



LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

FOR COMMISSION ACTION
JUNE 5, 2025

2328 Channing Way

Structural Alteration Permit (#LMSAP2025-0004) to modify LMSAP2021-0002 to add an above-ground PG&E transformer at the front of a City Landmark property.

I. Application Basics

A. Land Use Designations:

- Zoning: Residential Southside Mixed Use (R-SMU)

B. CEQA Determination: Categorically Exempt pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

C. Parties Involved

- Applicant: Devi Dutta-Choudhury, AIA
Devi Dutta Architecture
928 Carleton Street
Berkeley, CA 94710
- Owner: Inn June "Allen" Jo
1398 Trailside Court
San Jose, CA 95138

D. Recommendation: Conduct a public hearing; approve favorable action on this project request.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts



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



Figure 2: Subject Property, view facing south from Channing Way (staff, 2025)



Figure 3: Proposed electrical transformer location (staff, 2025)



Figure 4: Partial Site Plan (Devi Dutta Architecture, 2025)

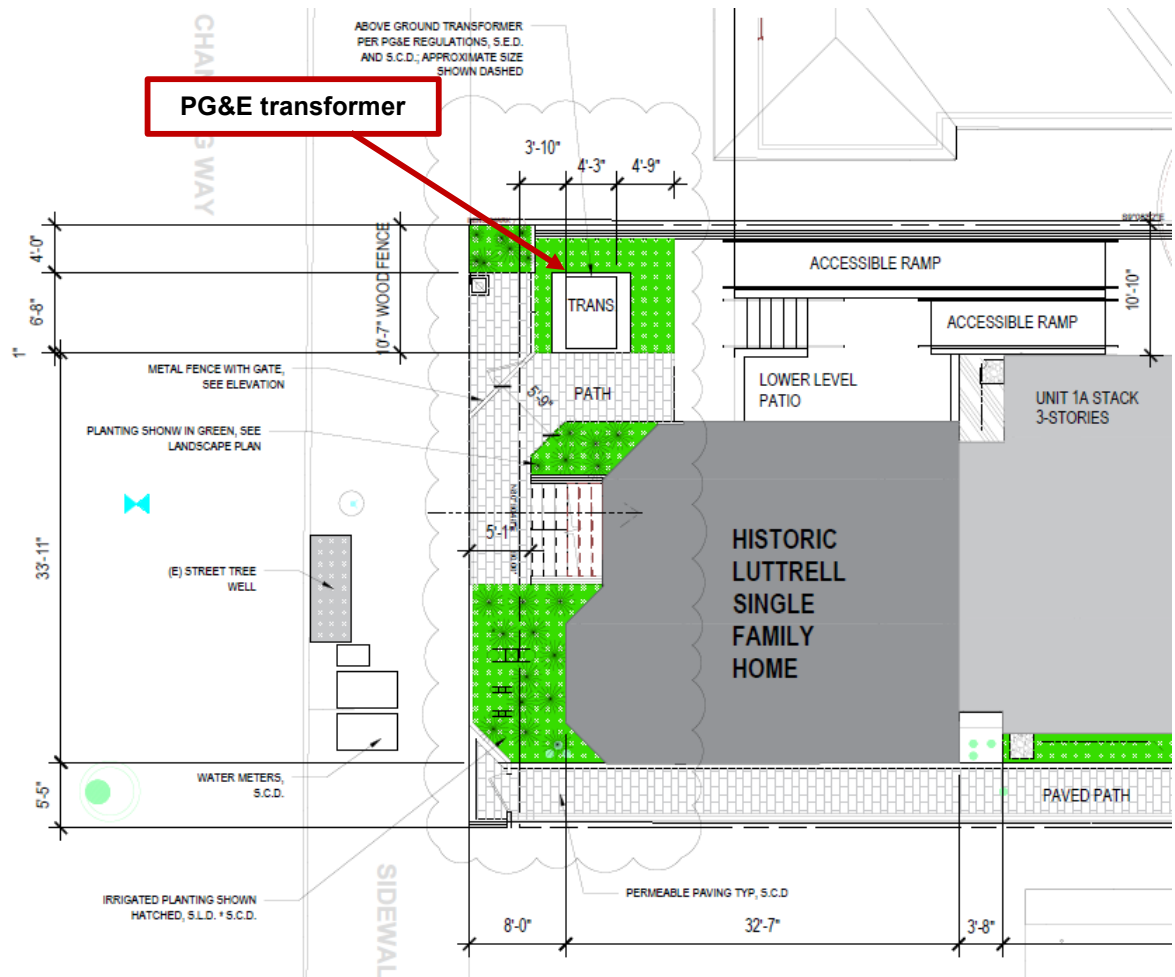


Figure 5: North Elevation (Devi Dutta Architecture, 2025)



II. Background

Project Site

The subject property is a 6,750 sq. ft., interior lot located on the south side of the 2300-block of Channing Way. This property was zoned Residential Southside (R-S), but the zoning recently changed to R-SMU Residential Southside Mixed Use District. The City Landmark Luttrell House (constructed in 1889), is located on the front-half of the approximately 6,750 sq. ft. parcel.

On July 2, 2020, the Landmarks Preservation Commission approved LMIN2020-0002, to designate 2328 Channing Way, also known as the Luttrell House as a City Landmark.

On March 3, 2022, the Landmarks Preservation Commission approved Structural Alteration Permit #LMSAP2021-0002 to remove a non-historic rear addition on a residential City Landmark building, to relocate the building closer to the front property line, to complete window and porch alterations and repairs; to demolish non-historic detached accessory structures in the rear yard; and to construct a new four-story, 13-unit residential building immediately abutting the rear of the Landmark building.

On June 23, 2022, the Zoning Adjustments Board approved Use Permit #ZP2020-0052 to demolish the rear, non-historic portion of a City Landmark single-family residence, and

to re-locate the building closer to the street with a front yard setback of 8 ft. and approved construction of a new, four-story 45 ft.-tall residential building containing 13 dwelling units immediately abutting the rear of the historic building.

On December 21, 2022, a building permit was issued for the construction of the new residential building and the restoration and relocation of the Luttrell House (B2022-05957).

Application Submittals & Public Notices

On March 7, 2025, an amended Structural Alteration Permit application was submitted to the City. The application requests a modification to locate a PG&E above-ground transformer at the north east corner of the property, facing the Channing Street sidewalk.

On April 21, 2025, public hearing notices were sent for the LPC meeting of May 1, 2025.

On May 1, 2025, a hearing was opened on the subject Structural Alteration Permit. Two motions were presented, but both failed.

On May 23, 2025, public hearing notices were sent for the LPC meeting of June 5, 2025.

III. Project Description

The original plans included a design for an underground transformer vault located in the sidewalk on Channing Way. This was approved by the City of Berkeley through the building permit process, and is a common proposal for infill development projects. The design was then presented to PG&E along with a supporting letter from the City of Berkeley because underground transformers require an exception to PG&E's "rule 2." After several attempts for a variance from PG&E, the application was rejected because they determined the applicant could accommodate an above ground transformer on the site. Being designated a historic resource was not deemed a relevant factor to grant an exception.

IV. Issues & Analysis

BMC 23.304.100(C) requires that utility meters be effectively screened from view from the public right of way and other neighbors. The utility meters are located in the basement of the historic house, so this requirement is met. The transformer is proposed to be located at the 8-foot required setback, with clearances around required for PG&E access. The transformer is being designed, and will likely be 42 inches to 58 inches high. Screening of the transformer is also provided, pending PG&E site inspector review.

The design of the screen is a 6-foot-tall simple vertical wood slat painted fence, with 2 horizontal cross rails offset from the ends of the fence boards. The boards are spaced to

provide some transparency, but do not block the view completely. This style of fencing is one that could have been found in the era the home was built, in 1889. The originally proposed metal fence remains at the front of the historic home. A new planting area is added in front of the bay of the home, which was previously designed as paving. This creates a softer buffer and foreground for the house than the originally approved design.

Since the transformer will occupy the space previously allocated by LPC and ZAB as open space, the site design has been modified to provide additional replacement open space. The area at natural grade at the center/west of the site will have a quiet area of pavers and benches under the trees. Previously, this area was not allocated as open space. The third-floor roof deck is proposed to include a sink/counter area to increase usability for residents. A fourth-floor balcony has also been expanded for additional open space. Overall the project now has 857 square feet of open space, where 670 square feet is required.

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

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties defines Rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The applicant's request constitutes a rehabilitation project, as it proposes to add a PG&E transformer to provide electricity to the site.

The analysis below summarizes staff's findings for this project with respect to the most relevant SOI Standards. Responses to all ten SOI Standards are included in the Draft Findings and Conditions of Approval in Attachment 1.

SOI Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Analysis: The proposed PG&E transformer would not alter the Landmark building's historic character as it would be separated from the building, and located more than 5 feet away, at the northeast portion of the lot. The transformer would be less than 5 feet in height, and partially screened from the public right-of-way by a 6-foot wooden fence.

SOI Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: Removing the transformer in the future would not impact the form and integrity of the Landmark since the transformer would not be attached to the building.

B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes staff's preliminary findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

BMC Section 3.24.260(C)(1)(a):

(a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Analysis: The location of an above ground transformer will not impact the historic features of the Luttrell House since it will be separated from the historic building, and partially screened by a fence.

V. Rationale for Recommendation

In conclusion, staff finds that the applicant's proposed project would not result in any significant or adverse effects to the historic resource. Staff recommends that the LPC make favorable findings for approval as summarized in Attachment 1.

VI. Recommendation

Staff recommends that the Commission hold a hearing on this matter and, upon close of the hearing, consider this request for an amendment to a Structural Alteration Permit and take favorable action pursuant to BMC Section 3.24.260.

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(510) 981-7433

Reviewed by: Anne Hersch, Interim LPC Secretary; ahersch@berkeleyca.gov
(510) 981-7410

Attachments:

1. Draft Findings and Conditions for Approval
2. Project Plans, received April 15, 2025
3. Applicant Statement, received March 7, 2025
4. PG&E Communications, received March 7, 2025
5. [Notice of Decision, Landmark designation for the Luttrell House](#)

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

2328 Channing Way

Structural Alteration Permit (#LMSAP2025-0004) to modify LMSAP2021-0002 to add an above-ground PG&E transformer at the front of a City Landmark property.

FINDINGS REQUIRED UNDER CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”).

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment

Evidence: The proposed project does not require a change of use. The property will retain the existing residential use.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Evidence: The historic character of the property will be retained and preserved. No distinctive materials will be removed or altered to accommodate the transformer.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken

Evidence: The transformer will not resemble or replicate designs from the property’s historic period.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved:

Evidence: The subject property does not feature changes that have acquired significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Evidence: Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property will not be affected by the addition of the transformer.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Evidence: As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: The applicant does not propose chemical or physical treatments. However, standard conditions of approval require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Evidence: The project does not have the potential to affect any archaeological resources because the applicant proposes no substantial excavation. Standard conditions of approval apply.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evidence: The proposed scope will not destroy historic materials, features, or have lasting impact to the spatial characteristics of the property. The transformer would not be readily visible from vantage points within the public right way.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence: If the transformer were removed in the future, it would not permanently impair the integrity or essential form of the site.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260, approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

(a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The location of an above ground transformer will not impact the historic features of the Luttrell House. The previously approved restoration scope has proceeded per approved plans, consistent with the approved Structural Alteration Permit, LMIN2021-0002. The transformer location and related screening have been designed to include a simple vertical wood slat painted fence, with 2 horizontal cross rails offset from the ends of the fence boards. This style of fencing is one that could have been found in the era the home was built, in 1889.

(b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The subject is not located in a historic district.

(c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City Landmark and not a Structure of Merit.

Exhibit A

Conditions of Approval
JUNE 5, 2025

I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>
1.	Project Approval. This Structural Alteration Permit approval is for 2328 Channing Way, as substantially shown and described on the project plans dated April 15, 2025, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on June 5, 2025 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060. B.4	On-Going	Land Use Planning
6.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>
8.	Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning
9.	Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees	City of Berkeley	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>
	and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/ <u>Monitoring</u>
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.’	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: ☐ Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
III. During Construction		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>

A. Building & Safety Division				
1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

IV. During Construction				
B. Land Use Planning		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>

1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning
2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,</u> all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore: A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.	City of Berkeley	During Construction	Land Use Planning

	B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards. C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations. D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out. E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.			
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IV. During Construction C. During Construction: Public Works		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works

3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works
V. Structural Alteration Permit Conditions		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Repair and replacement of character-defining features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.	City of Berkeley	On-Going	Land Use Planning
2.	Chemical Treatments. With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning
3.	Equipment. Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the <u>architectural</u> drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
4.	Glass. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning

5.	Exterior Lighting. Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.	City of Berkeley	On-Going	Land Use Planning
6.	Landscaping. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
7.	Other Permits. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.	City of Berkeley	On-Going	Land Use Planning

LUTTRELL HOUSE RESTORATION & NEW BUILDING
MODIFICATION TO PREVIOUS USE PERMIT/STRUCTURAL
ALTERATION PERMIT #ZP2020-0052

2328 CHANNING WAY, BERKELEY, CA

ARCHITECT

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DESCRIPTION

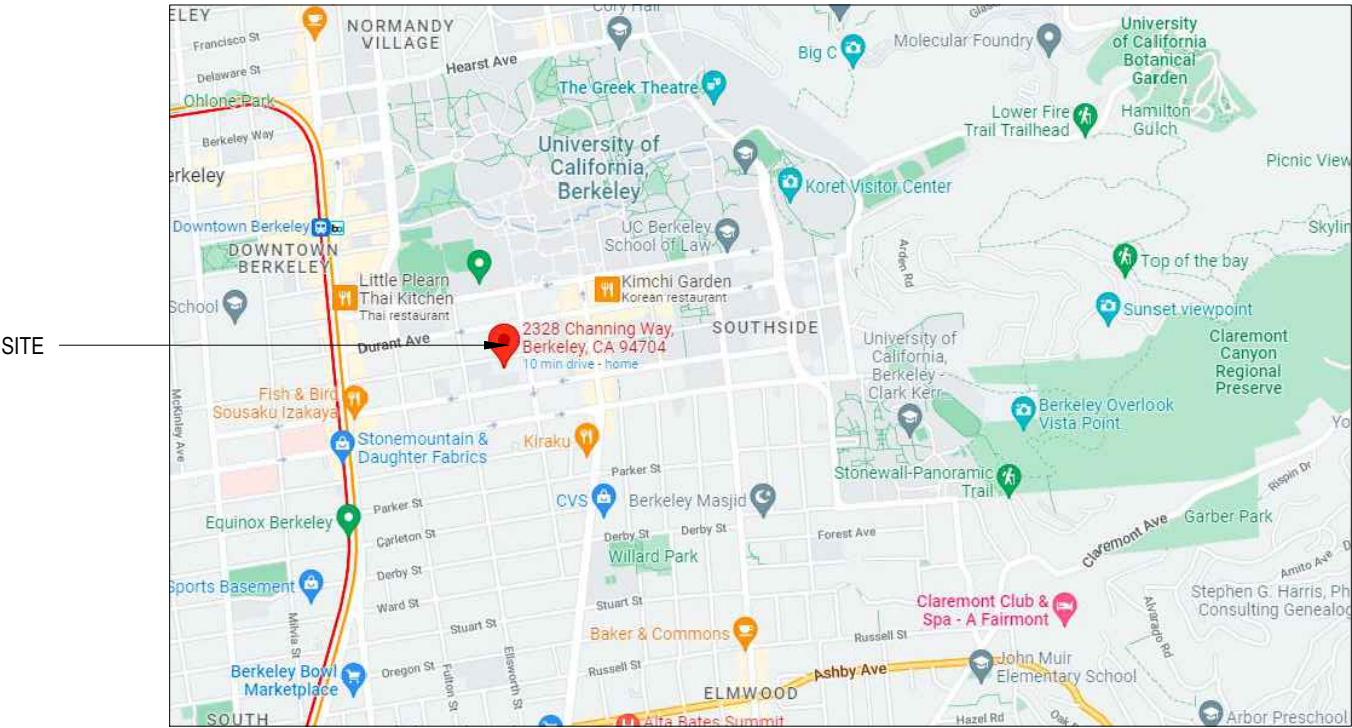
ADDITION OF ABOVE GROUND TRANSFORMER TO PREVIOUSLY APPROVED STRUCTURAL ALTERATION PERMIT;
PARTIAL REDUCED SETBACK AT REAR YARD

SHEET LIST:

- CO COVER
- A0 SITE PLAN
- A0.2 REVISED LOT COVERAGE
- A0.3 RENDERINGS
- A0.4 HISTORIC SIGNAGE CONTENT
- A0.7 PHOTOS (FORMER)
- A1 BASEMENT/GROUND FLOOR PLAN
- A2 1ST FLOOR PLAN
- A3 2ND FLOOR PLAN
- A4 3RD FLOOR PLAN
- A5 4TH FLOOR PLAN
- A6 ROOF PLAN
- A7 SECTION
- A8 WEST ELEVATION
- A9 NORTH & SOUTH ELEVATIONS
- A10 EAST ELEVATION

SHEET LIST, CONTD:

- L1 PLANTING PLAN
- L2 PLANT LIST
- L3 FENCE DETAILS



CO

SITE PLAN & LANDSCAPE

SCALE: 1/16"=1'-0"

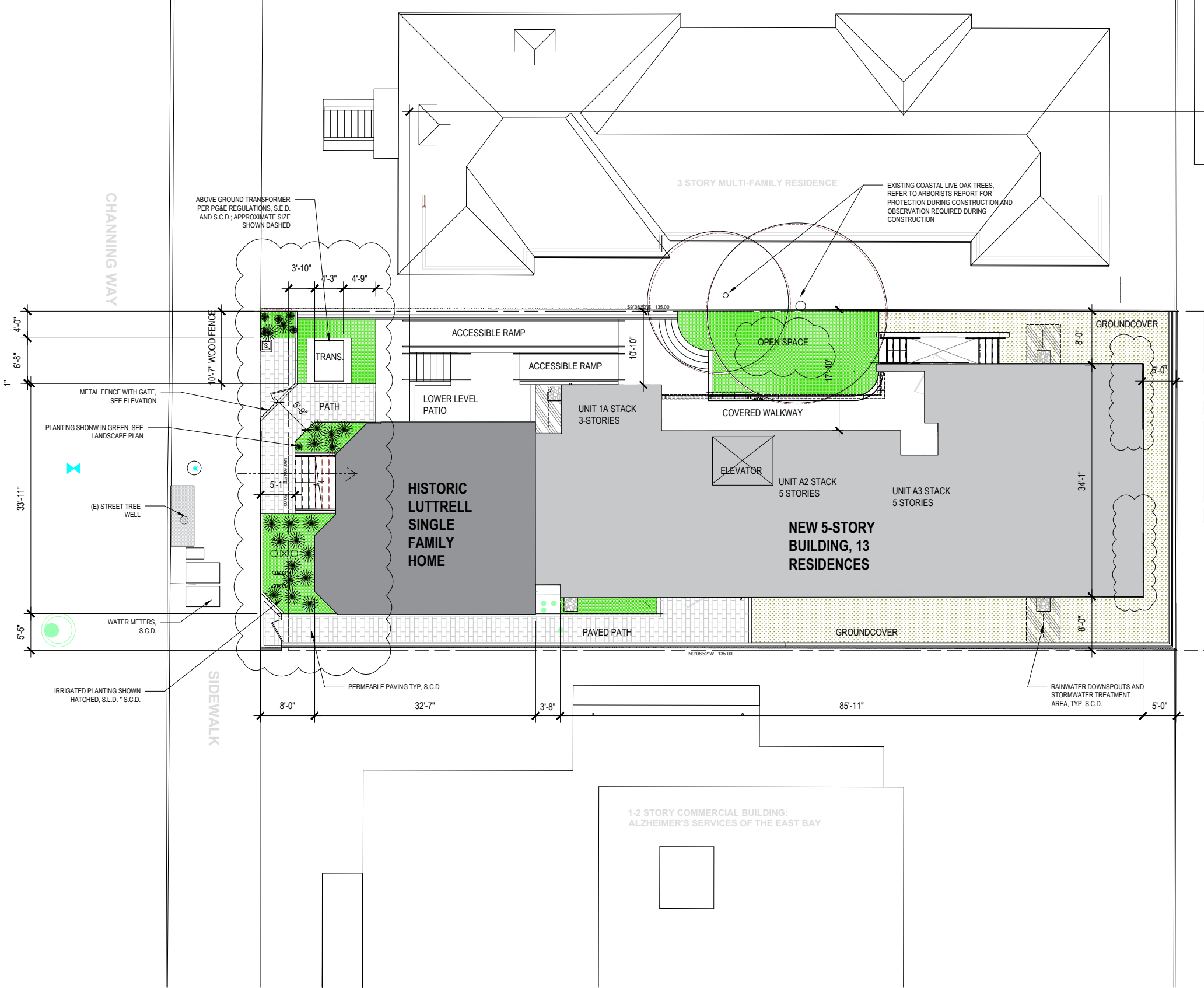
2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910

