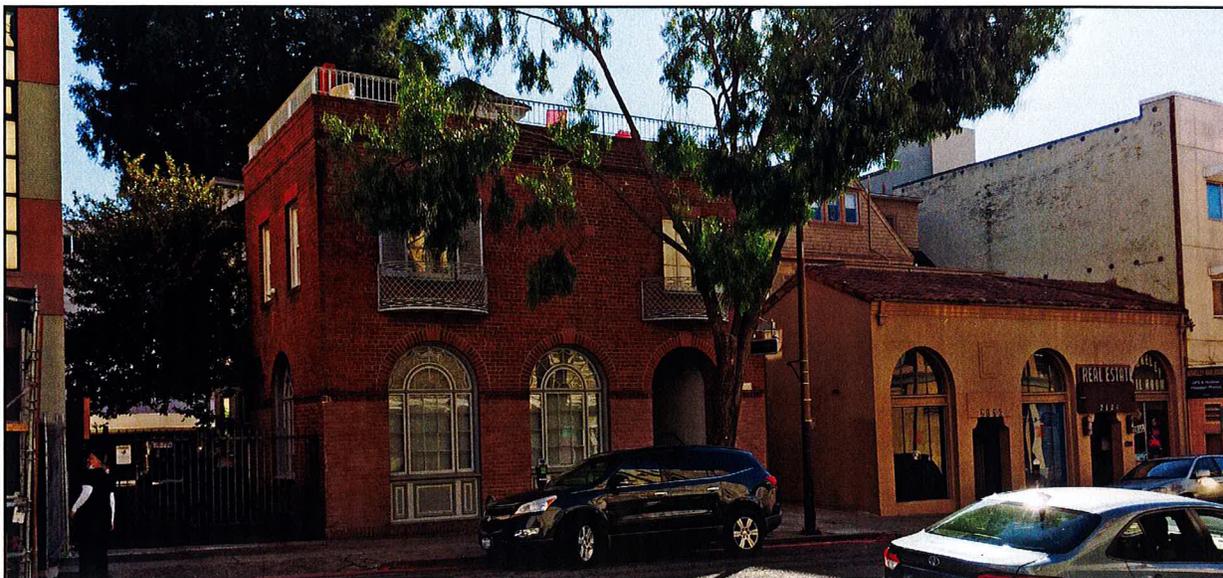
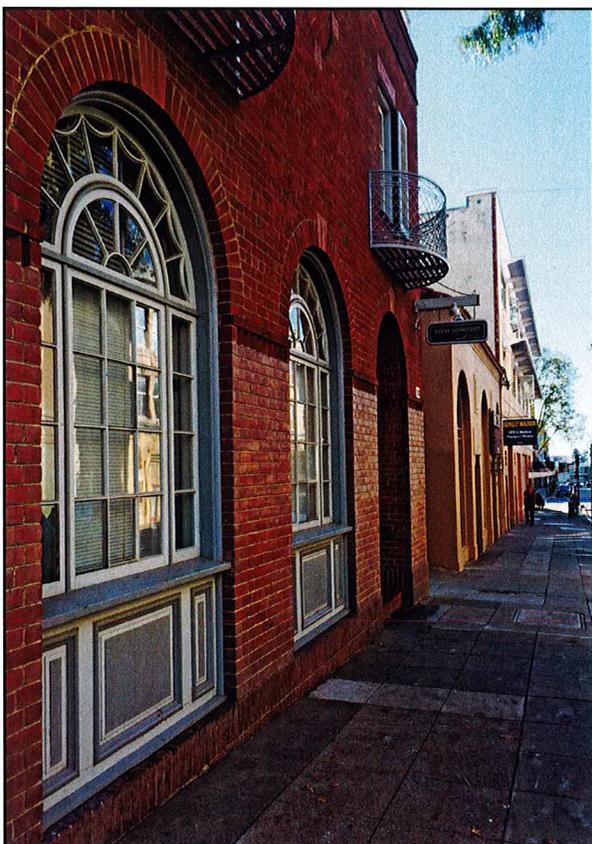


Fig. 4 Pepper Tree Tea Room street façade. Anthony Bruce, 2021.

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.

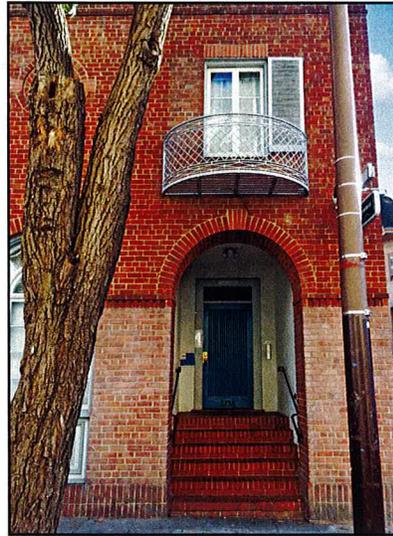


Fig. 7 Entrance of the tea room addition. Anthony Bruce, 2021.

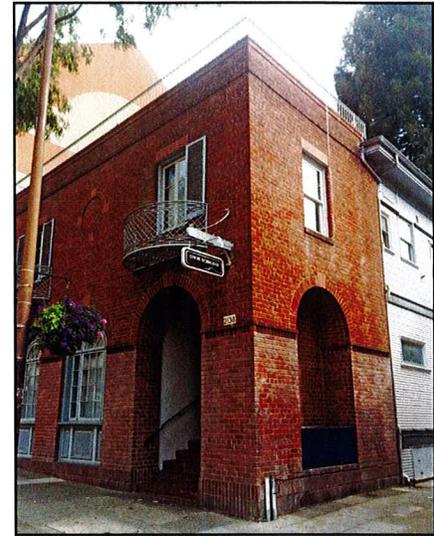


Fig. 8 Niche on west side of the tea room addition. Anthony Bruce, 2021.

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

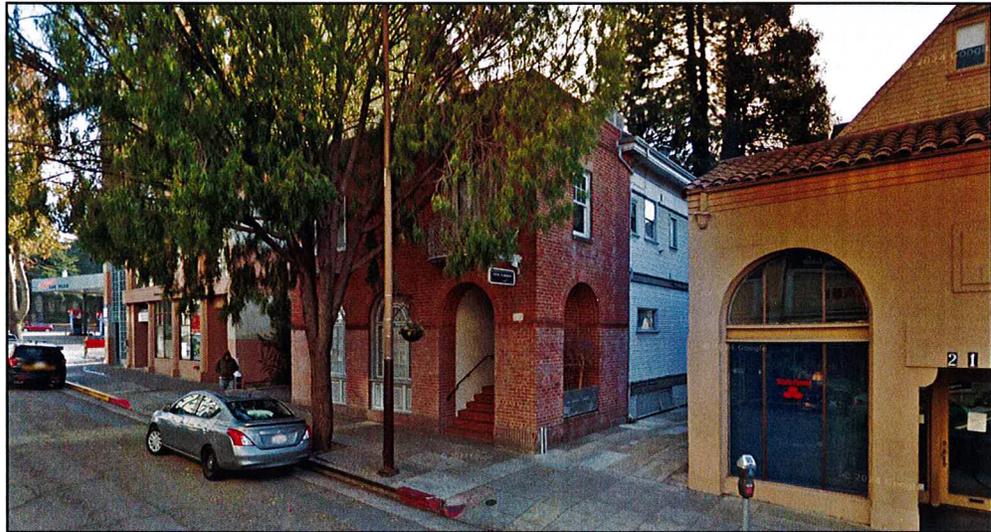


Fig. 10 The Pepper Tree Tea Room and Fitzpatrick House. To the right is the shopfront of the Elder House. Google Streetview photo, January 2015.

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 & Ferries 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).

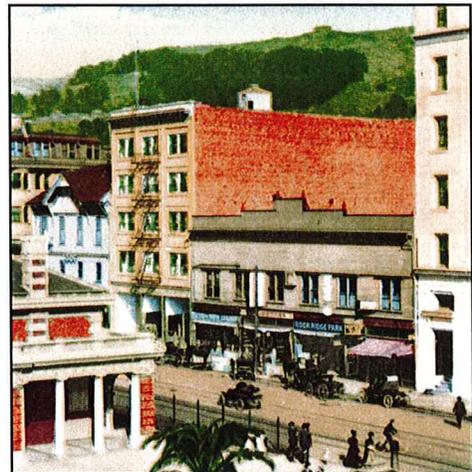


Fig. 14 The Chase Building (William Wharff, 1909), City of Berkeley Landmark-Structure of Merit #226. 2107 Shattuck Avenue. (building with red brick side wall)

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

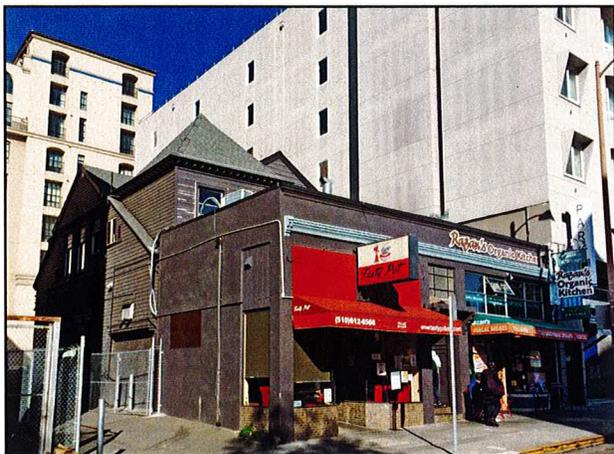


Fig. 15 A. H. Broad House (A. H. Broad, 1894), 2119 Kittredge Street. City of Berkeley Landmark-Structure of Merit #242, 2119 Kittredge Street. Anthony Bruce, 2021.