3/7/25





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SITE PLAN & LANDSCAPE

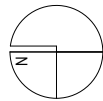
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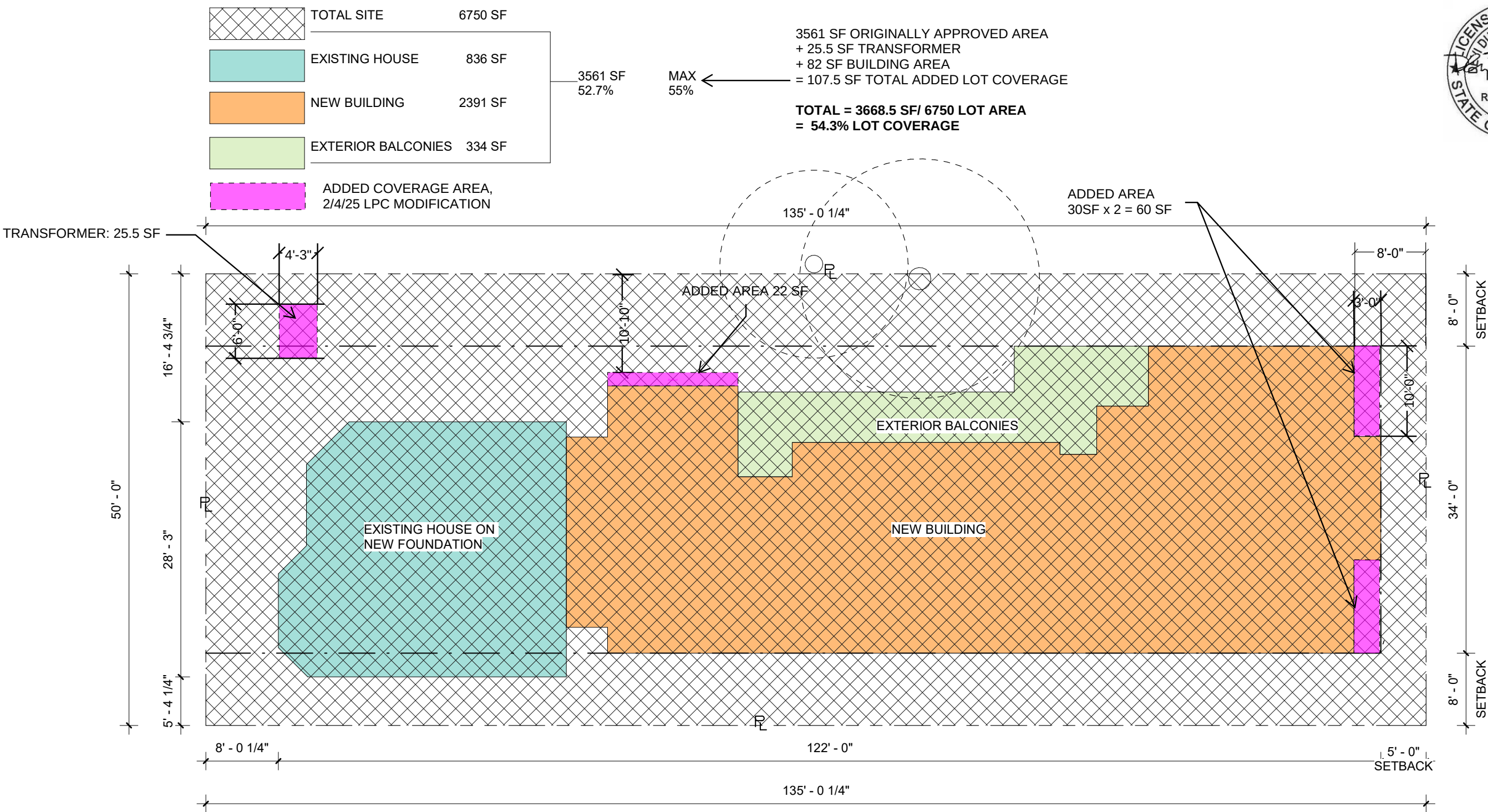
2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910

3/7/25



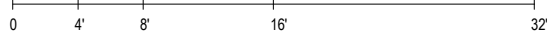


A0.2

SITE COVERAGE

SCALE:

3/32" = 1'-0"



2328 Channing Way

Devi Dutta Architecture Inc.

ZONING SUBMITTAL R2

1/24/22 REV 2/4/25

FRONT VIEW 1, NORTHEAST



WOOD SCREEN AT
TRANSFORMER
ENCLOSURE

HISTORIC SIGNAGE,
SEE A0.4

METAL FENCE, PER ORIGINALLY
APPROVED DESIGN

FRONT VIEW 2, NORTHWEST



A0.3

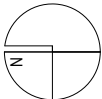
RENDERINGS

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2328 Channing Way

DEVI DUTTA ARCHITECTURE

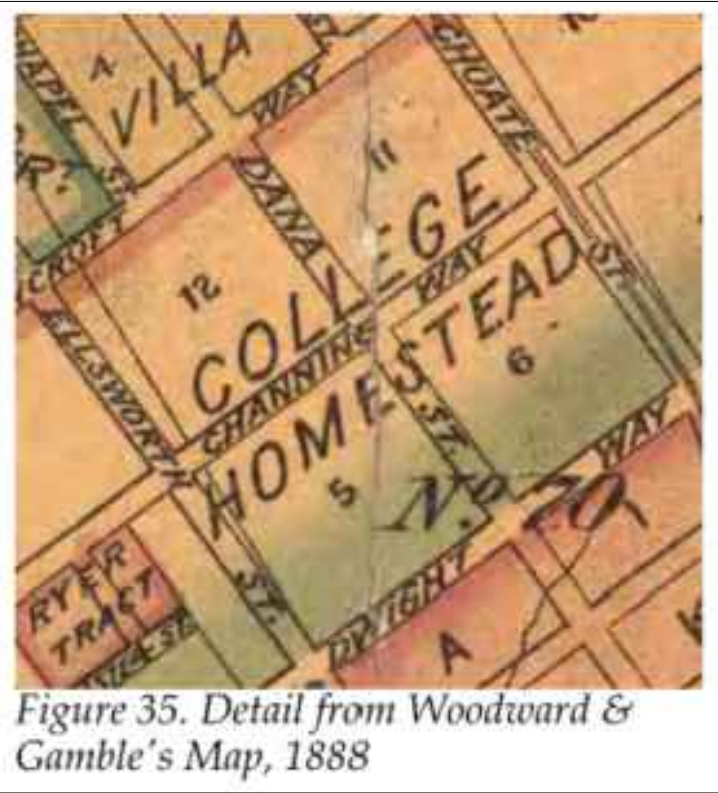
1910
3/7/25



SIGN IMAGE OPTIONS:
CAPTAIN LUTTRELL'S FIRST SHIP



SIGN IMAGE OPTIONS:
HISTORIC AREA MAPS



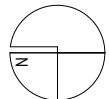
SIGN IMAGE OPTIONS:
IRA BOYNTON, BUILDER



SIGN TEXT:

The Luttrell House is one of a handful surviving local buildings attributed to or known to have been designed by Ira A. Boynton (1844–1921), a Maine-born pioneer builder who practiced in Berkeley from 1877 until 1900. In 1889, the year of construction of the Luttrell House, Boynton and his partner, Carlos Reuben Lord, built 29 structures, including the Peralta Park Hotel and six houses in the new Peralta Park subdivision, where the Julius Alfred Lueders House¹ and the Anita Fallon House,² are still standing.

The present house was constructed for Captain James F. Luttrell (1858–1899) and his wife, Cecilia (1856–1934). The captain was a well-known figure in Pacific maritime circles, and his name frequently appeared in the San Francisco newspapers during the 1890s. Commanding trading ships on the South Pacific islands route, Captain Luttrell served as an important source of news about activities in the South Seas islands and reports on other captains and ships plying the Pacific Ocean. Mrs. Luttrell accompanied her husband on some of his voyages.





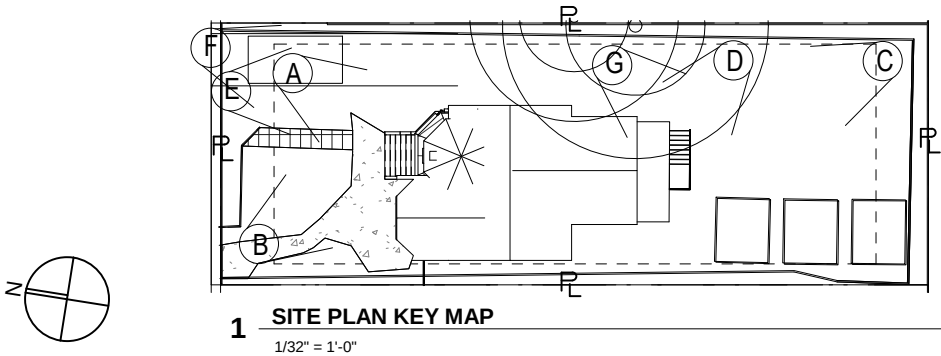
A B - EXISTING FRONT OF HOUSE



C - EXISTING BACK OF HOUSE



D - EXISTING REAR STAIRWAY



E - EXISTING DRIVEWAY AND ADJACENT BUILDING



F - EXISTING DRIVEWAY



G - EXISTING REAR YARD

A0.7

SITE PHOTOS

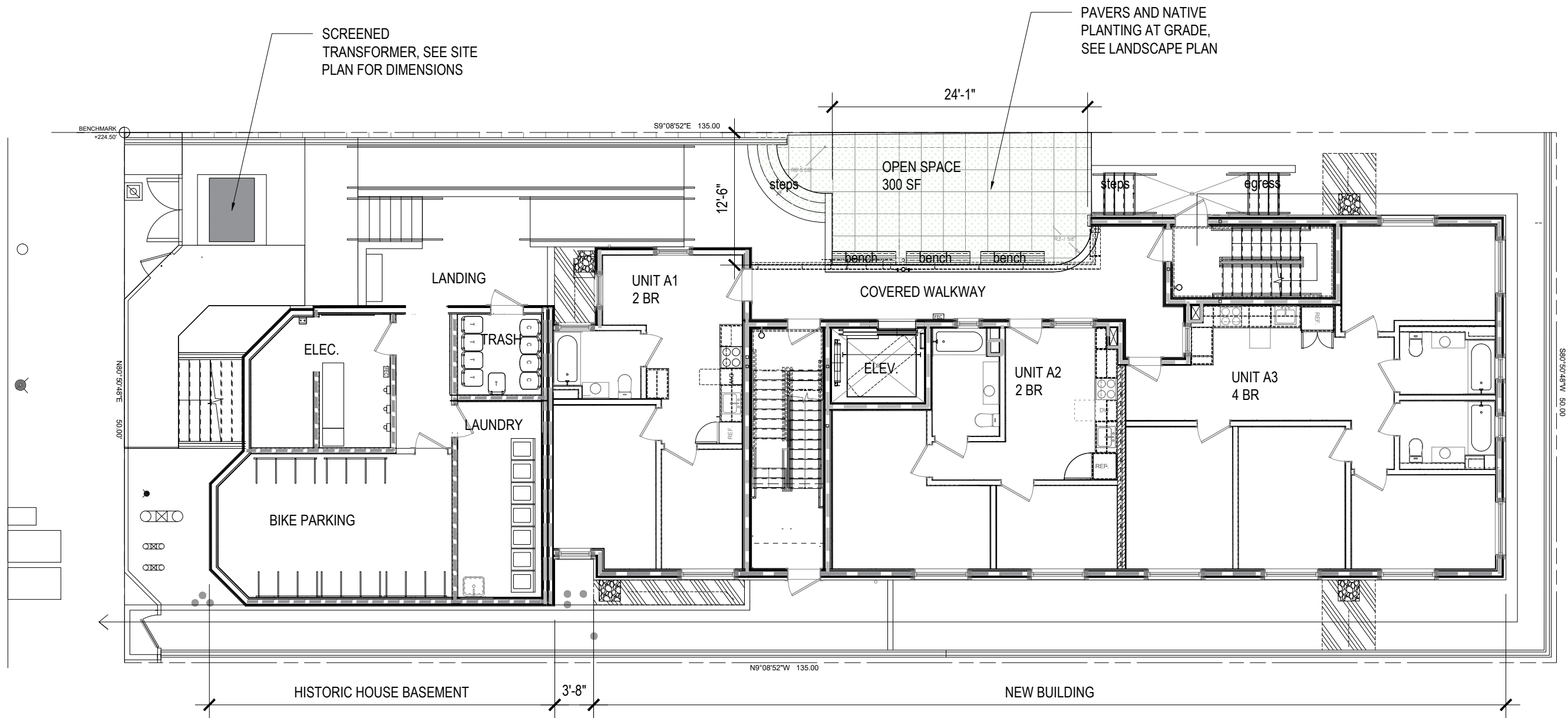
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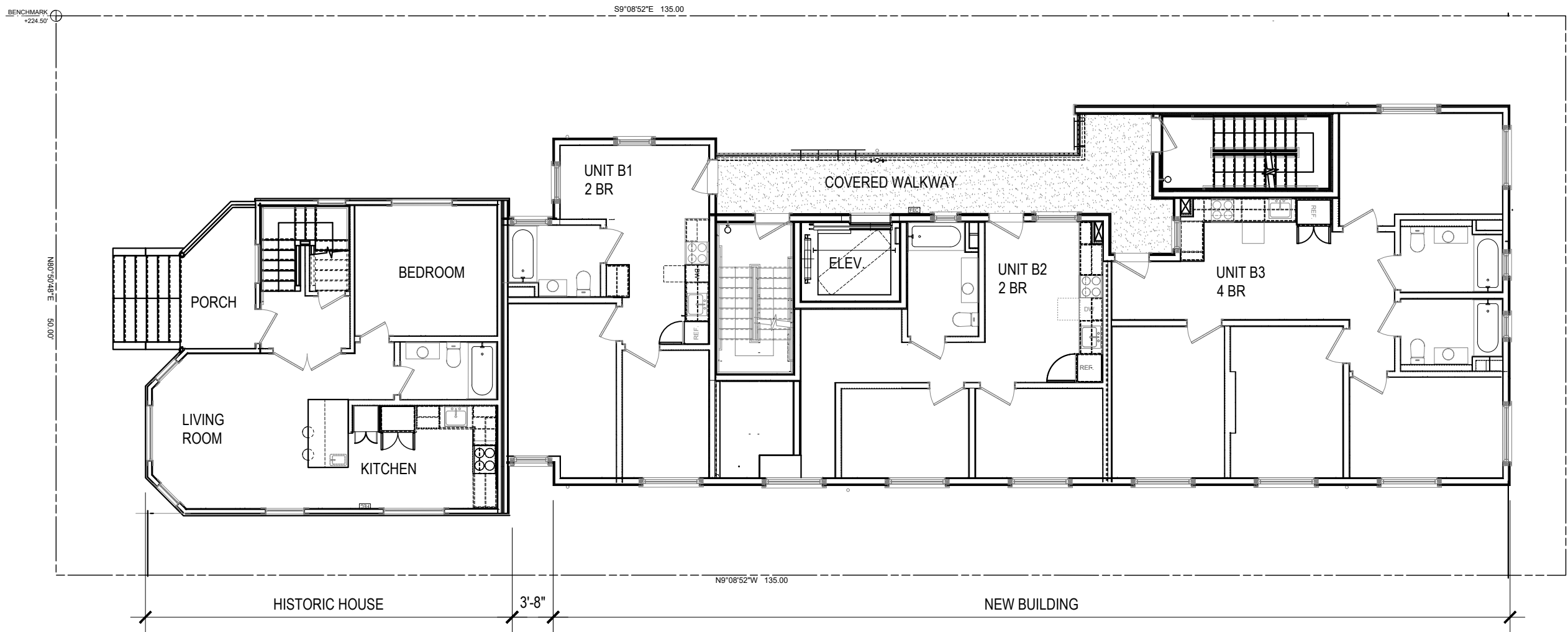
2328 CHANNING WAY

Debi Dutta Architecture Inc.

Zining Su, Architect

11.14.2019





A2

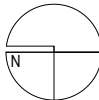
1ST FLOOR PLAN

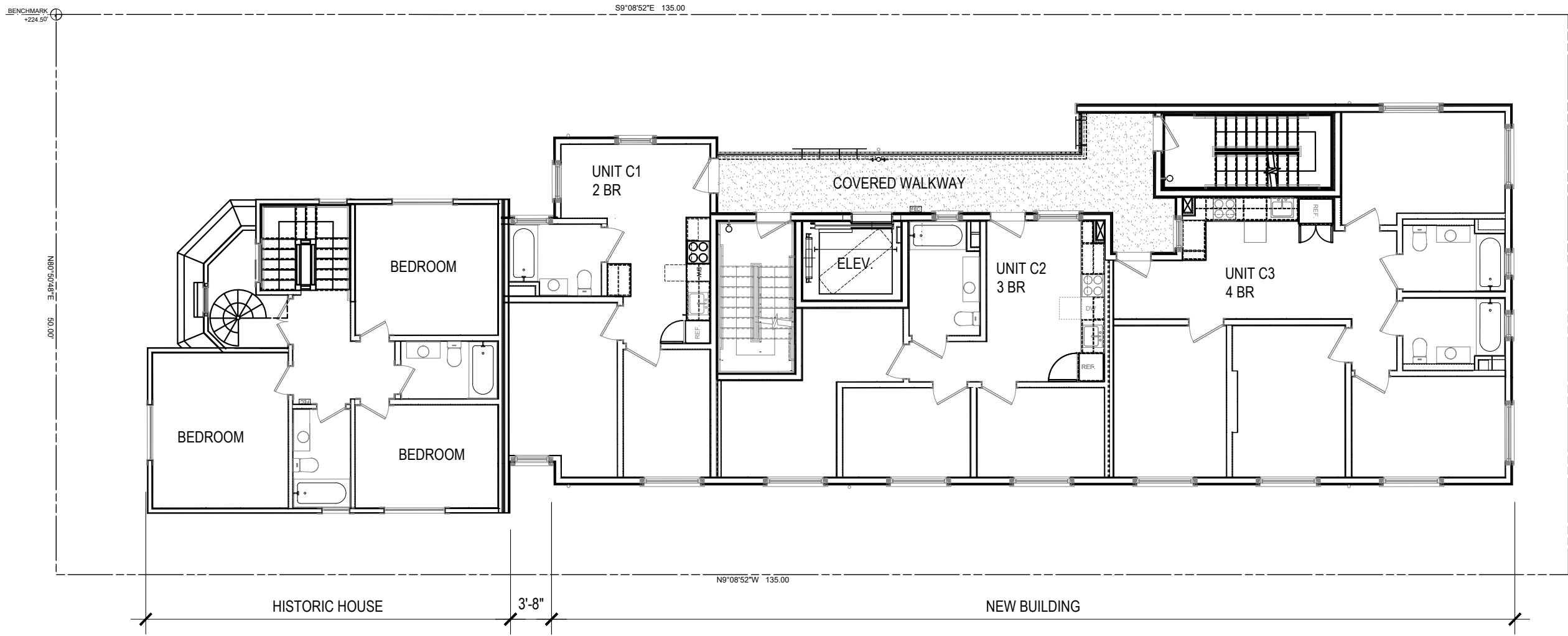
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2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910
3/7/25





A3

2ND FLOOR PLAN

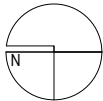
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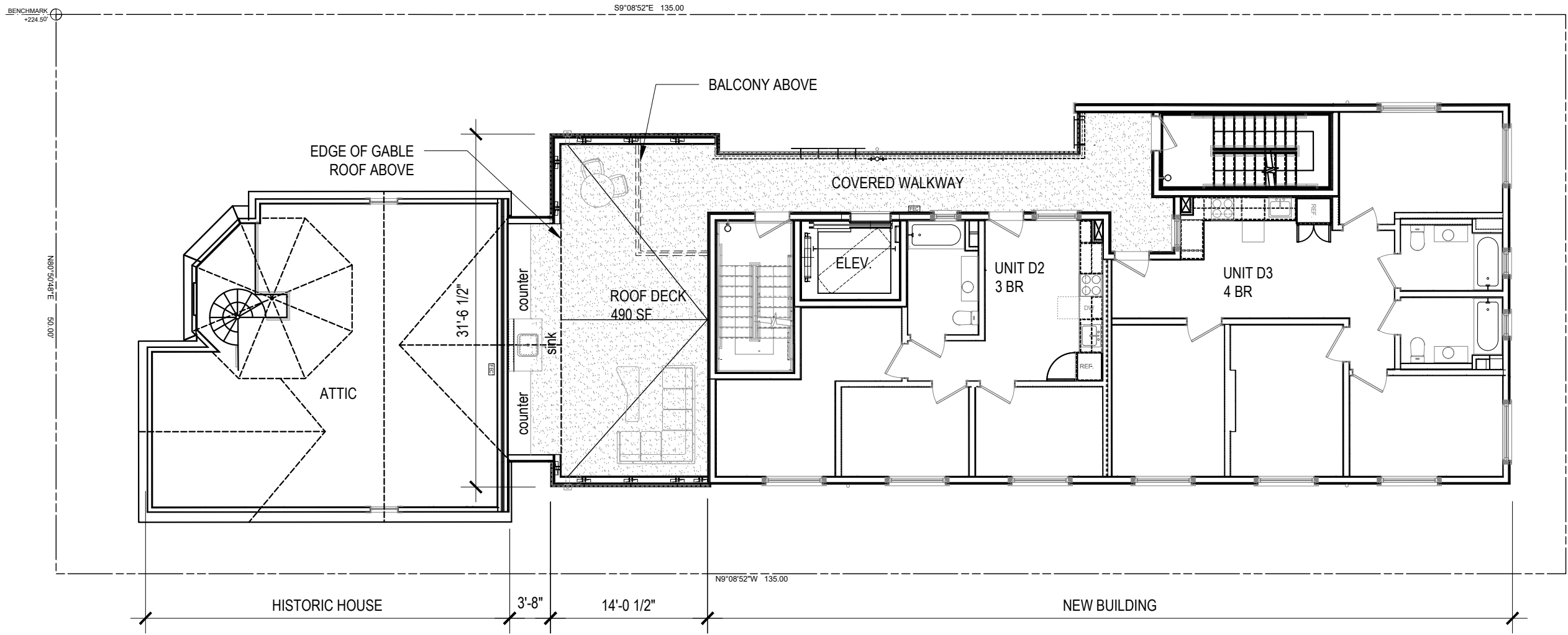
2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910