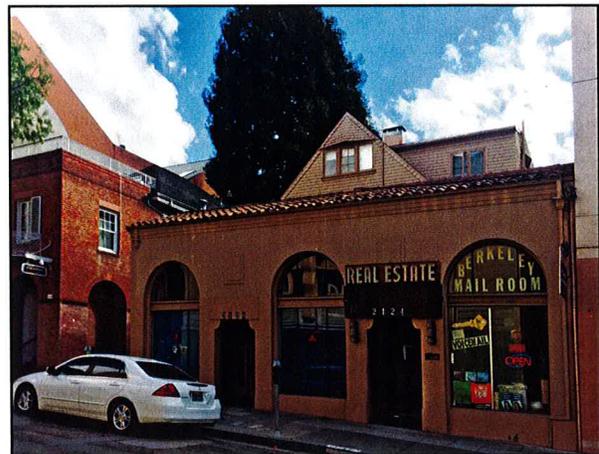


Fig. 16 Elder House (F. E. Armstrong, 1895), 2124 Kittredge Street. Shopfront built in 1926. Anthony Bruce, 2021.

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.

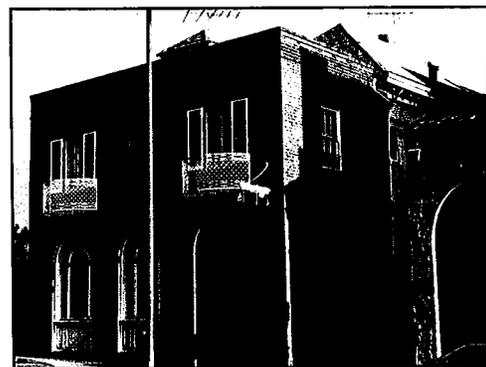


Fig. 18 The Pepper Tree Tea Room addition. Betty Marvin, 1979.

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:

461

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

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: _____
- Historic name, if known: Fitzpatrick, (John C.) House
- Street or rural address 2138 Kittredge Street
 City: Berkeley ZIP: 94704 County: Alameda
- Present owner, if known: _____ Address: _____
 City: _____ ZIP: _____ Ownership is: Public Private
- 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.

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)

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

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 Nels 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 Allston 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 Three story single room. Type Two room Building
Located 2138 Northridge 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 family.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Kitchen and dining quarters to be remodelled and front to extend 8 ft 6 in.

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

We 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 public street or sub-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.

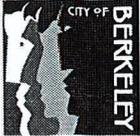
Use District Class 1 Ordinance No. 605 Victor Carlson
Signature of Owner, Architect or Builder

Plan Book No. _____ Address _____

FOR DEPARTMENT USE ONLY

Number _____ Street _____ Page _____ Permit No. 39423
Filed _____ Read _____ Checked by _____ Date Issued JUN 13 1935

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

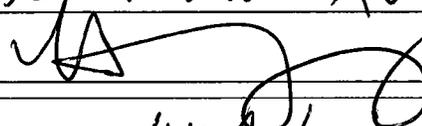
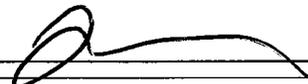
We the undersigned residents of the City of Berkeley, petition the Landmarks Preservation Commission to designate the property identified above, for consideration as a Landmark, Structure of Merit or Historical District under the provisions of Section 3.24.120 of the Berkeley Landmarks Preservation Ordinance. 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> <small>Please Print</small>	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> <small>Please Print</small>	Address: <u>2418 Sacramento Street</u>	City: <u>Berkeley</u>	Zip: <u>94702</u>
	Signature: <u>Virginia Warkent</u>			Date: <u>9/22/24</u>
8	Name: <u>Liz Giarratona</u> <small>Please Print</small>	Address: <u>1814-A 7th St.</u>	City: <u>Berkeley</u>	Zip: <u>94710</u>
	Signature: <u>Liz Giarratona</u>			Date: <u>9/22/24</u>
9	Name: <u>JON PRITIKIN</u> <small>Please Print</small>	Address: <u>185 MACEE</u>	City: <u>MILL VALLEY</u>	Zip: <u>94941</u>
	Signature: 			Date: <u>9-22-2024</u>
10	Name: <u>EUGENE ERICKSON</u> <small>Please Print</small>	Address: <u>323 COLUSA AV</u>	City: <u>EL CERRILLO</u>	Zip: <u>94530</u>
	Signature: <u>Eugene E</u>			Date: <u>9/22/24</u>

X
Y

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.