3/7/25





A4

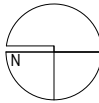
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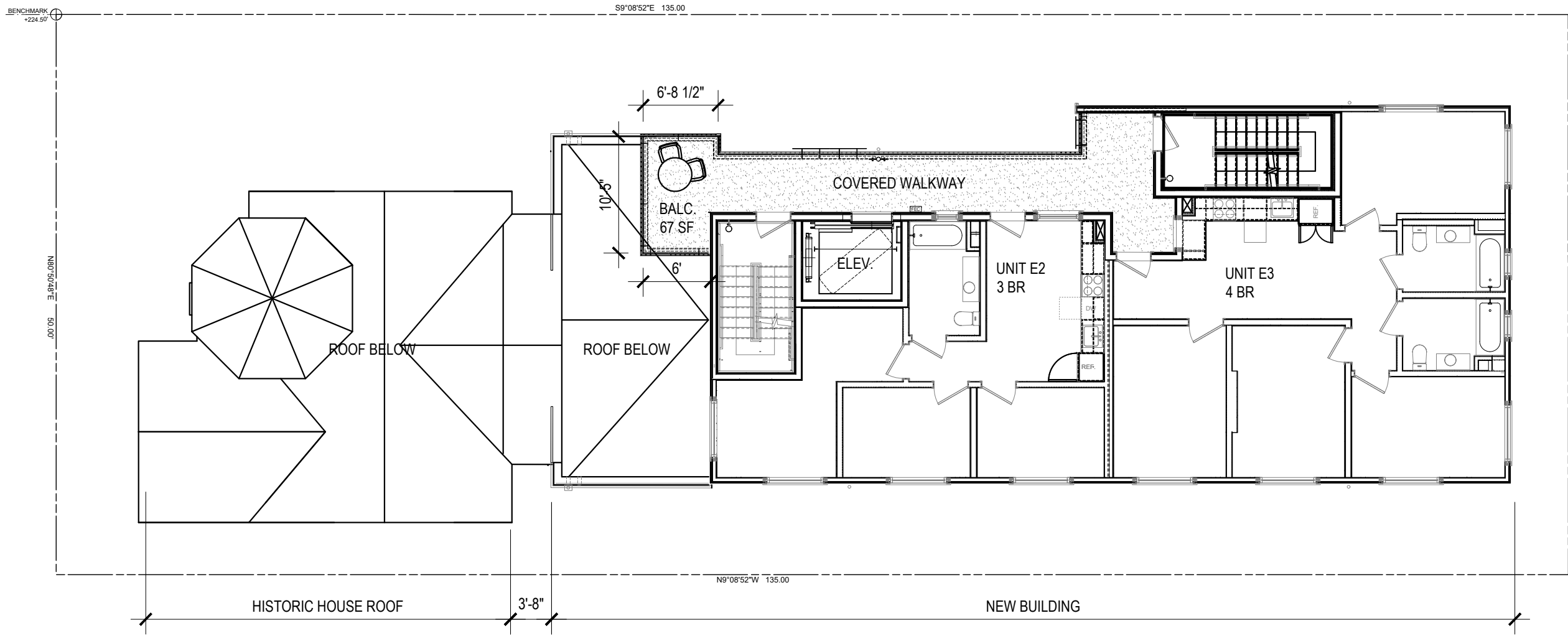
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2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910
3/7/25





A5

FOURTH FLOOR PLAN

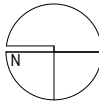
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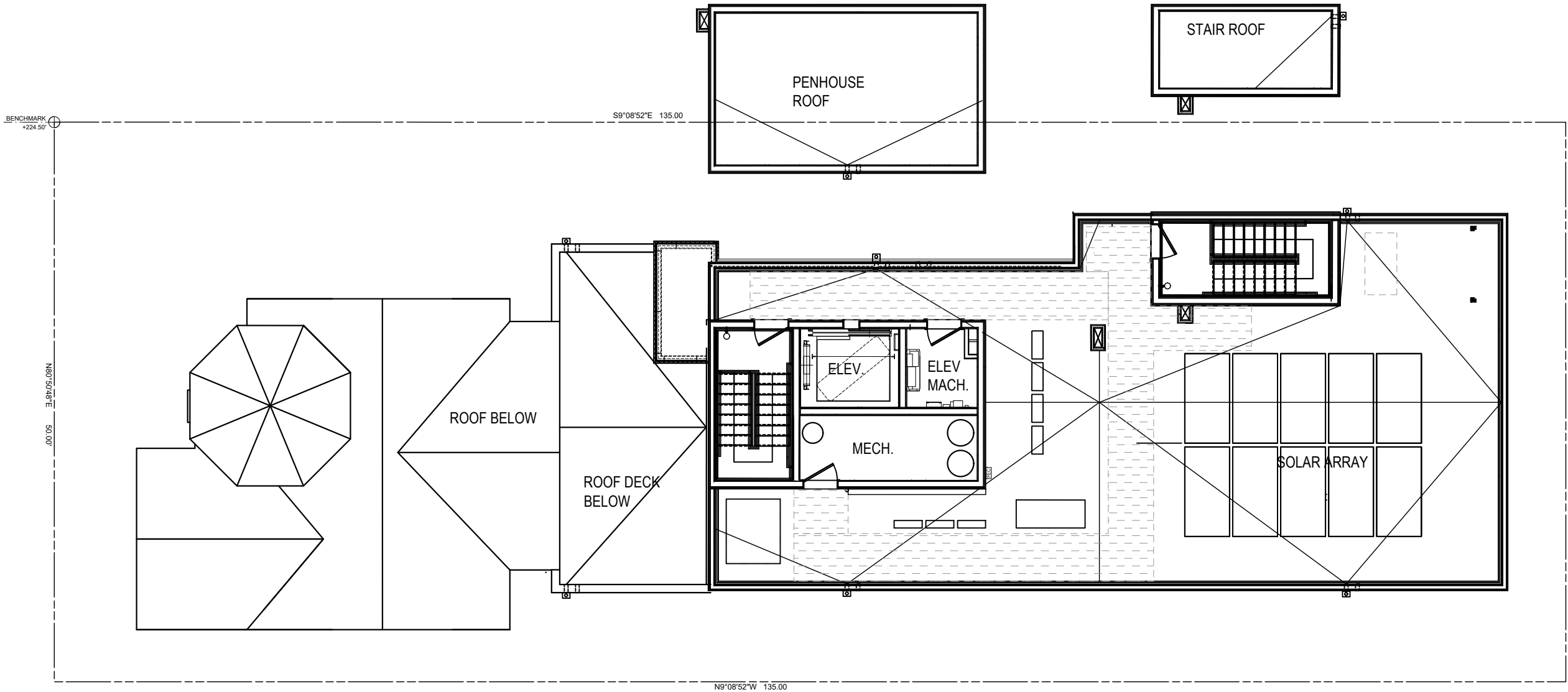
2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910

3/7/25





A6

ROOF PLAN

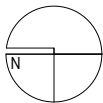
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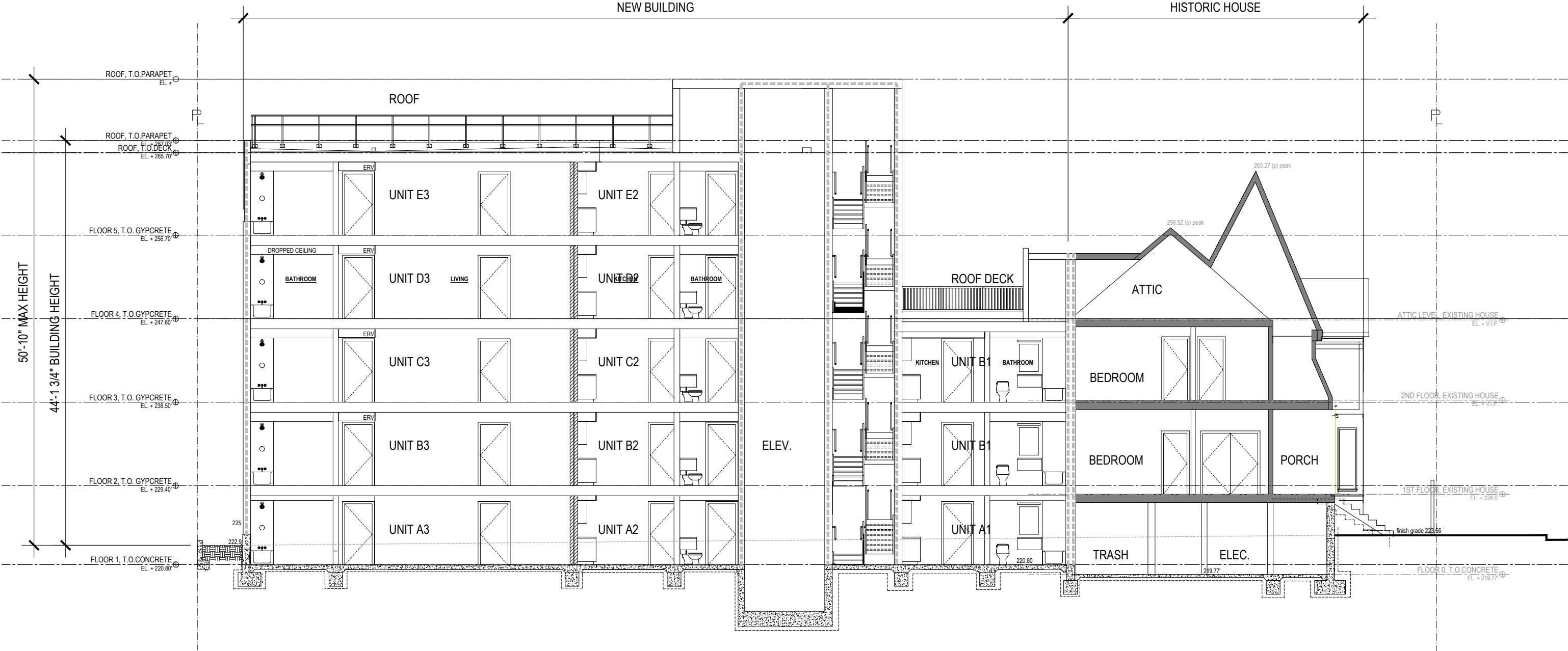
project name

DEVI DUTTA ARCHITECTURE

PROJECT NUMBER

3/7/25





200

A7

SECTION

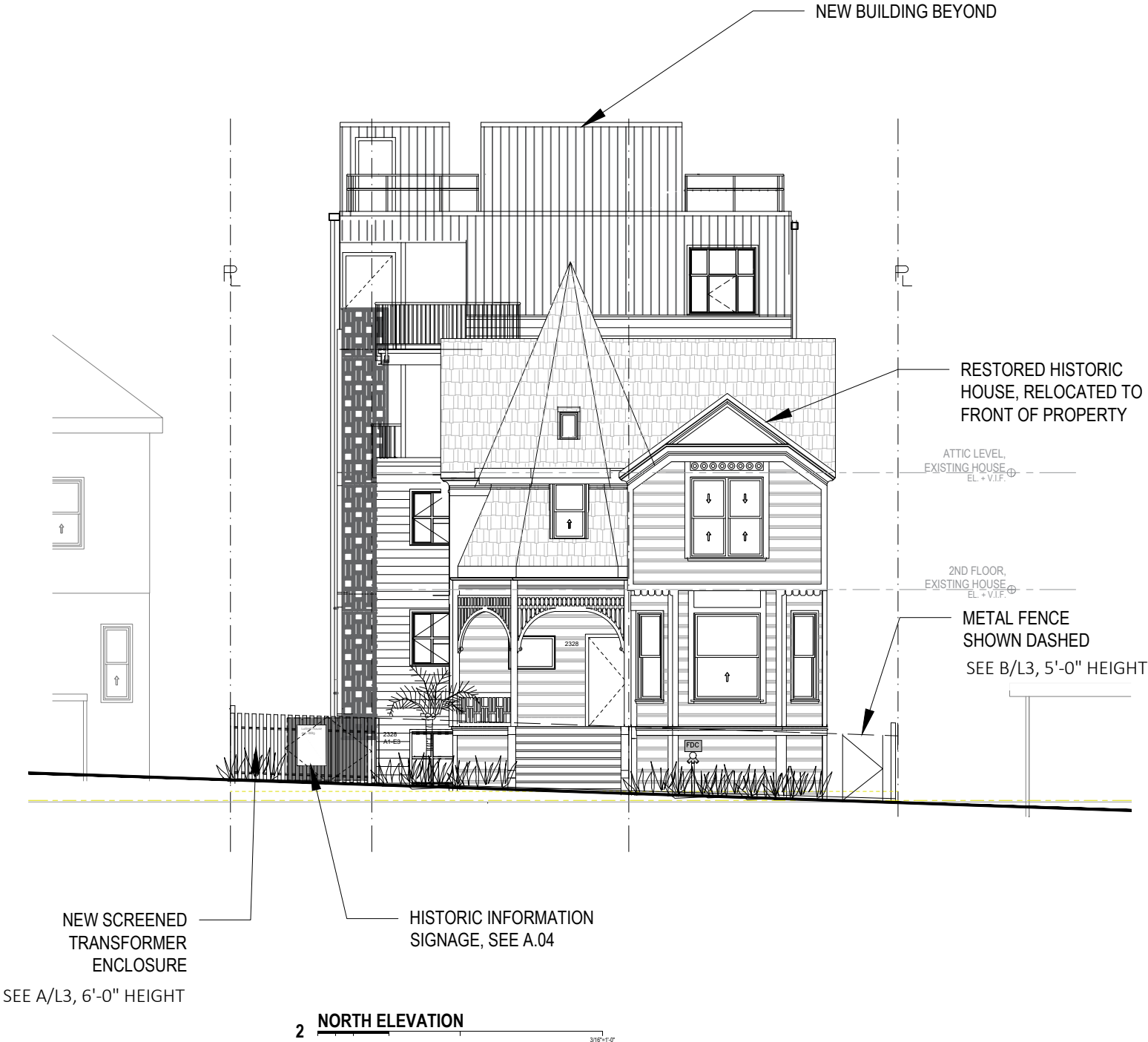
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2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910

3/7/25





A8 WEST ELEVATION
SCALE: 3/32"=1'-0"

2328 Channing Way
DEVI DUTTA ARCHITECTURE



A10

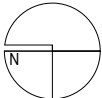
EAST ELEVATION

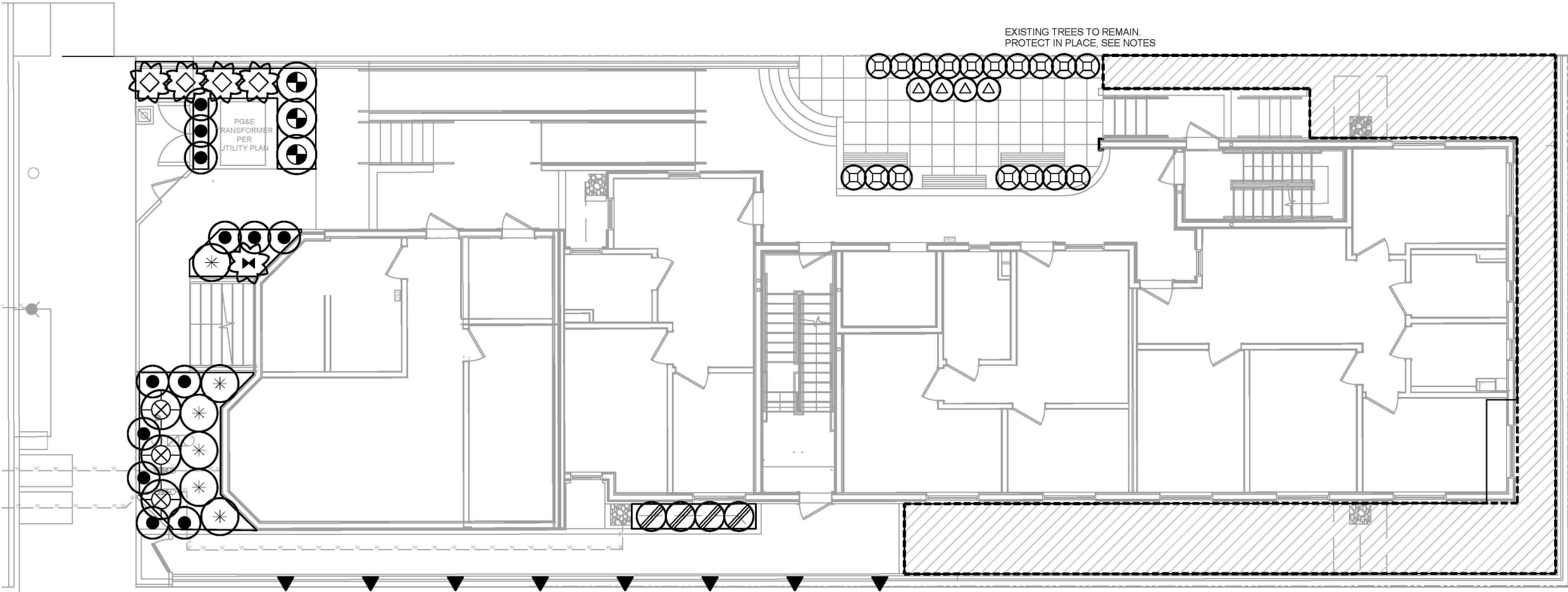
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2328 Channing Way

DEVI DUTTA ARCHITECTURE

1910
3/7/25





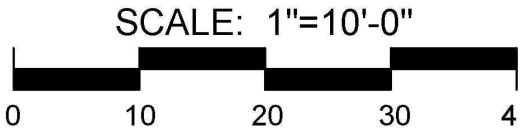
Planting Plan with Native Open Space Plants

2328 Channing Way
Berkeley, CA

L1 PLANTING PLAN



PLANTING
PLAN



PLANTING LEGEND

- Documents referenced:
- City of Berkeley, Design Review Basic Submittal Package.
 - City of Berkeley Planning and Development Dept., Ill.D Green Building Requirements.
 - City of Berkeley, Water Efficient Landscape Ordinance (WELo) Tool Kit
 - Bay-Friendly Basics Landscape Checklist

SHRUBS/PERENNIALS				
SYMBOL	SIZE	BOTANICAL / COMMON NAME	QTY	WUCOLS
	5 GAL	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	3	L
	5 GAL	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	3	L
	5 GAL	CORDYLINE AUSTRALIS 'RED SENSATION' / NEW ZEALAND CABBAGE TREE	1	L
	5 GAL	DIETES IRIDIOIDES / FORTNIGHT LILY	4	L
	1 GAL	HEMEROCALLIS 'COMING UP ROSES' / EVERGREEN DAY LILY	12	M
	1 GAL	HEUCHERA MAXIMA / ISLAND ALUM ROOT	4	M
	5 GAL	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' / VARIEGATED DWARF MAT RUSH	4	L
	5 GAL	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	6	M
	1 GAL	SALVIA SONOMENSIS / CREEPING SAGE	17	M

VINES				
SYMBOL	SIZE	BOTANICAL / COMMON NAME	QTY	WUCOLS
	5 GAL	JASMINUM POLYANTHUM / PINK JASMINE	8	M

GROUNDCOVERS				
SYMBOL	SIZE	BOTANICAL / COMMON NAME		
	—	3" MINIMUM LAYER ORGANIC MULCH: 'WALK-ON' BARK, SEE NOTE BELOW.		
	—	3" MINIMUM LAYER COBBLESTONE: NOIYO COBBLE 4" to 6", UNDER DRIPLINE OF EXISTING TREES.		

L2 PLANT LIST

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK, EXCEPT WHERE COBBLE MULCH IS CALLED OUT UNDER EXISTING TREES..

NOTE
PLANT LIST AND QUANTITIES ARE FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THEIR OWN QUANTITIES PRIOR TO ORDERING AND INSTALLING PLANT MATERIALS BASED N THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD. = STANDARD FORMS
L.B. = LOW BRANCHING FORM
DG = DECOMPOSED GRANITE
DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

*WATER-USE EVALUATION OF PLANT MATERIALS
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)



Native Ground Covers for Open Space



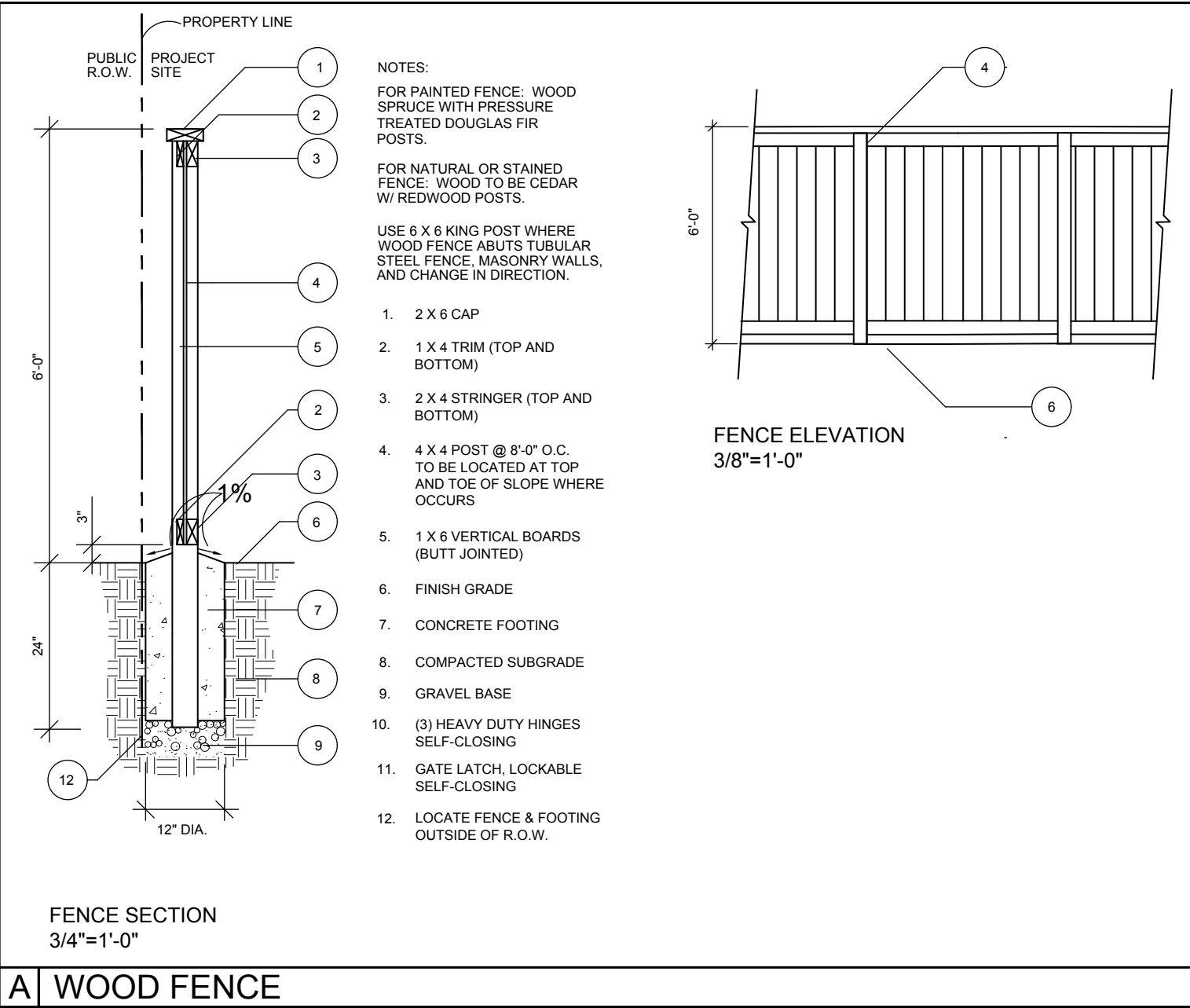
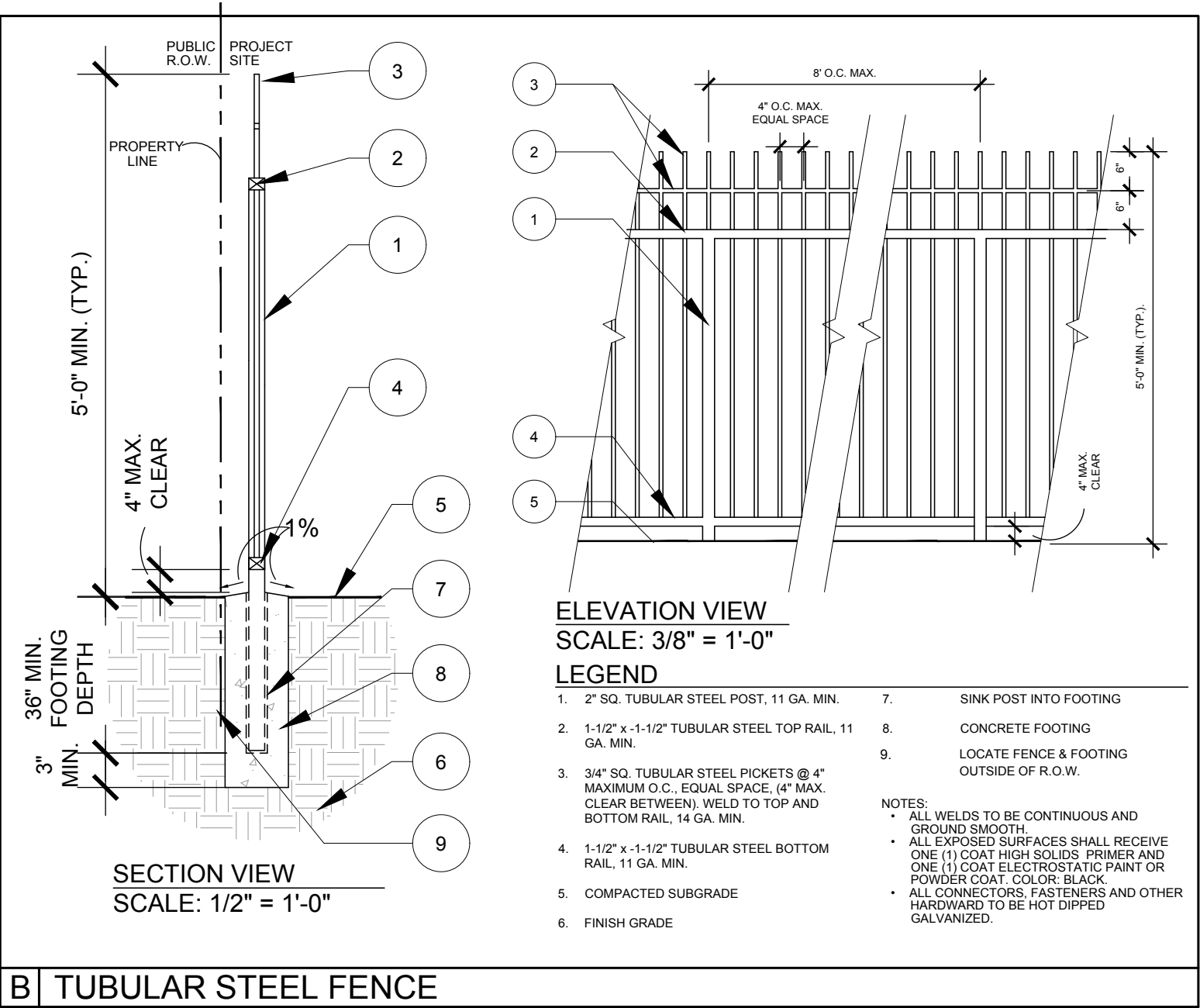
Heuchera maxima



Salvia sonomensis

2328 Channing Way
Berkeley, CA

PLANT LIST
and NOTES



L3 FENCE DETAILS

Applicant Statement 3/7/24

Modification to Previous Use Permit ZP2020-0052

(please refer to original applicant statements following in this same document)

The Luttrell House is a designated historic landmark. The approved project at 2328 Channing Way includes relocating the historic house to the front of the property, and building a new structure behind that includes 13 residential units. All of the character-defining features of the home, as per the findings in LMSAP2020-0002, will be carefully retained and restored as planned.

The project is currently under construction, with non-historic additions removed, and the house relocated to the front of the property per the approved plans. By the time of the Landmarks Hearing, framing of the new building will be well underway. This requested modification is to locate a PG&E above ground transformer at the north east corner of the property, facing the Channing Street sidewalk.

The original plans prepared by Devi Dutta Architecture, civil engineer Greenwood Moore, and electrical engineer EDesignC, designed for an underground transformer vault located in the sidewalk. This was approved by the city of Berkeley through the building permit process, and is a typical proposal in urban areas. The design was then presented to PG&E along with a supporting letter from CoB Zoning Officer Samantha Updegrave because underground transformers require an exception to PG&E's "rule 2" (see attached documents). After much back and forth with PG&E, the application was rejected because they determined we could accommodate an above ground transformer on the site. Being an historic resource was not deemed a relevant factor. The design team has prepared similar applications for underground transformers in projects throughout Berkeley, which have been approved without issue, including 1717 University Avenue, 2035 Blake Street, and 2556 Telegraph Avenue, and even a project of similar size directly across Channing Way. We were required by PG&E to re-design and submit an application for an above-ground transformer, located to allow street-side access to PG&E at all times.

BMC 23.106.070 and 23.304.100 require that utility meters be effectively screened from view from the public right of way and other neighbors. The utility meters are located in the basement of the historic house, so this requirement is met. The transformer is located at the 8' required setback, with clearances around required for PG&E access. Screening of the transformer is also provided, pending PG&E site inspector review. The design of the screen is a simple vertical wood slat painted fence, with 2 horizontal cross rails offset from the ends of the fence boards. The boards are spaced to provide some transparency, but do not block the view completely. This style of fence is one that could have been found in the era the home was built, in 1889. The originally proposed metal fence remains at the front of the historic home. A new planting area is added in front of the bay of the home, which was previously designed as paving. This creates a softer buffer and foreground for the house than the originally approved design.

Since the area of the transformer is taking up the space previously allocated by landmarks as open space, the site design has been modified to provide additional replacement open space.. The area at natural grade at the center/west of the site will have a quiet area of pavers and benches under the trees. Previously, this area was not allocated as open space. We also have expanded the area of the 3rd floor roof deck to include a sink/counter area to increase usability for residents. A 4th floor balcony has also been expanded for additional open space. Overall the project now has 857 sf of open space, where 670 sf is required.

This modification also requests that the rear setback be revised to 5'-0" all the way across. Previously, the setback varied from 5'-0" to 8'-0". This change is not visible from the street, and has no impact on the historic resource. The 3-story portion of the new building was also extended east 2' to align with proposed ramps. The project still complies with lot coverage and setbacks under the old zoning R-SMU this project was reviewed under. The new southside zoning has since been upzoned to allow 8-story, dense buildings with reduced setbacks.



Figure 1 revised design for above ground transformer, screened

FEATURES TO BE PRESERVED

1. This City Landmark designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved:
 - Two-story height with attic and raised basement
 - Asymmetrical, T-shaped mass with north-facing gable and turret projections
 - East-west gable roof on main wing
 - Cross-gable roof on rear wing
 - Rear wing narrower than main wing
 - Front, east, and west gables featuring boxed eaves and returns
 - Concave frieze and wide wood molding below the eaves along front, east, and west façades
 - Rustic board siding on all façades and in front porch
 - Vertical and horizontal flat wood molding along the corners, between stories, and around openings on street façade
 - Asymmetrical façade featuring a projecting gable over a two-story bay and a hexagonal turret over a polygonal entrance porch
 - Front gable that features a small triangle clad in octagonal shingles and overhanging the wall
 - Assortment of single and twin double-hung and fixed windows with flat wood casing, undivided panes, and corbels continuing the vertical frame members below the sill
 - Framed panel above twin windows under front gable that contains eight applied molded wooden circles
 - Three-sided front bay with a double-hung, wood-framed window on each facet
 - Framed wood panel above central window in front bay
 - Front façade second-floor corners overhanging the bay window and marked with a scalloped bottom edge ending on either side with a turned wood finial
 - Curved decorative brackets under front façade's second floor feature a wood appliqué in the shape of a branch
 - Hexagonal turret above the front porch is divided into upper and lower levels, separated by a belt formed by the concave frieze and molding
 - Dormer window in turret's upper part and double-hung window in its lower part
 - Polygonal corner porch with turned porch posts supporting two arched openings whose upper parts are filled with rows of vertical grooved wooden bars
 - Porch arches' ends decorated with perforated wooden circles
 - Porch railing with geometrical design consisting of alternating squares and pairs of rectangles
 - High horizontal window and door opening in front porch
 - Molded wood water table running along front, east, and west façades

Figure 2 character defining features to be preserved

Applicant statement of revisions to plans

1.24.22

In response to the comments from the members of the Landmarks preservation committee on January 6, 2022, we have made the following revisions to the plans:

1. Recessed windows – window details have been updated to clarify how the windows will be recessed. The vertical siding spandrel panel between the basement and 1st floor windows will be recessed by utilizing a reduced framing size. The 4th floor framing will also be reduced to provide a visual reveal at the top floor.
2. Fencing color – the color of the perimeter fence is noted to be white at the details.
3. Trash door details – the elevations and rendering views show the new doors at the main house basement will be 4-panel wood doors with a simple flat trim detail to differentiate from the historic features of the house. The doors will be painted red to match the front door. Trim will sit below historic floor line trim.
4. Vertical landscaping element - A vertical narrow leafed palm lily, *Cordyline stricta*, is proposed instead of one of the native currants. It's a shade-tolerant plant that is palm-like in shape, can grow to 20' and can survive in a low water use zone

5. Refined interface between historic and new building – the height of the parapet was lowered to the floor level of the deck, with a light metal railing on top. This allows the cross gable of the historic roof to be better expressed. A small parapet at the end of the gable was raised to provide a finished end to the gable, and it creates a feature wall for the 3rd floor roof deck.
6. Increase setbacks – the side setbacks are currently at 8'-0." Since new development typically has 5' setbacks for light, air and egress, we expect any new development to the west or south will be at least 5', creating at least 13' between our buildings. The rear setback was originally designed at 5'-0." We have increased the setback at 2 rear bedrooms to 8'-0", while the bathrooms remain at 5'-0." One bedroom was removed from the back units to accommodate this change, as suggested.
7. Density and bulk – while we have not reduced the height of the building, we have designed a visual break at the fourth floor where the 4th floor is recessed from the lower floors, and is clad in a contrasting color. A continuous sill connects the window line around the building. The massing of the elevator/stair block and walkways were also combined to create a more uniform backdrop for the historic home.

Applicant Statement, revised 5.28.21 (original 1.24.21)



Figure 3: Luttrell House

2328 Channing Street is an existing lot in south Berkeley's R-S (Residential – Southside) District. The stated purpose of this zoning district is to encourage "relatively high and moderate density, multi-story residential development close to major shopping, transportation and employment

centers.” Located just 2 blocks south of UC Berkeley’s campus, and 1.5 blocks west of the busy commercial street Telegraph Avenue, this site is well-positioned to provide much needed housing to Berkeley residents. There is an existing single-family home, the Luttrell House, on the site which was designated an historic landmark in 2020. It’s a Queen Anne style home with 6 bedrooms, currently housing students. There are 3 storage sheds at the rear of the property. The rest of the property is undeveloped landscaping, featuring 2 large oak trees that flank the east property line. The surrounding properties are mixed use, with UC tennis courts to the south, a social service facility to the west and multi-family housing to the east. Across Channing Street to the north are several multi-family buildings of various sizes.



Figure 5: aerial view of site

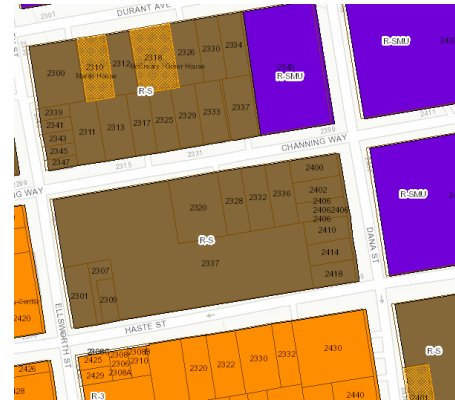


Figure 4: zoning map

This project proposes to make better use of the site while also preserving the existing historic home and important features. As an historic resource, the existing home will be moved forward to a new basement/foundation, at an 8’-0” setback, giving it more prominence from the street while also creating more area for development at the back of the property. Many of the neighboring properties have a similar front setback (see photos).



Figure 6: properties directly east on Channing



Figure 7: properties directly across Channing, looking west



Figure 8: adjacent properties to the west

The siting of the home towards the front of the property will give the home better visibility to the public sphere. As it sits now in the middle of the lot, it is shrouded in shadows from adjacent buildings and dense planting. Non-contributing features of the home, such as a later addition and non-period attic windows will be removed. Original details of the home, such as spindle-work at the porch, will be restored and any proposed alterations will be completed under the Secretary for the Interior's Standards for Treatment of Historic Properties. Minor interior renovations will not otherwise affect the major contributing features. The two large oak trees will be preserved and maintained according to the recommendations of a certified arborist to ensure their continued health.



Figure 10: restored wood filigree arches at porch



Figure 9 new filigree in metal at new building

A new 4-story + basement building is proposed at the rear of the property, and will provide 13 new residential units, including 2-, 3- and 4-bedroom units. As allowable by the zoning regulations, a use permit is requested for the 4th floor, reduced separation between buildings

(0') and reduced rear setbacks (5' to 8'). No density bonus is being sought for the project. In-lieu fees will be paid for housing affordability as required by local ordinance (see separate housing affordability statement).

An existing curbcut will be maintained on site, though no car parking will be provided. The driveway will provide access for temporary loading and bike access to the secure bike parking.

The proposed building is set back from the existing root and canopy zones of the oak trees per the recommendations of the arborist's report. It will be separated from the existing home with a fire wall as required by code. It will provide a contrasting backdrop for the home, in taupe wood siding to complement the yellow tones of the existing house. Dark grey accents to the elevator tower and stairs contrasts with the taupe paneling. Overall, the palette of colors and materials differentiates the new building from the historic structure, while still complementary, as recommended by historic resource guidelines. A clear separation between the resource and the new building is obvious yet creates a cohesive site design. The new building, while much more modern and of today's design style, has elements that resonate with the historic home. Large warehouse style windows echo the similar era of the main house, and the massing steps up from the height of the existing house, up to the 4th story and elevator penthouse levels.

After an initial review from our historic resource consultant, Stacy Farr, the interface of the existing and new structures was further refined to provide setbacks that reveal all corners of the existing home. Disturbed finishes at the roof and walls of the existing home will be replaced in kind.



Figure 11 west side reveal between existing home and new (original design)



Figure 12 east side reveal between existing home and new (original design)



Figure 14 east side reveal between existing and new, current design



Figure 13 west side reveal between existing and new, current design

The neighborhood is mixed in building style and typology, from high-rise student dormitories to low-rise commercial and residential buildings, and this project fits into the neighborhood without major impacts, and provides much needed housing in an amenity-rich neighborhood.



Figure 15: west elevation, original submittal



Figure 16 west elevation, current design proposal

Devi Dutta-Choudhury

From: Foote, Tammie <TTC8@pge.com>
Sent: Wednesday, January 15, 2025 1:34 PM
To: Devi Dutta-Choudhury; Williams, Deanna; Allen Jo
Cc: Fabian Carrillo; Morgan, Noelle; KAMRAN MISAGHI; Rosanna Lerma; jrmoore@greenwoodmoore.com; bdorward@greenwoodmoore.com
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

Hi Devi,

We regret to inform you that your variance request has been denied. The variance team has reviewed the details and determined that, due to the construction of a new building, the new PM Tx must be situated behind the 8-foot setback restriction. This can be achieved either in a transformer room or outdoors, provided the location complies with PG&E requirements.

We understand this may be disappointing news, and we are here to support you in finding a suitable solution. Please feel free to reach out if you have any questions or need further assistance.

Best Regards

Tammie Foote, M.B.A, PMP

Service Planning Supervisor - East Bay

Mobile: 925-265-3224

Email: Tammie.Foote@pge.com

Click here to access the [PG&E Greenbook](#)

Click here to [Submit an Application](#) or at **877-743-7782**

Click here to access [Customer Connections Online](#)

From: Foote, Tammie <TTC8@pge.com>
Sent: Thursday, January 9, 2025 3:01 PM
To: Devi Dutta-Choudhury <hello@devidutta.com>; Williams, Deanna <DXWo@pge.com>; Allen Jo <jo.allen08@gmail.com>
Cc: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmoore@greenwoodmoore.com; bdorward@greenwoodmoore.com
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Hello Devi and thank you for the information. I have submitted the request to our variance team with the information provided. Please allow 7-10 days for a response.