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.

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.

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 Marlboro</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 Eureka</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>[Signature]</u>			Date: <u>9/22/24</u>
19	Name: <u>Kevin Koatz</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.

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.

21	Name: <u>Timothy HANSEN</u> Please Print	Address: <u>2633 BEUVENUE</u> City: <u>BERKELEY</u> Zip: <u>94704</u>
	Signature: <u>[Signature]</u>	Date: <u>22/9/24</u>
22	Name: <u>Lindsay Rue</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 Marco</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 Marco</u> City: <u>Berkeley</u> Zip: <u>94707</u>
	Signature: <u>[Signature]</u>	Date: <u>Sept 22</u>
25	Name: <u>DIANNE AYRES</u> Please Print	Address: <u>2633 BEUVENUE</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.

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.

26	Name: STEPHANNE MANNING Mary Staats Please Print	Address: 42 Bret Harte Rd.	City: Berkeley	Zip: 94708
	Signature: <i>Mary Staats</i>			Date: 9/22/2024
27	Name: BARBARA LUNDBURG Please Print	Address: 2080 HILGARD AVE	City: BERKELEY	Zip: 94709
	Signature: <i>Barbara Lundburg</i>			Date: 9/22/24
28	Name: Melissa McPance Please Print	Address: 1305 Shu Hook	City: BERKELEY	Zip: 94706
	Signature: <i>Melissa McPance</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 SAKK Please Print	Address: 31 Del Mar Ave	City: Berkeley	Zip: 94708
	Signature: <i>Arlene Sakk</i>			Date: 9/22/24

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.

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.

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.

36	Name: <u>JUAN PINEDA</u> Please Print	Address: <u>49 San Mateo Rd</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: 	Date: <u>9/25/24</u>		
37	Name: <u>Glendine Pineda</u> Please Print	Address: <u>49 San Mateo R</u>	City: <u>Berkeley</u>	Zip: <u>94707</u>
	Signature: 	Date: <u>9-25-2024</u>		
38	Name: <u>DEAN DENNIS MCINTYRE</u> Please Print	Address: <u>40 SAN MATEO RD.</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: <u>Dean McIntyre</u>	Date: <u>9/25/2024</u>		
39	Name: <u>Chirba McIntyre</u> Please Print	Address: <u>40 SAN MATEO RD</u>	City: <u>BERKELEY</u> ↓	Zip: <u>94707</u>
	Signature: <u>Chirba McIntyre</u>	Date: <u>9/25/24</u>		
40	Name: <u>THOMAS ACKERNS</u> Please Print	Address: <u>77 SAN MATEO RD</u>	City: <u>BERKELEY</u>	Zip: <u>94707</u>
	Signature: 	Date: <u>9-25-24</u>		

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

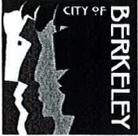
We the undersigned residents of the City of Berkeley, petition the Landmarks Preservation Commission to designate the property identified above, for consideration as a Landmark, Structure of Merit or Historical District under the provisions of Section 3.24.120 of the Berkeley Landmarks Preservation Ordinance.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

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 rd</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. Sihvola</u>			Date: <u>10/19-24</u>

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

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>Laurie Brown Sanchez</u> Please Print	Address: <u>1000 Fispin Drive</u>	City: <u>Berkeley</u>	Zip: <u>94705</u>
	Signature: <u>Laurie 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>94707</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.

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>MICHAEL FLEISCHER</u> Please Print	Address: <u>1719 OXFORD APT 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> 10/6/24
	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.

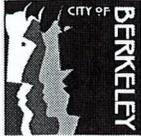
We the undersigned residents of the City of Berkeley, petition the Landmarks Preservation Commission to designate the property identified above, for consideration as a Landmark, Structure of Merit or Historical District under the provisions of Section 3.24.120 of the Berkeley Landmarks Preservation Ordinance.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

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>Littui Tsai</u> Please Print	Address: <u>2610 Etna St. #10</u>	City: <u>Berkeley</u>	Zip: <u>94704</u>
	Signature: <u>Littui 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 Berryman St</u>	City: <u>Berkeley</u>	Zip: <u>94703</u>
	Signature: <u>MKGilligan</u>	Date: <u>10-13-24</u>		

Name of Property:	
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.

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: _____



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>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 JPLANDS</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: _____		