Best Regards

Tammie Foote, M.B.A, PMP

Service Planning Supervisor - East Bay

Mobile: 925-265-3224

Email: Tammie.Foote@pge.com

Click here to access the [PG&E Greenbook](#)
Click here to [Submit an Application](#) or at 877-743-7782
Click here to access [Customer Connections Online](#)

From: Devi Dutta-Choudhury <hello@devidutta.com>
Sent: Tuesday, January 7, 2025 9:30 AM
To: Williams, Deanna <DXWo@pge.com>; Foote, Tammie <TTC8@pge.com>; Allen Jo <jo.allen08@gmail.com>
Cc: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmoores@greenwoodmoore.com; bdorward@greenwoodmoore.com; Williams, Deanna <DXWo@pge.com>
Subject: RE: 2328 Channing Way Berkeley Transformer location options

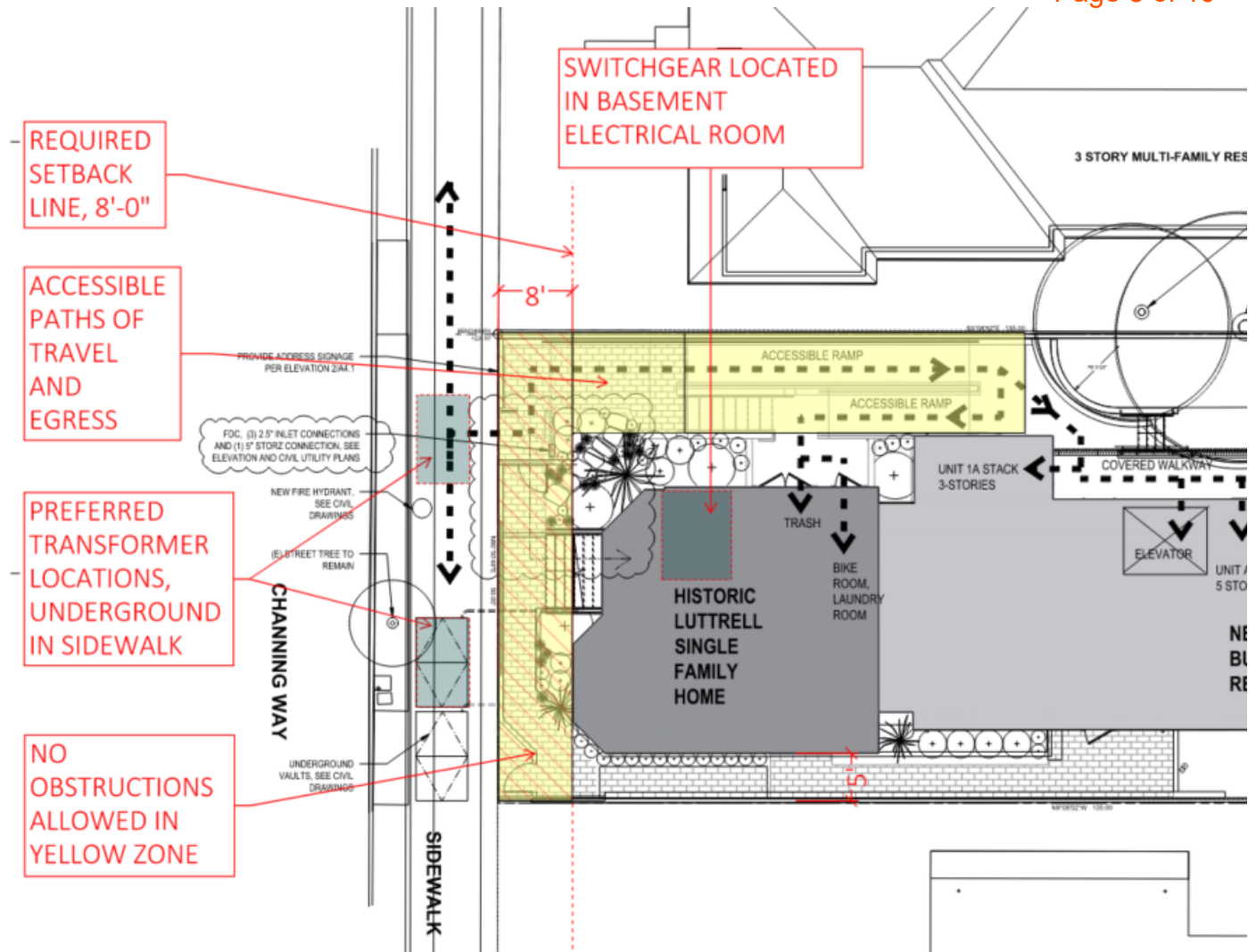
Classification: Public

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Hello all, happy new year. Please let us know if you have had an opportunity to review the materials sent in the last email. I'm attaching the site plan again with additional notes about the limitations we face in placing an above ground transformer, and the proposed switchgear location.

We appreciate your looking at this again.



Devi Dutta ARCHITECTURE Inc.
www.devidutta.com

From: Devi Dutta-Choudhury <hello@devidutta.com>
Sent: Monday, December 23, 2024 4:31 PM
To: Williams, Deanna <DXWo@pge.com>; Foote, Tammie <TTC8@pge.com>; Allen Jo <jo.allen08@gmail.com>
Cc: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com; Williams, Deanna <DXWo@pge.com>
Subject: Re: 2328 Channing Way Berkeley Transformer location options

There is a site plan in this Dropbox link:
<https://www.dropbox.com/t/MayDKhaBpYxntH5r>

Please let me know if you have any issues opening it.

From: Williams, Deanna <DXWo@pge.com>
Sent: Monday, December 23, 2024 1:48:40 PM
To: Devi Dutta-Choudhury <hello@devidutta.com>; Foote, Tammie <TTC8@pge.com>; Allen Jo <jo.allen08@gmail.com>

Cc: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com <jrmooore@greenwoodmoore.com>; bdorward@greenwoodmoore.com <bdorward@greenwoodmoore.com>; Williams, Deanna <DXWo@pge.com>
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

Hello Devi,

Please provide the site plan identifying existing conditions and the proposed UCD and switchgear locations.

****Please use information in subject line when inquiring about a project**

Thank you,

Deanna Williams | Senior New Business Representative
Pacific Gas & Electric Company | Oakland Service Planning
☎ (510) 385-6288 | ✉ dxwo@pge.com



GREENBOOK GAS & ELECTRIC REQUIREMENTS

Online Application - <http://www.pge.com/cco/>

PG&E Tariffs - www.pge.com/tariffs

Oakland Inspection Line: (510) 437-2100

From: Devi Dutta-Choudhury <hello@devidutta.com>
Sent: Monday, December 23, 2024 12:27 PM
To: Foote, Tammie <TTC8@pge.com>; Allen Jo <jo.allen08@gmail.com>; Williams, Deanna <DXWo@pge.com>
Cc: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

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Hi Tammie, please find attached an official letter from the City of Berkeley Land Use manager requiring a underground transformer for 2328 Channing Way. Supporting documents referred to in the letter can be accessed via this dropbox link: <https://www.dropbox.com/t/MayDKhaBpYxntH5r>

(previous emailed bounced due to attachment size, so sending again as a link).

Take care, and happy holidays!

Devi

Devi Dutta ARCHITECTURE Inc.
www.devidutta.com

From: Devi Dutta-Choudhury
Sent: Monday, December 23, 2024 12:23 PM
To: Foote, Tammie <TTC8@pge.com>; Allen Jo <jo.allen08@gmail.com>; Williams, Deanna <DXWo@pge.com>
Cc: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Hi Tammie, please find attached a official letter from the City of Berkeley Land Use manager requiring a underground transformer for 2328 Channing Way. Supporting documents referred to in the letter are included in the attached zipped file.

Please let me know if you have any questions, or issues opening the files.

Happy Holidays!

Devi

Devi Dutta ARCHITECTURE Inc.
928 Carleton Street, Berkeley, CA 94710
415/794-0923 mobile
510/705-1937 office
www.devidutta.com

From: Foote, Tammie <TTC8@pge.com>
Sent: Monday, December 2, 2024 2:51 PM
To: Allen Jo <jo.allen08@gmail.com>; Williams, Deanna <DXWo@pge.com>
Cc: Devi Dutta-Choudhury <hello@devidutta.com>; Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

Hello,

Thank you for your email. I understand the challenges you're facing with the planning and PG&E requirements for the above-ground transformer.

I want to reiterate that, according to our Tariff Rule 16 (attached), we no longer allow underground commercial distribution (UCD) installations. Therefore, you will need to provide space on your property for a pad mount transformer.

There are two options available:

1. Obtain a letter from the city, on official city letterhead, stating that pad mount transformers are not allowed in that city, and we must install a UCD.
 1. We would go through a different process approval for the UCD.
2. Construct an indoor transformer room that complies with the specifications outlined in the Greenbook (also attached).

I am available on December 4th after 1 PM to discuss which of these options you would like to proceed with. Please let me know a convenient time for you.

Best Regards

Tammie Foote, M.B.A, PMP

Service Planning Supervisor - East Bay

Mobile: 925-265-3224

Email: Tammie.Foote@pge.com

Click here to access the [PG&E Greenbook](#)

Click here to [Submit an Application](#) or at **877-743-7782**

Click here to access [Customer Connections Online](#)

From: Allen Jo <jo.allen08@gmail.com>

Sent: Monday, December 2, 2024 1:48 PM

To: Williams, Deanna <dxwo@pge.com>

Cc: Devi Dutta-Choudhury <hello@devidutta.com>; Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; Foote, Tammie <TTC8@pge.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com

Subject: Re: 2328 Channing Way Berkeley Transformer location options

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I would like to address the statement in your email:

"Please note, prior to the structure being moved there was ample space in the front right of property; however, the Architect, engineer, etc., did not take that location into consideration."

This statement is incorrect. The space has remained unchanged and is consistent with the approved permit drawings. There have been no modifications to the space since the approval of the permits.

Following our last meeting with PGE, we explored the possibility of a pad-mounted transformer; however, this option has proven unfeasible due to the city's front setback requirements. It's now crucial that we collaborate to identify and discuss viable alternatives to move this project forward.

We also want to discuss the matter of the formal letter from the City for the UCD option, as discussed previously.

Could you confirm who from PGE team can join a call with the City to address these issues and work towards a solution?

Thank you for your attention and support. I look forward to your response.

Regards,
Allen

On Dec 2, 2024, at 1:34 PM, Williams, Deanna <dxwo@pge.com> wrote:

Classification: Public

Devi,

I understand what the initial proposal suggested however once the UCD transformer was denied and PG&E explained a padmount transformer was required you're required as a customer to provide space on your property for the equipment needed to serve your building.

****Please use information in subject line when inquiring about a project**

Thank you,

Deanna Williams | Senior New Business Representative
Pacific Gas & Electric Company| Oakland Service Planning

📞 (510) 385-6288 | ✉ dxwo@pge.com

<[image001.png](#)>

[Greenbook Gas & Electric Requirements](#)

Online Application - <http://www.pge.com/cco/>

PG&E Tariffs - www.pge.com/tariffs

Oakland Inspection Line: (510) 437-2100

From: Devi Dutta-Choudhury <hello@devidutta.com>

Sent: Monday, December 2, 2024 1:30 PM

To: Williams, Deanna <dxwo@pge.com>; Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; Foote, Tammie <TTC8@pge.com>

Cc: Allen Jo <jo.allen08@gmail.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmoore@greenwoodmoore.com; bdorward@greenwoodmoore.com

Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

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Hi Deanna, I'm not sure I understand. The plans for this development always involved moving the house forward and building a new multi-story building behind it. That is what the PG&E application, and

approved permit drawings show. We are trying to accommodate the above ground transformer but we are stuck between planning and PG&E requirements. We would appreciate a call to figure this out.

Devi Dutta ARCHITECTURE Inc.
www.devidutta.com

From: Williams, Deanna <dxwo@pge.com>
Sent: Monday, December 2, 2024 1:21 PM
To: Devi Dutta-Choudhury <hello@devidutta.com>; Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; Foote, Tammie <TTC8@pge.com>
Cc: Allen Jo <jo.allen08@gmail.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com;
Williams, Deanna <DXWo@pge.com>
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

Hello Devi,

I'm not available to participate in a discussion regarding equipment the applicant is responsible for ensuring meets PG&E requirements. Please note, prior to the structure being moved there was ample space in the front right of property however, the Architect, engineer, etc., did not take that location into consideration.

****Please use information in subject line when inquiring about a project**

Thank you,

Deanna Williams | Senior New Business Representative
Pacific Gas & Electric Company| Oakland Service Planning
☎ (510) 385-6288 | ✉ dxwo@pge.com
<image001.png>
[Greenbook Gas & Electric Requirements](#)
Online Application - <http://www.pge.com/cco/>
PG&E Tariffs - www.pge.com/tariffs
Oakland Inspection Line: (510) 437-2100

From: Devi Dutta-Choudhury <hello@devidutta.com>
Sent: Monday, December 2, 2024 1:13 PM
To: Williams, Deanna <dxwo@pge.com>; Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; Foote, Tammie <TTC8@pge.com>
Cc: Allen Jo <jo.allen08@gmail.com>; KAMRAN MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma <rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com
Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

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Hi Deanna, are you and/or Tammie able to participate on a phone call with the Berkeley land use/zoning manager on Wednesday or Thursday afternoon?

Devi Dutta ARCHITECTURE Inc.

www.devidutta.com

From: Williams, Deanna <dxwo@pge.com>

Sent: Monday, December 2, 2024 1:01 PM

To: Fabian Carrillo <carrillo.fabian@rocketmail.com>; Morgan, Noelle <NJMH@pge.com>; Rocha, Phillip <PTR2@pge.com>; Foote, Tammie <TTC8@pge.com>

Cc: Allen Jo <jo.allen08@gmail.com>; Devi Dutta-Choudhury <hello@devidutta.com>; KAMRAN

MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma

<rosanna@edesignnc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com;

Williams, Deanna <DXWo@pge.com>

Subject: RE: 2328 Channing Way Berkeley Transformer location options

Classification: Public

Hello Fabian,

Thanks for your email. I've added Tammie Foote, Service Planning Supervisor in Noelle's absence. Per the numerous conversations and discussions, the UCD option was denied by our Tariffs and Compliance department prior to the existing structure being moved. Per our discussion this morning, I will provide the padmount transformer and pad size however, once the information is provided your design team is responsible for providing the necessary space and proposed location for the equipment.

****Please use information in subject line when inquiring about a project**

Thank you,

Deanna Williams | Senior New Business Representative

Pacific Gas & Electric Company | Oakland Service Planning

☎ (510) 385-6288 | ✉ dxwo@pge.com

<[image001.png](#)>

[Greenbook Gas & Electric Requirements](#)

Online Application - <http://www.pge.com/cco/>

PG&E Tariffs - www.pge.com/tariffs

Oakland Inspection Line: (510) 437-2100

From: Fabian Carrillo <carrillo.fabian@rocketmail.com>

Sent: Monday, December 2, 2024 12:48 PM

To: Morgan, Noelle <NJMH@pge.com>; Williams, Deanna <dxwo@pge.com>; Rocha, Phillip <PTR2@pge.com>

Cc: Allen Jo <jo.allen08@gmail.com>; Devi Dutta-Choudhury <hello@devidutta.com>; KAMRAN

MISAGHI <kami_construction@yahoo.com>; Rosanna Lerma

<rosanna@edesignc.com>; jrmooore@greenwoodmoore.com; bdorward@greenwoodmoore.com

Subject: 2328 Channing Way Berkeley Transformer location options

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Deanna, Noelle and Phillip

We scheduled a phone call meeting with land use planning manager either Wednesday 12/04 or Thursday 12/05 to review transformer options and would like a PG&E representative to join and help find a solution.

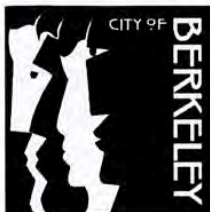
We'd like the underground transformer option to be reconsidered as we are not able to comply with 8' setback from property line required from city planner. If there are other feasible options we'd like to discuss those too.

Please let us know of your availability.

Thank you

Fabian Carrillo
Electrical Designer
530.219.6757
carrillo.fabian@rocketmail.com

You can read about PG&E's data privacy practices at [PGE.com/privacy](https://www.pge.com/privacy).



Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: September 28, 2020
TO: Whom It May Concern
FROM: K. Tiana Alnas-Benson, OSII
SUBJECT: **DECISION OF LANDMARKS PRESERVATION COMMISSION**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age and not a party to the within action, that my business address is 1947 Center Street, 2nd Floor, Berkeley, California 94704. On this date, I served the following documents:

DECISION OF LANDMARKS PRESERVATION COMMISSION FOR DESIGNATION OF A LANDMARK AT 2328 CHANNING WAY / THE LUTTRELL HOUSE

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

Daniella Thompson
2663 Le Conte Avenue
Berkeley, CA 94709

Alec Sungwoo
2328 Channing Way
Berkeley, CA 94704-2202

☒ By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.
☐ By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on September 28, 2020 at Berkeley, California.

K. Tiana Alnas-Benson, OSII



Office of the City Manager

INFORMATION CALENDAR

October 13, 2020

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Jordan Klein, Interim Director, Planning and Development Department
Subject: LPO NOD: 2328 Channing Way/#LMIN2020-0001

INTRODUCTION

The attached Notice of Decision for a City Landmark is submitted to the Mayor and City Council pursuant to Berkeley Municipal Code (BMC) Section 3.24.160, which states that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has granted City Landmark status to the property at 2328 Channing Way. This action is subject to a 15-day appeal period, which began on September 28, 2020.

BACKGROUND

BMC/LPO Section 3.24.190 allows City Council to review any action of the Landmarks Preservation 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 Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by September 22, 2020. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

LPO NOD: 2328 Channing Way/#LMIN2020-0001

INFORMATION CALENDAR
October 13, 2020

ENVIRONMENTAL SUSTAINABILITY

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 appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

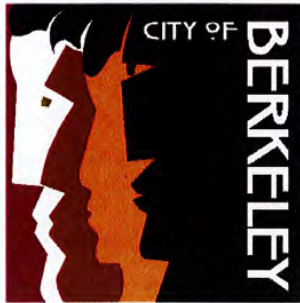
CONTACT PERSON

Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMIN2020-001 at 2328 Channing Way

ATTACHMENT 1, part 1



LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

DATE OF BOARD DECISION: July 2, 2020
DATE NOTICE MAILED: September 28, 2020
APPEAL PERIOD EXPIRATION: October 13, 2020
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): October 14, 2020¹

2328 Channing Way The Luttrell House

^{L/MIN}
**Landmark application (#LMSAP2020-0002) for consideration of City
Landmark or Structure of Merit designation status for a single-family
residence in the Southside neighborhood – APN 055-1883-027-00.**

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

PERMITS REQUIRED:

- City Landmark designation status, pursuant to Berkeley Municipal Code Section 3.24.110.A

APPLICANT: Daniella Thompson, 2663 Le Conte Avenue, Berkeley

ZONING DISTRICT: Residential – Southside (R-S)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.

The application materials for this project are available online at:

¹ Pursuant to BMC Section 23B.32.090, 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 Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
City Landmark designation status - #LMIN2020-0001
2328 Channing Way – The Luttrell House
September 28, 2020
Page 2 of 4

<http://www.cityofberkeley.info/zoningapplications>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 9-0-0-0

YES: ABRANCHES DA SILVA, ADAMS, ALLEN, CRANDALL, ENCHILL, FINACOM,
JOHNSON, MONTGOMERY, SCHWARTZ

NO: None

ABSTAIN: None

ABSENT: None

Note New Methods for Submitting Appeals during Shelter-In-Place Order

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 during the 2020 City Council Shelter-In-Place Order, you must:

1. Mail a letter clearly and concisely setting forth the grounds for the appeal with a check or money order for required fees to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley, 94704. The City Clerk's telephone number is (510) 981-6900.

OR

Alternatively, you may email your complete appeal and all attachments to the Planning Department at planning@cityofberkeley.info and include a telephone number where you can be reached during the day. Planning Department staff will call you within three business days to obtain payment information for the required fees by credit card *only*.

- 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 \$500. This fee may be reduced to \$100 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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
City Landmark designation status - #LMIN2020-0001
2328 Channing Way – The Luttrell House
September 28, 2020
Page 3 of 4

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.

- 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 \$2500.
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 designation 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 including the following information:

\\cobnas11\planning\$\landuse\projects by address\channing\2328\lmin2020-0001\document finals\2020-10-13_cc\2020_nod_lmin_2328
channing_sip_appeal_final.docx

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION

City Landmark designation status - #LMIN2020-0001

2328 Channing Way – The Luttrell House

September 28, 2020

Page 4 of 4

- A. That this belief is a basis of your appeal.
- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

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

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@cityofberkeley.info or lpc@cityofberkeley.info

ATTACHMENTS:

- 1. Findings and Conditions
- 2. Landmark application



ATTEST: _____

Fatema Crane, Secretary
Landmarks Preservation Commission

Cc: City Clerk
Daniella Thompson, applicant
Alec Sungwoo, property owner

ATTACHMENT 1, PART 2

FINDINGS FOR APPROVAL

JULY 2, 2020

2328 Channing Way – The Luttrell House

Landmark application #LMIN2020-0001 for the consideration of City Landmark or Structure of Merit designation status for a single-family residence in the Southside neighborhood – APN 055-1883-027-00

PROJECT DESCRIPTION

City Landmark designation of the property at 2328 Channing Way, The Luttrell House.

CEQA FINDINGS

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

LANDMARK PRESERVATION ORDINANCE FINDINGS

2. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A.1.a of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the subject development exhibits architectural merit as one of two extant buildings of its type and only one of its style on the subject block. This development is one of the earliest and few surviving of its kind in the Southside neighborhood, the common name for what is also known as the College Homestead Tract.
3. Pursuant to BMC Section 3.24.110.A.1.b of the LPO, the Commission further finds that the subject main building exhibits architectural merit as an outstanding example of the Queen Anne architectural style that possesses several aspects of historical integrity, namely: location, design, materials, workmanship, feeling and association. In its current condition, the building retains many of the character-defining features of this style, including: a steeply-pitched cross gable roof with a finial-topped tower; a two-story, asymmetrical primary façade with a cutaway bay at the lower story; one-story, partial-width front porch with lace-like brackets; panel siding and abundant decorative trim woodwork including spindlework and shingles.
4. Pursuant to BMC Section 3.24.110.A.4 of the LPO, the Commission finds that the subject building exhibits historic value. It dates to the earliest period of development for this area of Berkeley. Owing to its design, retention of character-defining features and aspects of integrity, the main building is able to convey its historical importance and represent its connections to Berkeley's and the Southside's early history all on its own.

FEATURES TO BE PRESERVED

1. This City Landmark designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved:
 - Two-story height with attic and raised basement
 - Asymmetrical, T-shaped mass with north-facing gable and turret projections
 - East-west gable roof on main wing
 - Cross-gable roof on rear wing
 - Rear wing narrower than main wing
 - Front, east, and west gables featuring boxed eaves and returns
 - Concave frieze and wide wood molding below the eaves along front, east, and west façades
 - Rustic board siding on all facades and in front porch
 - Vertical and horizontal flat wood molding along the corners, between stories, and around openings on street façade
 - Asymmetrical façade featuring a projecting gable over a two-story bay and a hexagonal turret over a polygonal entrance porch
 - Front gable that features a small triangle clad in octagonal shingles and overhanging the wall
 - Assortment of single and twin double-hung and fixed windows with flat wood casing, undivided panes, and corbels continuing the vertical frame members below the sill
 - Framed panel above twin windows under front gable that contains eight applied molded wooden circles
 - Three-sided front bay with a double-hung, wood-framed window on each facet
 - Framed wood panel above central window in front bay
 - Front façade second-floor corners overhanging the bay window and marked with a scalloped bottom edge ending on either side with a turned wood finial
 - Curved decorative brackets under front façade's second floor feature a wood appliqué in the shape of a branch
 - Hexagonal turret above the front porch is divided into upper and lower levels, separated by a belt formed by the concave frieze and molding
 - Dormer window in turret's upper part and double-hung window in its lower part
 - Polygonal corner porch with turned porch posts supporting two arched openings whose upper parts are filled with rows of vertical grooved wooden bars
 - Porch arches' ends decorated with perforated wooden circles
 - Porch railing with geometrical design consisting of alternating squares and pairs of rectangles
 - High horizontal window and door opening in front porch
 - Molded wood water table running along front, east, and west façades

Attachment 1, part 3

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

Captain James F. & Cecilia M. Luttrell House
2328 Channing Way
Berkeley, CA 94704

Land Use Planning
Received
March 16, 2020



Figure 1. The Luttrell House (BAHA calendar, 1978)

1. **Street Address:** 2328 Channing Way
County: Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor's Parcel Number:** 55-1883-27 (College Homestead Association tract, Block 5, Lot H)
Dimensions: 135 ft. x 50 ft.
Cross Streets: Dana Street & Ellsworth Street
3. **Is property on the State Historic Resource Inventory?** Yes (Code 3S)
Is property on the Berkeley Urban Conservation Survey? Yes
Form #: 18050
4. **Application for Landmark Includes:**
 - a. **Building(s):** Yes **Garden:** Front yard **Other Feature(s):**
 - b. **Landscape or Open Space:**
 - c. **Historic Site:** No
 - d. **District:** No
 - e. **Other:** Entire property
5. **Historic Names:** Captain Luttrell House
Commonly Known Name: Captain Luttrell House
6. **Date of Construction:** 1889 **Factual:** Yes
Source of Information: Contract notice in *California Architect & Building News*, 15 October 1889; announcement in the *Berkeley Herald*, 2 January 1890.
7. **Designer:** Ira Alton Boynton
8. **Builder:** Lord & Boynton
9. **Style:** Queen Anne
10. **Original Owners:** James Franklin Luttrell & Cecilia Miranda (Brown) Luttrell
Original Use: Single-family residence
11. **Present Owners:**
Allen Jo & Yoon Hee Kim
1398 Trailside Court
San Jose, CA 95138-2742
Present Occupants: Rooming tenants
12. **Present Use:** Rooming house
Current Zoning: R-S **Adjacent Property Zoning:** R-S
13. **Present Condition of Property:**
Exterior: Good **Interior:** Good **Grounds:** Fair

Has the property's exterior been altered? C. 1990 attic windows facing east & west; front door replaced; rear addition altered various times.



Figure 2. The Luttrell House, February 2020

Executive Summary

The James & Cecilia Luttrell House is an almost perfectly preserved Queen Anne Victorian that retains the vast majority of its original façade elements. Constructed in 1889, it was the fourth house built on Block 5 of the College Homestead Association tract and is now the oldest structure standing on Assessor's Block 1883, as well as the least altered one.

The Luttrell House is one of a handful surviving local buildings attributed to or known to have been designed by Ira A. Boynton (1844–1921), a Maine-born pioneer builder who practiced in Berkeley from 1877 until 1900. In 1889, the year of construction of the Luttrell House, Boynton and his partner, Carlos Reuben Lord, built 29 structures, including the Peralta Park Hotel and six houses in the new

Peralta Park subdivision, where the Julius Alfred Lueders House¹ and the Anita Fallon House,² are still standing. In 1892–03, Boynton built the Edward A. Brakenridge House, a designated landmark at 1410 Bonita Avenue. Boynton is also said (albeit without solid evidence) to have built the landmark Samuel C. Clark Cottage,³ aka Morning Glory House (c. 1886–87) at 2009 Berkeley Way.

The present house was constructed for Captain James F. Luttrell (1858–1899) and his wife, Cecilia (1856–1934). The captain was a well-known figure in Pacific maritime circles, and his name frequently appeared in the San Francisco newspapers during the 1890s. Commanding trading ships on the South Pacific islands route, Captain Luttrell served as an important source of news about activities in the South Seas islands and reports on other captains and ships plying the Pacific Ocean. Mrs. Luttrell accompanied her husband on some of his voyages.

The Luttrell House is listed in the State Historic Resources Inventory with the status code 3S (Appears eligible for the National Register as an individual property through survey evaluation). It retains integrity of location, design, materials, setting, feeling, and association.

14. Description



Figure 3. Assessor's Block 1883 (Google Earth)

The Captain James F. & Cecilia M. Luttrell House is a wood-framed, two-and-a-half story building. It is situated in the College Homestead Association tract, on Berkeley's Southside. The house is located two blocks south of the University of California campus and one-and-a-half blocks west of Telegraph Avenue. At least two-thirds of the block are occupied by institutional structures, while the rest of the block comprises apartment buildings and single-family residences converted to apartments or rooming houses.

¹ Daniella Thompson. "Peralta Park Grew in the Shade of Giants." *Berkeley Daily Planet* & BAHA website, May 2006. http://berkeleyheritage.com/eastbay_then-now/peralta_park1.html

² Daniella Thompson. "An Enchanting Country House Echoes East Coast Follies." *Berkeley Daily Planet* & BAHA website, June 2006. http://berkeleyheritage.com/eastbay_then-now/peralta_park3.html

³ Daniella Thompson. "Samuel C. Clark Cottage." Berkeley Landmarks, BAHA website, June 2017. http://berkeleyheritage.com/berkeley_landmarks/samuel_clark_cottage.html

Constructed in 1889 and designed in the Queen Anne style, the house is set back from the street, half-hidden behind a tall wooden fence and gate.

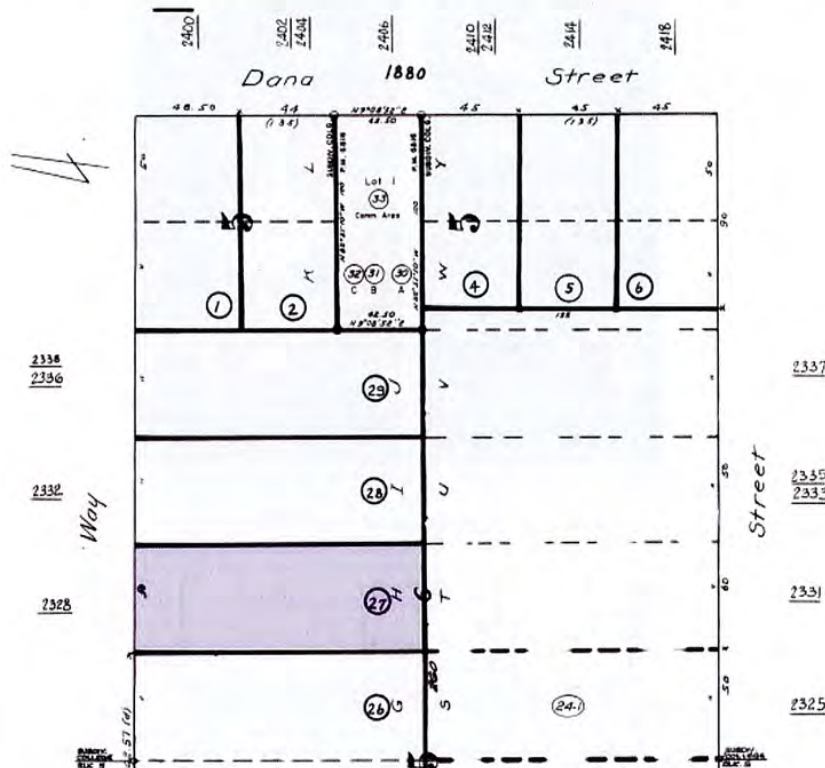


Figure 4. Eastern portion of Assessor's Block 1883

Massing, Roofs, and Cladding

The main mass of the house is T-shaped. The northern (front) wing features a main gable roof running parallel to the street. A cross-gable roof surmounts the southern (rear) wing, which is narrower than the main body of the building. Projecting north from the main gable roof is a lower cross gable sheltering a two-story wing with a bay on the ground floor. To the left of this wing is a hexagonal turret over a corner entrance porch.

The footprint of the main mass is shown in the 1894 Sanborn map (Fig 6). It indicates that the rear wing was originally one story in height. By 1903, a one-story addition was appended to the rear of the house, and by 1911, the rear wing (but not the addition) had grown to two stories (Fig. 7). As shown in the 1929 (Fig. 8) and 1950 Sanborn maps, this footprint remained constant with the exception of the addition, whose size was reduced in the latter years. Since 1950, however, the rear addition has grown again to the full width of the rear wing (Fig. 22).



Figure 5. Front & rear aerial views (Google Earth)

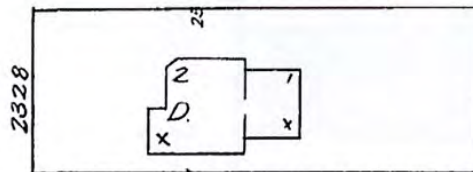


Figure 6. The house in the 1894 Sanborn map

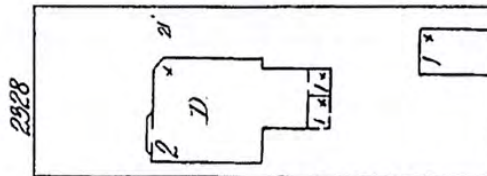


Figure 7. The house in the 1911 Sanborn map

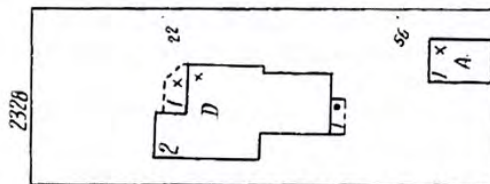


Figure 8. The house in the 1929 Sanborn map

The Luttrell House is clad in rustic board siding framed with wooden moldings along the corners, between floors, and around openings. The roof is clad in composition shingles.



Figure 9. Upper floor, front façade

Front (North) Façade—Upper Floor

The front façade is asymmetrical and divided into two vertical elements. On the right-hand side, under a projecting gable roof, a rectangular second story is positioned above a large bay window on the ground floor. The pediment features boxed-eave gable-end returns known as poor man's cornice. At the top, a small triangle clad in octagonal shingles overhangs the wall. Below it, a concave frieze wraps around the top of the windows and continues below the eave return along the entire façade. Molding separates the frieze from the wall (Figs. 9, 10).

A framed panel above the twin windows contains eight applied molded wooden circles. The narrow twin windows are double-hung wood sash, with flat wood trim and undivided panes. Three corbels are attached below the shared window sill.

The second-floor corners overhang the bay window and are marked on the north façade with a scalloped edge, ending on either side with a turned wood finial (Fig. 11). On the other side of each corner, a curved decorative bracket features a wood appliqué in the shape of a branch (Fig. 12).



Figure 10. Front gable details



Figure 11. Scalloped edge & finial over bay window



Figure 12. Ornamental bracket & finial under second story

The Turret

On the left side of the façade, positioned in the corner between the front gable and the main mass of the house, a hexagonal turret crowns the front porch. The turret is divided into two levels, the upper portion being clad in composition shingles and surmounted by a finial. Separating the upper portion from the lower one is an inward-curving horizontal band formed by the concave frieze and molding seen on the front gable (Fig. 13).

The lower portion of the turret flares out and is clad with painted shingles. It, too, terminates with an inward-curving horizontal band of concave frieze and molding that line the top of the porch.

Both upper and lower portions of the turret have windows set in their north facets. The upper window is a dormer set in plain casing, with a single, possibly fixed, glass pane. The lower window is double hung, with undivided panes. The bottom half of this window is recessed in the angle of the turret and flanked by flaring angled casing (Fig. 14).



Figure 13. Turret



Figure 14. Lower turret window



Figure 15. Ground floor, front façade

Front (North) Façade—Ground Floor

The front bay is three-sided, with a double-hung, wood-framed window on each facet. The street-facing central window is topped by a framed panel. Two corbels can be found under each window sill.

A molded wood water table runs along the bay and continues along the east façade. (The west façade is not visible, but it is assumed that the water table is also present there.)

The front entrance is located to the left of the bay. Seven wooden steps flanked by stepping wooden parapets (Fig. 16) lead to the polygonal corner porch. Three turned porch posts support two arched openings whose upper parts are filled with rows of vertical grooved wooden bars topped by horizontal green-painted wood panels (Figs. 17, 18). The bars and panels are replacements, as a 1939 photograph shows turned vertical spindles separated by a horizontal bar (Fig. 19). Each arch end is decorated with a perforated wooden circle (Fig. 17).

The porch's side opening features a wooden railing in a geometrical design consisting of alternating squares and pairs of rectangles (Fig. 18). The north-facing main opening leads into the porch, which is lined with the same rustic siding seen on the outer walls. A horizontal high window to the left of the entrance door features the same casing and corbels seen elsewhere. The current

paneled door is not original. The 1939 photo (Fig. 19) shows a door glazed at the top and featuring an applied cross on the bottom panel.



Figure 16. Stair parapet detail



Figure 17. Porch arch detail (Realtor.com)



Figure 18. Front porch



Figure 19. The porch in 1939 (Donogh files, BAHA archives)

East Façade—Main Wing

The east side of the main gable roof features the same boxed-eave, gable-end returns; concave frieze; and angled trim seen on the front gable. The water table continues here. A single double-hung window between floors and two pairs of double-hung windows, one on each floor, are framed like those at the front and feature corbels under the sills.

The lunette window in the attic is an addition from circa 1990.



Figure 20. Mid-story window on east façade



Figure 21. East façade

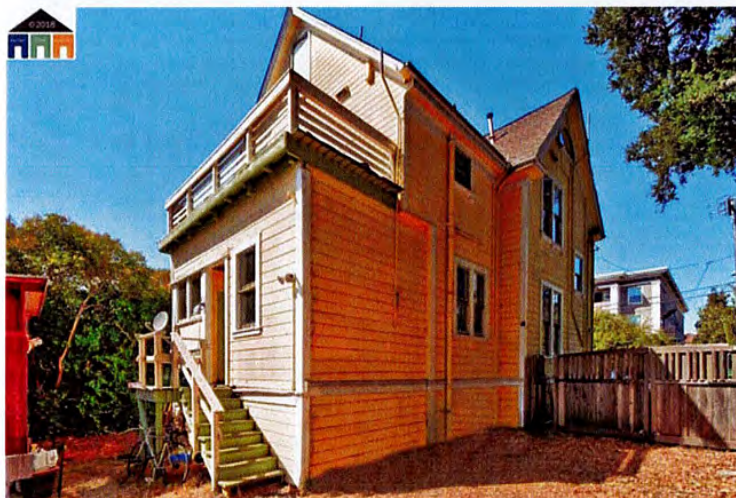


Figure 22. East façade & rear addition (realtor.com, 2018)

West Façade—Main Wing

The west façade is only partially visible from the street. The gable end is identical to the one on the east façade, with boxed eaves and returns, concave frieze, and angled trim (Fig. 23). The three attic windows—a lunette over two horizontal sliding windows—are additions from circa 1990.

On the second story, a single window and an attached pair, are original.

An aerial view shows an attached pair of ground-floor windows directly below those on the second floor. These, too, appear to be original.

A horizontally divided window on the second floor of the front wing cannot be evaluated based on the information available (Fig. 24).



Figure 23. Upper west façade



Figure 24. West façade (Google Earth)

Rear Wing & Addition

The original rear wing was constructed as a one-story mass, narrower than the main wing. The ground floor's east façade and its pair of windows (Fig. 22) represent the original 1889 construction. The second story under the north-south gable roof was built between 1903 and 1911 (see Sanborn map details on page 6). The upper window on the east façade, whose casing matches that of the original windows, may be from that 1903–1911 period.

The rear wing's south façade features an attic window and a door opening to a deck, all of indeterminate vintage.

The one-story rear addition, initially seen in the 1903 Sanborn map, has been altered repeatedly over the years.

The west façade of the rear wing is not publicly visible except in aerial views, and little can be deduced about it without on-site inspection.

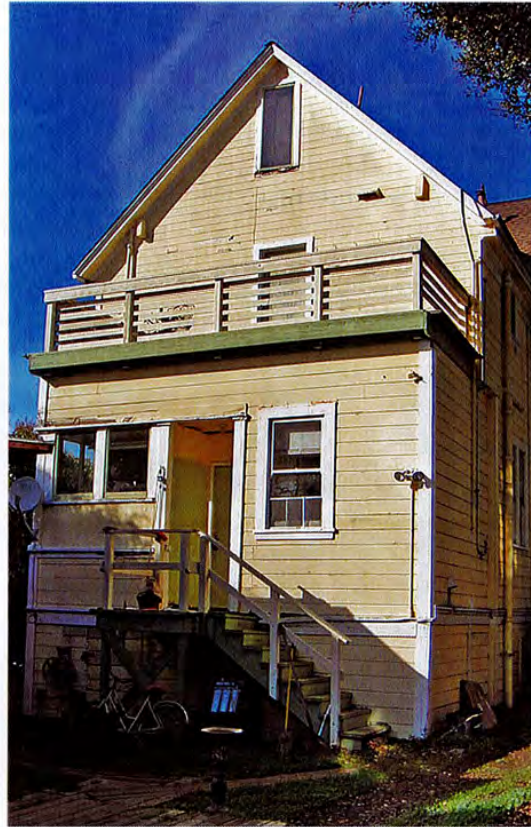


Figure 25. Rear wing & rear addition



Figure 26. Rear yard (Realtor.com, 2018)

Other Structures

Three identical non-contributing shacks stand along the western fence in the rear yard (Fig. 26). A garage that used to stand in the southeastern corner of the lot no longer exists.

Features to Be Preserved

The distinguishing features of the Luttrell House, as described in detail above, include the following:

- Asymmetrical, T-shaped mass with north-facing gable and turret projections
- East-west gable roof on main wing
- Cross-gable roof on rear wing
- Rear wing narrower than main wing
- Front, east, and west gables featuring boxed eaves and returns
- Concave frieze and wide wood molding below the eaves along front, east, and west façades
- Rustic board siding on all facades and in front porch
- Vertical and horizontal flat wood molding along the corners, between stories, and around openings on street façade
- Asymmetrical façade featuring a projecting gable over a two-story bay and a hexagonal turret over a polygonal entrance porch
- Front gable features a small triangle clad in octagonal shingles and overhanging the wall
- Assortment of single and twin double-hung and fixed windows with flat wood casing, undivided panes, and corbels continuing the vertical frame members below the sill
- Framed panel above twin windows under front gable contains eight applied molded wooden circles
- Three-sided front bay with a double-hung, wood-framed window on each facet
- Framed wood panel above central window in front bay
- Front façade second-floor corners overhanging the bay window and marked with a scalloped bottom edge ending on either side with a turned wood finial
- Curved decorative brackets under front façade's second floor feature a wood appliqué in the shape of a branch
- Hexagonal turret above the front porch is divided into upper and lower levels, separated by a belt formed by the concave frieze and molding
- Dormer window in turret's upper part and double-hung window in its lower part

- Polygonal corner porch with turned porch posts supporting two arched openings whose upper parts are filled with rows of vertical grooved wooden bars
- Porch arches' ends decorated with perforated wooden circles
- Porch railing with geometrical design consisting of alternating squares and pairs of rectangles
- High horizontal window and door opening in front porch
- Molded wood water table running along front, east, and west façades



Figure 27. Entrance Hall (Realtor.com, 2018)



Figure 28. Front & rear parlors (Realtor.com, 2018)

15. History

The College Homestead Association tract, in which the Luttrell House is located, was part of Rancho San Antonio, a 44,800-acre Spanish land grant given to Sergeant Luís María Peralta (1759–1851) in 1820 by the last Spanish governor, Don Pablo Vicente de Sol, in recognition of Peralta's forty years of military service to the Spanish king. The rancho included lands that form Oakland, Alameda, Piedmont, Emeryville, Berkeley, and parts of San Leandro and Albany.

In 1842, Luís Peralta divided the rancho among his four sons. Domingo and José Vicente were given the land that now comprises Oakland and Berkeley.

Within less than a decade, squatters overran the Peraltas' properties, stole their cattle, and sold it in San Francisco. Worse, parcels of rancho land were sold without legal title. Domingo and Vicente Peralta fought the appropriations in the courts. In 1856, the U.S. Supreme Court confirmed their title, but by then the brothers had been forced to sell most of their lands to cover legal costs and taxes. The various buyers engaged cartographer Julius Kellersberger⁴ to map the Peralta Ranchos for subdivision purposes. The future College of California (now UC campus) and its College Homestead Association tract would be located in the northern portions of Kellersberger's plots 69, 70, and 71.



Figure 29. The future campus & College Homestead tract in Kellersberger's Map

The College of California and its Berkeley land acquisitions

The University of California campus and the residential blocks immediately to its south had their beginning with the College of California, a private institution of higher learning chartered in 1855.

⁴ Map of the Ranchos of Vincente & Domingo Peralta. Containing 16970.68 Acres. Surveyed by Julius Kellersberger. Surveyed 1853. Partitioned 1854. Filed Jan. 21st 1857. Courtesy of Barry Lawrence Ruderman Antique Maps, Inc. <http://www.raremaps.com/gallery/enlarge/39956>

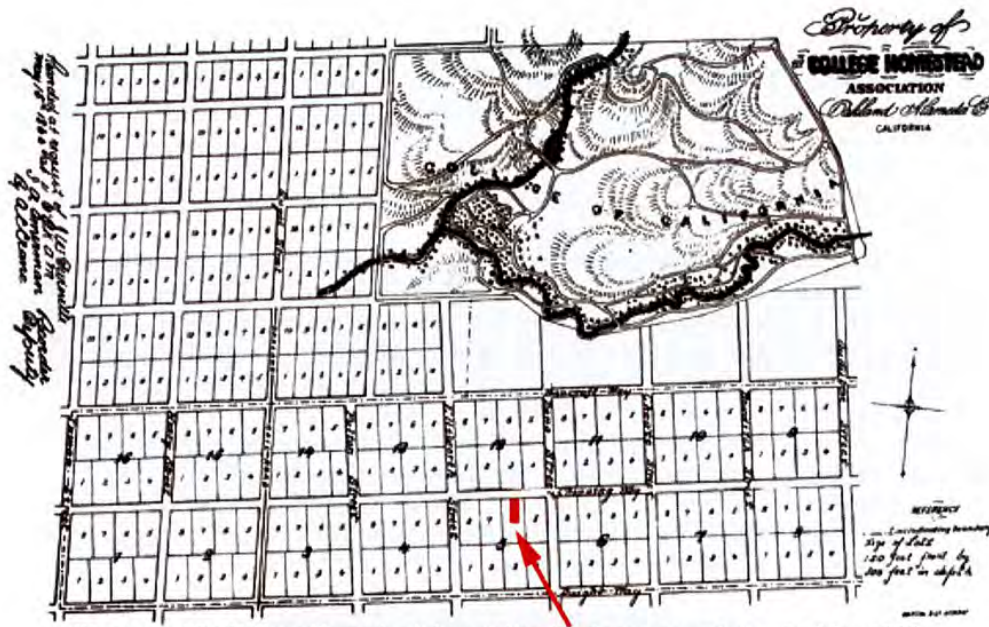


Figure 30. The College Homestead Association tract map, recorded on 15 May 1866.
The arrow points to the Luttrell House parcel.

Operating their school in Oakland, the college trustees looked around Northern California for a permanent site on which to build their future campus. In 1857, they concluded that the site that would eventually become known as Berkeley “combined the chief merits of the best of the others in all respects except as to the quantity of the water supply. And in respect to being accessible and yet sufficiently removed from the disturbance of the city, it was superior to any of them. It was found, moreover, that it would be possible to obtain this ground.”⁵ The Berkeley site was formally adopted in March 1858. On 16 April 1860, the trustees met at Founders’ Rock and set apart the grounds for the future college campus. By 1864, they had acquired the grounds for the campus and adjoining acreage from five local pioneers—Captain Orrin Simmons, Francis K. Shattuck, George M. Blake, William Hillegass, and James Leonard.⁶

The first residential subdivision south of the future campus was the College Homestead Association (CHA) tract, comprising today’s Southside between College and Shattuck avenues. In his *History of the College of California*, Rev. Samuel Hopkins Willey (1821–1914), co-founder, vice-president, and administrative head of the college until it was merged into the University of California, related how the idea of selling town lots developed:

The homestead plan was new then, and this [a homestead tract west of the city of San Francisco] was one of the first attempts at carrying it out. Mr. Towne explained to me the method of incorporation, the way of

⁵ Samuel H. Willey, D.D. *A History of the College of California*. San Francisco: S. Carson & Co., 1887.

⁶ Lesley Emmington. Introduction in *Frederick Law Olmsted’s Legacy—Piedmont Way and the Berkeley Property Tract*. Berkeley Architectural Heritage Association, 1995.

dividing up the proposed property, paying for it in installments, and in a comparatively easy way acquiring a good title to a valuable homestead property. The question occurred to me at once whether we could not buy the entire property that was giving us so much trouble with respect to the water, and pay for it by the sale of lots through a homestead association organized in the same way. I proposed the question to the business men, members of the Board of Trustees, and others. They entertained it and investigated it thoroughly. There seemed to be merit in the plan. If successful it would, in the first place, remove wholly the difficulty arising from the water question. And then it would draw attention to our grounds. It would lead to the settlement of a community alongside of the College, which was an essential thing. It would tend to bring the very class of people we should want, people interested in the College.

[...]

One-half of the entire number was sold in a very short time. The remainder were sold at intervals as purchasers could be found. Besides the homestead tract, the College property then consisted of between three and four hundred acres of land, but a large portion of it was eastward of the site, back in the hills, and of little value save as it gave control of the water supply.

The first CHA subdivision map, marked "Recorded at request of J.W. Dwinelle May 15th 1866," indicated that lots were 150 feet wide by 300 feet deep. Block 5, where the Luttrell House is situated, extended from Channing Way to Dwight Way (Haste Street did not yet exist) between Dana and Ellsworth streets, comprising eight lots, each lot measuring 150 ft. by 270 ft.

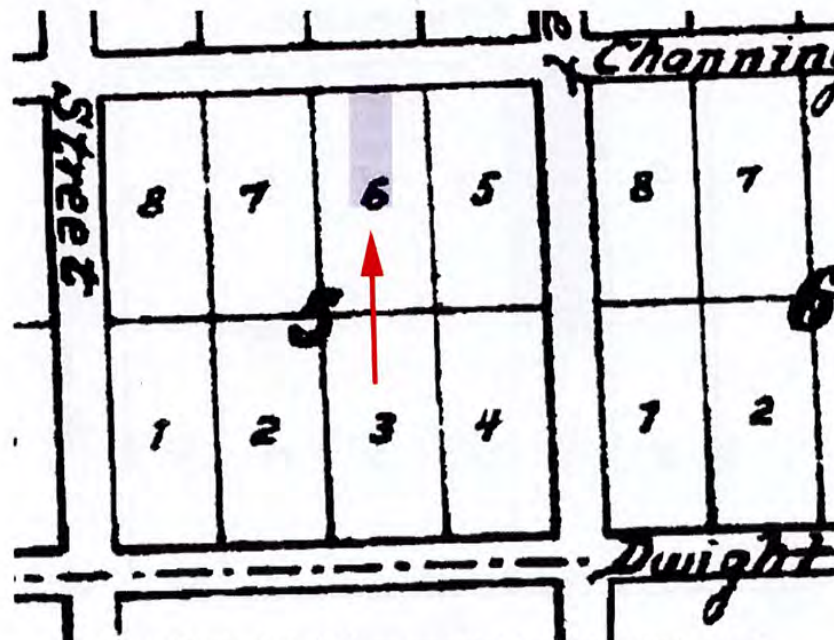


Figure 31. The Luttrell House parcel (shaded) in Lot 6, Block 5 of the College Homestead Association 1866 map

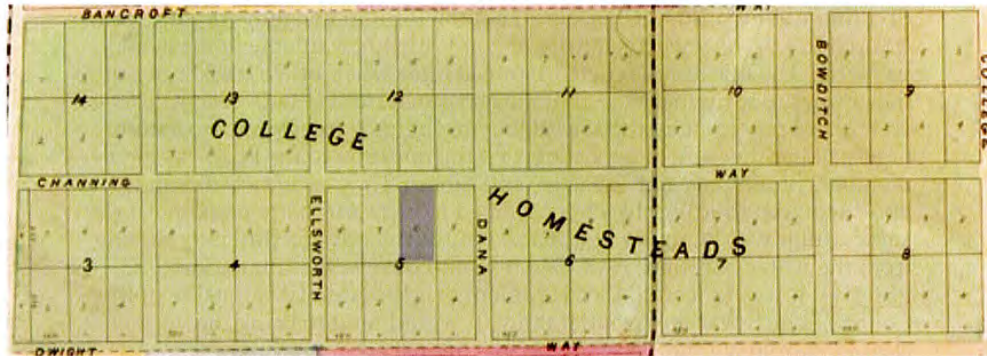


Figure 32. Lot 6 (shaded) in Block 5, CHA tract (Map No. 16, [Thompson & West Alameda County Atlas, 1878](#))

One of the speculative land purchasers in the CHA tract was Horace Henry Seaton (1842–1899); he was Colis Huntington’s nephew and a former partner in Huntington, Hopkins & Co. of Sacramento. Having moved to Oakland in the late 1870s, Seaton made sizable land investments in Berkeley, including blocks 5 and 6 in the CHA tract, acquired from College of California trustee Frederick H. Billings. On 6 October 1879, Seaton subdivided the northern halves of blocks 5 and 6 in the College Homestead tract. On Block 5, lots 5 and 6 were each split into six lots measuring 50 ft. by 135 ft. The parcel occupied by the Luttrell House represented one-sixth of Lot 6 in Block 5 of the CHA map of 1866. The future Luttrell property was now Lot H in Block 5 (Fig. 33).

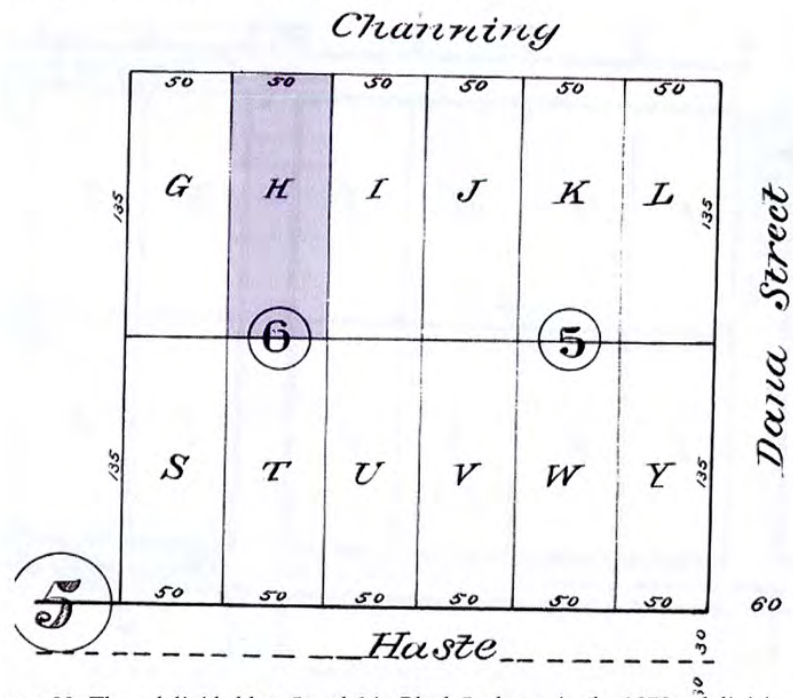


Figure 33. The subdivided lots 5 and 6 in Block 5, shown in the 1879 subdivision map

The 1879 subdivision map showed the new Haste Street cutting through Block 5, and the first two residents on that side of the block were listed in the 1883 city directory. Nevertheless, other maps of the period continued to depict the block as undivided until 1899. Carnall & Eyre's Berkeley map of 1880 (Fig. 34) shows the new Durant Avenue cut between Shattuck Avenue and Choate (Telegraph), but not Haste Street.

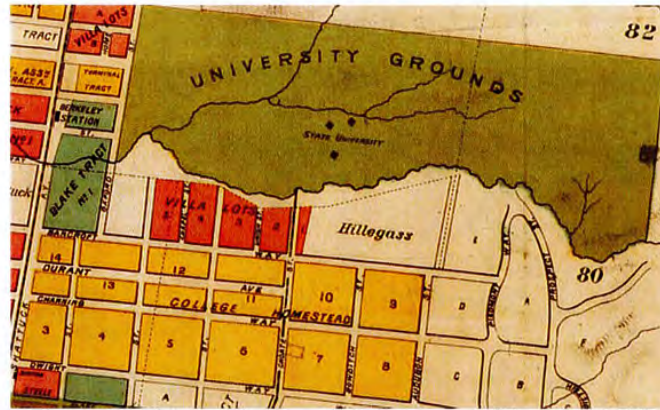


Figure 34. The tract in Carnall & Eyre map of Berkeley, 1880

Woodward & Gamble's Oakland & Vicinity map of 1888 (Fig. 35) fails to show Haste Street except in the Ryer Tract.

Haste Street is also missing from the bird's-eye pictorial map published by Irwin & Johnson in 1891 (Fig. 36), although the map shows Durant Avenue and the First Congregational Church on the Dana-Durant corner, as well as the street railroad running along Dwight Way and Dana Street between the university campus and Shattuck Avenue.

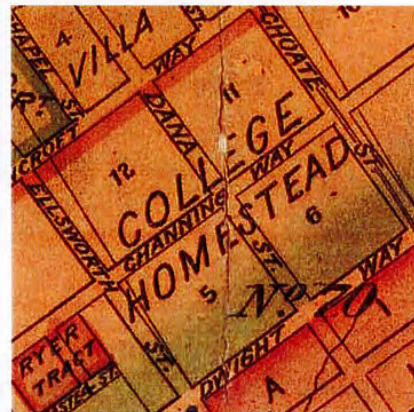


Figure 35. Detail from Woodward & Gamble's Map, 1888



Figure 36. The 2300 block of Channing Way (shaded) in Irwin & Johnson's Bird's-eye map of Berkeley, 1891

William J. Dingee's Map of Oakland and Vicinity, published in 1899 and including real estate and electric railways, showed Haste Street cutting through from Choate (Telegraph) Avenue to the middle of the block between Dana and Ellsworth streets, then picking up again mid-block between Ellsworth and Fulton streets (Fig. 37). The railway connected Berkeley and Oakland, running in a loop from Grove Street clockwise through Center, Pine (Oxford), Dana, Dwight Way, south on Shattuck Avenue to 47th Street—where other connections were available—and north again on Grove Street.

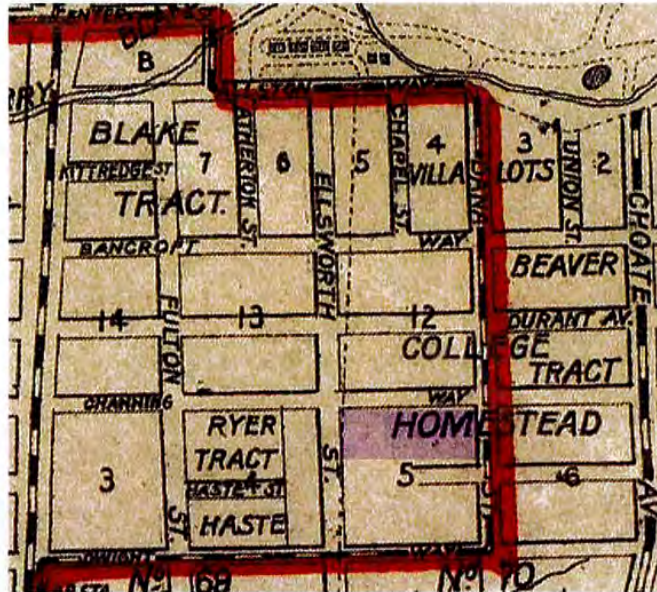


Figure 37. Dingee's 1899 Map of Oakland and Vicinity showed Haste Street cutting halfway through Block 5 (shaded).

The first residents on Block 5 of the CHA tract

The 1878 assessment records show that all eight pre-subdivision lots on Block 5 had been sold. However, only one of them, Lot 8 at the Ellsworth Street end, was improved with a dwelling. The owner-residents of this parcel were Walter Elbert Sell (1832–1905) and his wife, Martha Elizabeth, née West (1834–1919). The Sells had come from St. Louis, Missouri, and Walter took a job in San Francisco as bookkeeper to the mining millionaire Alvinza Hayward, in whose employ he remained for two decades. The Sells were well-to-do, but it appears that most of the money came from Martha's family.

In March 1878, Walter E. Sell co-founded Berkeley's third church, the First Presbyterian Church, where he served as elder and trustee. The church was located on the southwest corner of Ellsworth Street and Allston Way.

In 1878, the Sells' daughter, Nellie Porter Sell (1860–1905), was registered at the University of California as a special-course student in the literary course.

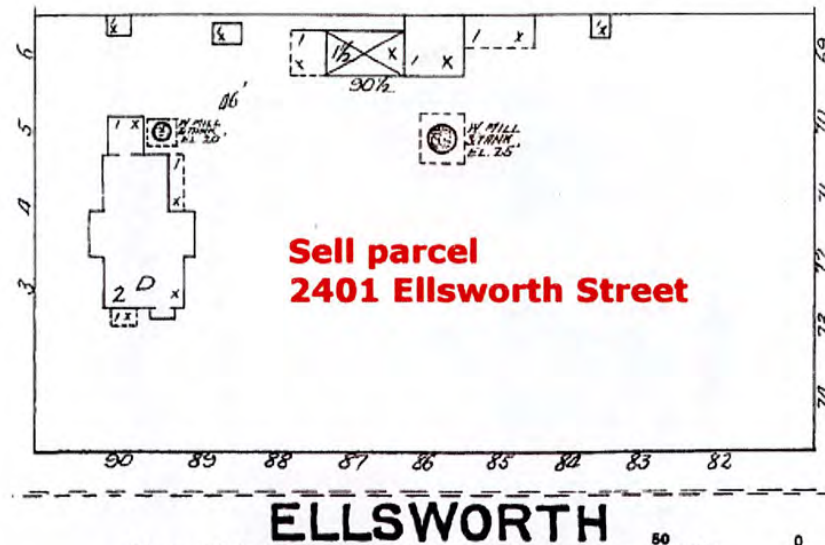


Figure 38. Lot 8, Block 5, CHA tract (Sanborn map, 1894)

The Sells remained the only residents of Block 5 until 1883, when two new houses were added to the assessment rolls. The new residents were Henry L. Whitney, a mason, at 2325 Haste Street (Fig. 77), and Adam Merz, a cabinetmaker, at 2337 Haste Street (Fig. 80). Nothing more would be built on the block until the Luttrells erected their house in 1889.

Ira A. Boynton, designer-builder of the Luttrell House

Ira Alton Boynton (1844–1921) was born in Jefferson, Maine to Amos and Rachel (Decker) Boynton. His father was a Baptist clergyman. In 1868, Ira married Canadian-born Margaret Salmon Fielding in Chelsea, Massachusetts. Their first child, Emma, was born in Illinois the following year.

According to his obituary in the *Berkeley Daily Gazette*, Ira Boynton came to Berkeley in 1877, but records show that he was already in Alameda County on 5 April 1875, when his second child, Laura, was born. In 1876, he was registered to vote in Alameda County's Fourth Ward, listed as a draughtsman. In 1878, he was listed in the Berkeley city directory as a carpenter living on Berkeley Way near Shattuck Avenue. By the following year, the Boyntons had moved to a new home, situated one block north, at 2032 College Way (now Hearst Avenue). Here they lived until 1895.



Figure 39. Ira A. Boynton

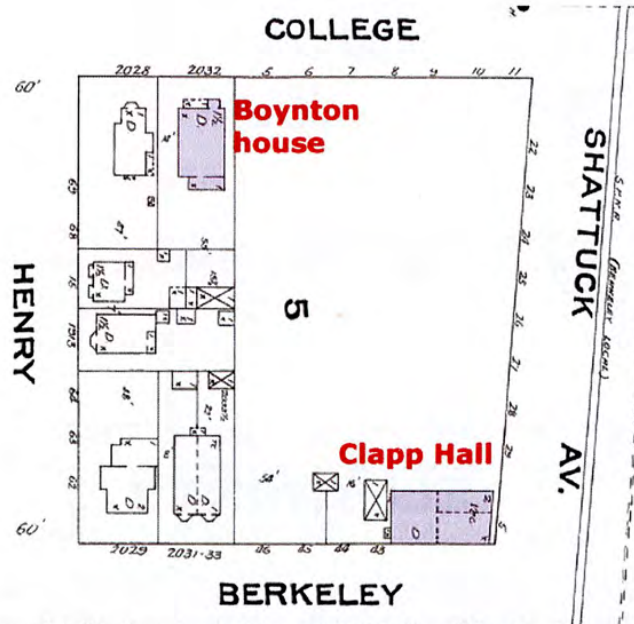


Figure 40. The Boynton residence, 2032 College Way (Sanborn map, 1894)

The youngest three Boynton children, Florence, Fred, and Clara, were born in Berkeley between 1877 and 1884.



Figure 41. The Boyntons and their five children at home on College Way, 1891 (Boynton-Durgin family album, BAHA archives)

Although he was a prolific builder, no records of Ira Boynton's building activities prior to 1884 have been found. In his obituary, for which information was furnished by his daughter, Laura Durgin, it was claimed that Boynton had been associated with A.H. Broad. An oral history conducted by BAHA staff in the 1970s with Boynton's granddaughter, Muriel Durgin Backman, points out his association with Horace Kidder. Neither claim appears to have been documented in print during Boynton's life. The earliest contemporaneous records found of his work date from May 1884. These show a house for his neighbor S.C. Clark (presumably on Berkeley Way); another for Boynton himself; and a third for Professor Eugene W. Hilgard at the latter's agricultural experiment station in Mission San José (now Fremont).⁷

Boynton's name began appearing more regularly in contract and completion notices after he teamed up with Carlos Reuben Lord (1832–1914) to form the construction firm of Lord & Boynton. At the end of 1888, the *Berkeley Herald* announced, "Mssrs. Lord & Boynton have their hands full. They have commenced the erection of a ten-room house in Peralta Park for Alfred Lueders of San Francisco. It will cost \$4,500. For Joseph Hume also they will build a \$2,500 dwelling on Dwight Way."⁸

By the end of 1889, Lord & Boynton could boast a long list of prestigious Berkeley projects completed that year. Published on 2 January 1890 in the *Berkeley Herald*, the list was peppered with top-drawer clients and included the construction of the Peralta Park Hotel at a cost of \$85,000.

LORD & BOYNTON, BUILDERS

Niehaus Bros. & Co. Mill, West Berkeley	15,000
Geo. C. Pape Mill, East Berkeley	2,500
Mrs. R. G. Lewis, Peralta Park, 8-room house	4,000
M. B. Curtis, Peralta Park, 8-room house and improvements	4,500
Dr. Robert Macbeth, Peralta Park, 10-room house and improvements	6,900
Harry S. Thompson, Peralta Park, 9-room house and improvements	3,000
J. A. Lueders [sic], Peralta Park, 10-room house and improvements	4,900
Miss Anita Fallon, Peralta Park, 7-room house and improvements	4,000
Jos. Hume, 5-room cottage, Fulton and Channing way	1,800
Jos. Hume, 2-story house, Haste street	2,300
Jos. Hume, Dwight way, 9 rooms	3,200
Jos. Hume, Walnut street, 5 rooms	2,000
N. S. Trowbridge, Durant avenue	3,300
W. A. Ristenpart, Bancroft way, 7 rooms	3,000
T. M. [sic] Luttrell, Channing way, 7 rooms	2,150
L. H. Payson, Gilman street, 6 rooms	2,000
W. T. Lingard, Walnut street, 5 rooms	1,800
J. L. Barker, Cedar street, 7 rooms	2,100
L. Gottshall, Center street, 2 stores, 8 rooms	4,000
Daniel McMahan, University avenue, 7 rooms, barn and improvements	3,400
Geo. C. Pape, University avenue, 8 rooms	4,000
Lord & Boynton, Berkeley way, 8 rooms	2,800
Fritz Meyer, Seventh and Bancroft way, 5 rooms	1,500
Chris Johnson, Fourth and Addison, 4 rooms	1,000
Dr. Cook, Peralta Park improvements	3,600

⁷ *California Architect & Building News*, May 1884, page 91.

⁸ *Berkeley Herald*, 6 December 1888.

I. A. Boynton, College way, 6 rooms	2,000
H. W. Taylor, lumber yard office	500
Mrs DeLorme's improvements to house	500
Peralta Park Hotel	85,000



Figure 42. Peralta Park Hotel (Cheney Photo Advertising Agency)

Of the buildings listed in the *Berkeley Herald*, the only known survivors are the Julius Alfred Lueders House (design attributed to Boynton), 1330 Albina Avenue; the Anita Fallon House (Fred E. Wilcox, architect), 1307 Acton Street; the Harry S. Thompson House (designer unknown), 1491 Hopkins Street; and the Luttrell House on Channing Way. The Luttrell House is the only one documented as having been designed by Boynton.



Figure 43. Lueders House c. 1905 (l) & its model in Shoppell's *Modern Houses*, January 1887⁹

⁹ <https://archive.org/details/ShoppellsModernHousesCCA33429/page/n307/mode/2up>

Despite their joint success, the Lord & Boynton partnership was short-lived. In 1890, the partners went their separate ways. That year, *Edwards Transcript of Records* published four projects carried out by Boynton without Lord. An additional eight projects were listed in the *Berkeley Herald*. None of those twelve buildings survived. In 1891, Boynton built for lithographer Leo A. Brown a Queen Anne cottage (still extant), designed by James P. Chadwick at 1418 Bonita (then Louisa) Avenue.¹⁰

Of the buildings Boynton constructed between 1894 and 1899, three are currently known to exist. Of those, one is the Edward A. Brakenridge House (1892–93) at 1410 Bonita Avenue (Fig. 44), a designated landmark that, according to Muriel Durgin Backman, had been designed by her grandfather.

The second is the Langdon P. & Carrie S. Smith House (1894) at 2155 Vine Street (Fig. 45). This house was reported in *Edwards Transcript of Records*:

17 July 1894
North side of Vine 95' west of Oxford
\$2,275 for a 2-story frame
Owner: Carrie S. Smith
Architect & contractor: Ira A. Boynton



Figure 44. Edward A. Brakenridge House (1892–93), 1410 Bonita Avenue
(courtesy of Bonita House, 1970s)

The third known surviving house from Boynton's later Berkeley period is a two-story Colonial Revival (1896) designed by Fred B. Wood.¹¹ Now two flats, it stands at 1438–1440 Milvia Street.

¹⁰ *California Architect & Building News*, June 1891.

¹¹ *Edwards Transcript of Records*, 19 March 1896.



Figure 45. Langdon & Carrie Smith House (1894), 2155 Vine Street

In addition to his building activities, Ira A. Boynton was active in finance, municipal politics, and fraternal circles. In 1886, along with several other leading Berkeley businessmen, Boynton founded a bank.

The Homestead Loan Association of Berkeley has filed articles of incorporation with the County Clerk. The Directors are C. R. Lord, John K. Stewart, Philip Monroe, Walter E. Sell, Otto Nichaws [Niehaus], M. M. Rhorer, George A. Embury, Ira A. Boynton and Clarence M. Hunt — all of Berkeley—and the capital stock is \$1,000,000, divided into 5,000 shares, of which 100 have been subscribed.¹²

In 1879, Boynton was listed in the city directory as one of Berkeley's two Justices of the Peace. He ran again in 1886, but this time he fell short by two votes after a recount.

A. H. Morris, candidate of the Peoples' party for the office of Justice of the Peace of Berkeley, was dissatisfied at the announced result of the recent election, which gave the office to his opponent, Ira A. Boynton, by a majority of seven votes. Morris appealed to the Town Trustees, who sat as a Returning Board Wednesday evening and recounted the ballots, a privilege accorded by a section of the town charter. President Henley and Trustees Shattuck and Whitney were present. The result was that four votes were changed to Morris' account from Boynton's, thus giving Morris the office by a majority of two votes. Boynton was the candidate of the Citizens' Reform party.¹³

¹² *Daily Alta California*, 3 March 1866, page 5.

¹³ *Daily Alta California*, 15 May 1886, page 4.

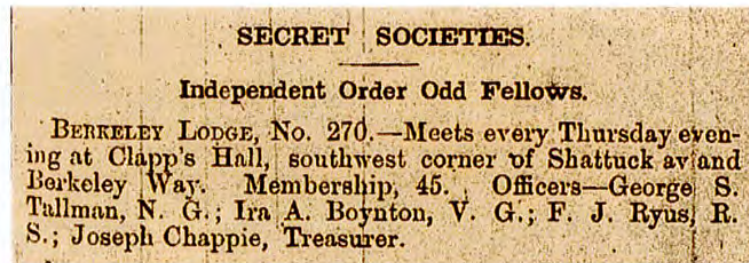


Figure 46. Bishop's Berkeley Directory, 1879-80

Boynton was a charter member of the Independent Order of Odd Fellows, Berkeley Lodge, No. 270 and also served as Chief Patriarch of the Oakland Encampment, No. 64 in the mid-1880s.¹⁴ Members of the Berkeley Lodge met weekly at Clapp Hall, located around the corner from the Boynton residence (Fig. 40). In 1884, the chapter incorporated a hall association in order to raise funds for a building of its own. Boynton was one of the five directors.

Articles of incorporation of the Berkeley Odd Fellows' Hall Association have been filed with the County Clerk. The capital stock is \$10,000. divided into 10,000 shares of \$1 each. The Directors are Frederick M. Husted, Walter Powell, Thomas Hann, Ira A. Boynton and Philip Sheridan, all of Berkeley.¹⁵

By 1885, the Berkeley chapter of the I.O.O.F. had erected its new building on the southeast corner of Shattuck Avenue and Addison Street (Fig. 47), across the street from Berkeley Station (Fig. 48). Other fraternal societies, including the Free Masons, the American Legion, and the Grand Army of the Republic, also met at the Odd Fellows' Hall. It is not known whether Ira Boynton acted as contractor for the hall, but he was very likely involved in the decision-making process.



Figure 47. Odd Fellows' Hall (1885), Shattuck Avenue & Addison Street

¹⁴ *Daily Alta California*, 26 July 1885, page 2.

¹⁵ *Daily Alta California*, 16 April 1884, page 4.

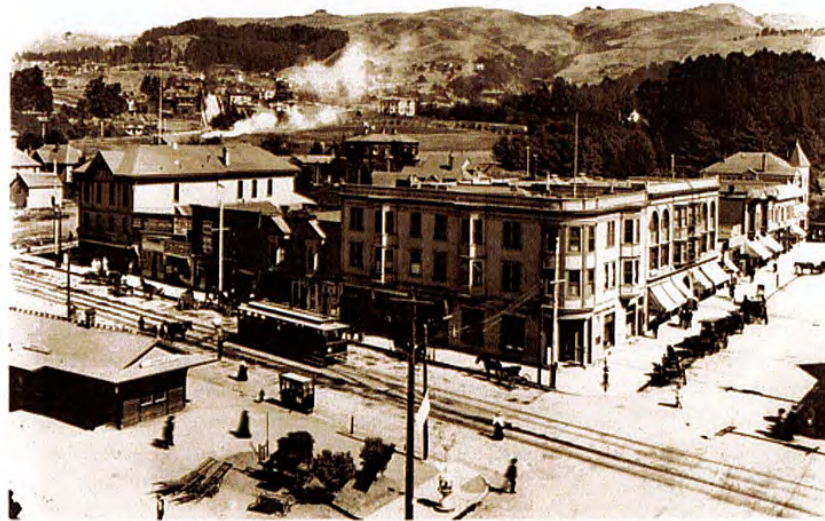


Figure 48. Odd Fellows' Hall (l) opposite Berkeley Station, c. 1906



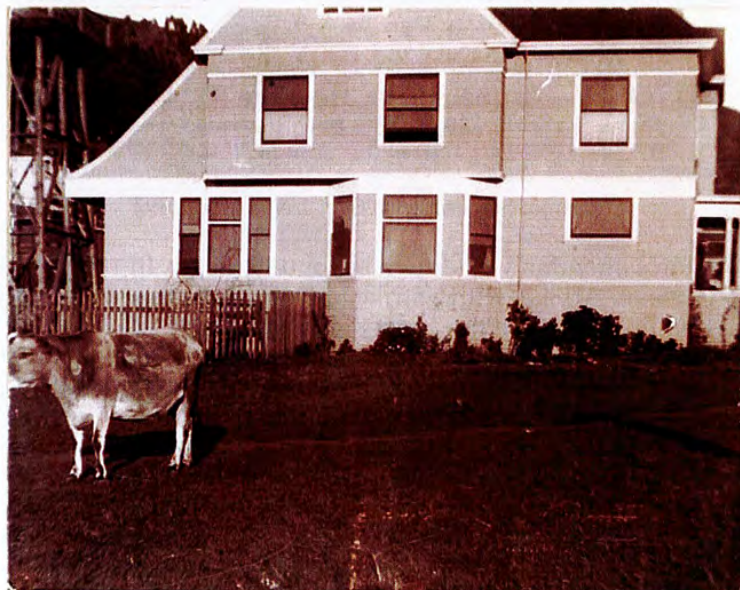
Figure 49. Ira Boynton in his I.O.O.F. regalia
(Boynton-Durgin family album, BAHA archives)

On 10 August 1896, the *Berkeley Gazette* announced, "Ira A. Boynton is moving into his new residence in Daley's Scenic Park." Located at 2435 Virginia Street, the new residence was equipped with a water tower in the rear and an adjacent vacant lot where the Boyntons' barn animals could roam. In marked

contrast with the ornamental nature of houses Boynton built for others, his own residence was characterized by severely plain design.



*Figure 50. The Boyntons' new home, 2435 Virginia Street, 1896
(Boynton-Durgin family album, BAHA archives)*



*Figure 51. West façade of the Boynton residence on Virginia Street
(Boynton-Durgin family album, BAHA archives)*

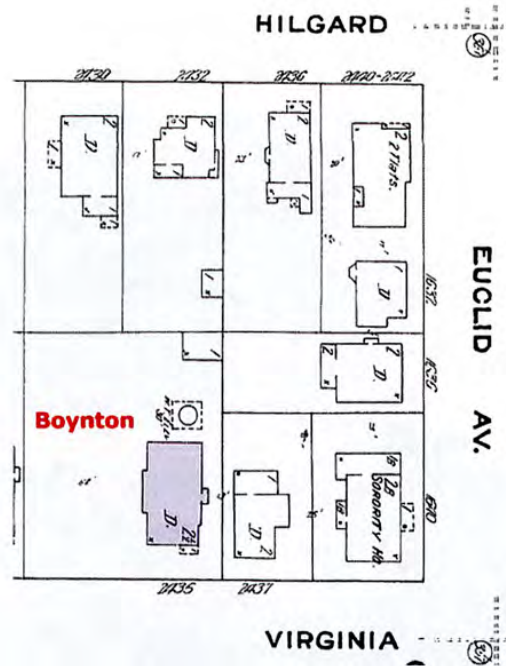


Figure 52. Sanborn map, 1911

Life in the new house came to an abrupt halt when Margaret Boynton died on 31 October 1897. In February 1898, Ira Boynton sold the property to Timothy B. Smith. Thereafter, there were no further listings for him in the Berkeley directories.

BOYNTON—In Berkeley, October 31, 1897. Margaret S., wife of Ira A. Boynton, a native of Prince Edward Island, aged 52 years 5 months and 2 days.

Figure 53. San Francisco Call, 1 November 1897

Soon, Boynton's attention was drawn beyond Berkeley. In 1880, gold was discovered in Juneau, Alaska, with a strike in Nome following in 1898. Boynton followed the building boom, settling first in Douglas¹⁶ and later moving to Nome, where he ran a planing mill for a number of years.¹⁷ Family lore has it that Boynton built the first Protestant church in Alaska, although the Sitka Lutheran Church (1843) predates his arrival by more than 50 years.

¹⁶ "I.A. Boynton is down from Douglas Alaska to visit relatives in Berkeley." *Berkeley World-Gazette*, 31 January 1899, page 4.

¹⁷ "Ira A. Boynton will install a planing mill at Kennewick. He brought the machinery from Nome, Alaska, where he ran a planing mill a number of years." *The Timberman*, Vol. 12, May 1911, page 24.



Figure 54. Pierce House, 2628 Durant Avenue (SF Call, 13 Oct. 1901)

The U.S. Census enumerator found Ira Boynton in Berkeley on 6 June 1900. He was staying at 2628 Durant Avenue, in the home of his eldest daughter and her husband. The son-in-law was Archie Burton Pierce, an instructor of mathematics at the university, future civil engineer, and a famed Cal football player in his student days. Boynton had built the Pierce house between March and June of 1899, with Pierce acting as architect.¹⁸ A year later, the Pierces left Berkeley and sold their house to a Chinese fraternity.¹⁹

Also enumerated in the Pierce household in 1900 were the three youngest Boynton children, Fred (now a carpenter), Florence, and Clara. Second daughter Laura had already married the well-known Berkeley undertaker Frank W. Durgin, another Maine native.

Nothing further is known about Ira Boynton's doings during the first decade of the 20th century. At some point between 1907 and 1911, he married a divorcee by the name of Sarah Metcalf Hovey, who owned an interest in Nome Beach properties.²⁰ The two were already married and living in Kennewick, Washington on 20 January 1911, when the *Kennewick Courier* reported that "Mr. and Mrs. Ira A. Boynton are making a week's visit in Los Angeles. They are expected to return to Kennewick in a short time."

By 1918, Ira and Sarah Boynton had moved to Seattle. The 1920 U.S. Census found them sharing their rented home with two young lodgers, brother who both worked as street conductors. Ira, now 75 years old, still listed himself as a self-employed carpenter and building contractor. He died in Seattle on 3 January 1921. The next day, the *Berkeley Daily Gazette* published the following obituary:

¹⁸ *Edwards Transcript of Records*, 1899.

¹⁹ "The Oddest College Fraternity." *San Francisco Call Sunday Magazine*, 13 October 1901, page 5.

²⁰ Biography of Frank Ivan Reed. <https://www.alaskahistory.org/biographies/reed-frank-ivan/>

BERKELEY PIONEER DIES IN SEATTLE

Ira A. Boynton, a pioneer of this city, passed away in Seattle yesterday, according to word received by his daughter, Mrs. F. W. Durgin, of this city. He was 76 years of age.

Coming to Berkeley in March, 1877, Boynton was closely identified with the early history of the city, which was incorporated as the town of Berkeley the following year.

He was elected justice of peace in 1879 and served for two years, and he was the last of the charter members of Berkeley lodge No. 270, I.O.O.F. of this city. Boynton was associated in business as contractor and builder with A. H. Broad and later with C. R. Lord. Mrs. Boynton passed away in this city in 1897, and three years late[r] Boynton boarded one of the first boats to go to Nome, Alaska, where he remained for several years, building up the greater part of that city. He was a native of Jefferson, Lincoln county, Maine.

Boynton is survived by five children. They are Emma B. Pierce of Eagle Rock City, Laura L. Durgin of this city, Florence E. Blanck of Oakland, Fred A. Boynton of Central America and Clara E. Anderson of Richmond.

He also leaves two brothers, George E. Boynton of this city, and Alden Boynton of Jefferson, Me., and one sister, Mrs. Charlie E. Wyatt of Saratoga.

It is noteworthy to mention that the Luttrell House, for which no model has been found in late 1890s plan books such as *Shoppell's Modern Houses*, is probably Ira Boynton's most successful and harmonious design. It even has a copy in North Berkeley. There, at 1431 Arch Street, stands a lookalike house that was built as income property nine years after the Luttrell House.



Figure 55. J.L. Donovan House (c. 1898), 1431 Arch Street

Captain James F. & Cecilia M. Luttrell



Figure 56. The newlywed Cecilia & James F. Luttrell (courtesy of Jill Duffy)

James Franklin Luttrell and Cecilia Miranda Brown, the first owners of the house at 2328 Channing Way, both came from pioneer families who had arrived in California in the early 1850s.

The Luttrells came from Missouri and eventually settled in Fort Jones, Siskiyou County, where James Franklin Luttrell was born in 1858. The family appeared to divide its time between Fort Jones and Oakland. James's father, James Monroe Luttrell (1837–1909), was a police constable and stock rancher. His uncle, John King Luttrell (1831–1893), was a rancher and lawyer who served as a Justice of the Peace in Oakland in the mid-1850s; sergeant-at-arms of the California State Assembly in the mid-1860s; and California Assembly member and U.S. Congressman in the 1870s. Two of Captain Luttrell's younger siblings also gravitated toward the law and law enforcement. Charles Edward Luttrell (1860–1938) was a guard in Folsom Prison, while Hiram Albert Luttrell (1863–1915) was an attorney and politician.

Cecilia's parents, both immigrants, married circa 1853. Her father, William M. Brown (1802–1876), a metallurgist and mining engineer, was born in England. Her mother, Agnes Regina Buchwald (1817–1892) was Hungarian. Agnes had been previously married to Odilio Küstel (1811–1852). A family genealogy site details the Kustels' origins and immigration to the United States:

The Kustel family emigrated to California, arriving via Panama in San Francisco on August 13, 1852 aboard the steamer *Columbia*. Odilio Kustel, his wife Agnes and four sons (Oscar, b. 1834; Alexis, b. 1840; Casimir, b. 1846; and Arpad, b. 1848) came from Ruszkabánya, Krassó-Szörény, in what was then the Austro-Hungarian Empire (now Rusca Montana, Caras-Severin, in Romania). They were part of the inrush of over half a million people who emigrated to California from around the world following the discovery of gold in 1848. Travelling with them was Guido

Kustel, believed to be Odilio's brother, and his wife Adele. Guido was a mining engineer and published books in San Francisco in 1863 entitled *Processes of Silver and Gold extraction*, and in 1870 *Roasting of Gold and Silver Ores and the Extraction of their respective metals without Quicksilver*. The Kustels became naturalized U.S. citizens, and Agnes remarried. By 1864, the gold rush had ended, and Odilio's four sons set out as seaman sailing from the port of San Francisco around the globe. Their adventures were numerous.²¹

After marrying William Brown, Agnes gave birth to two more children, Cecilia Miranda, who was born in Belmont, San Mateo County, on 16 January 1856, and William B. (b. 1857). The 1860 U.S. Census enumerated the Browns in Township 3 (Antioch and Pacheco), Contra Costa County. The four Kustel brothers were living with the Browns and continued to be members of the household ten years later, when the family was enumerated in Ward 9 (today's Mission Bay), San Francisco. Now in their twenties, the Kustel brothers' occupations were all listed as "at sea."

When the Brown-Kustel family was enumerated in the 1880 U.S. Census, William M. Brown was no longer alive, and his son William was also missing. The family's residence was listed at 1906 Polk Street, San Francisco. The four Kustel brothers were all sea captains, and three of them were married. Cecilia was enumerated as their step-sister, although they were half-siblings born to the same mother.

James Franklin Luttrell began his marine service in 1877, according to his biography in *Lewis & Dryden's Marine History of the Pacific Northwest*.²² He first served as a watchman on the Pacific Mail Steamship Company's S.S. *Alaska*. In 1880, the San Francisco city directory, published in April of that year, listed him as a storekeeper on the Pacific Mail Company's S.S. *Colima*. The same year, the U.S. Census enumerated him in June as a freight clerk with the Pacific Mail Steamship Company, lodging in the home of a ship's carpenter at 3 Liberty Street, San Francisco. In 1881, he worked as a draftsman in New City Hall.

During most of the 1880s, Luttrell served as a purser on a number of steamships, including the *Orizaba*, *Senator*, *Idaho*, *Mexico*, *George W. Elder*, *Eureka*, *Los Angeles*, *Queen of the Pacific*, *Corona*, *City of Chester*, and *Pueblo*.

It is not difficult to imagine how Jim Luttrell and Cecilia Brown met, given that four of her brothers were mariners. The couple was married on 16 September 1885 by Rev. George B. Clifford, pastor of the Methodist Episcopal Church of Santa Clara. Oscar Kustel's wife, Florence, acted as a witness.

In the late 1880s, before they built their house on Channing Way, the Luttrells resided at 522 East 15th Street in Oakland. James Luttrell was listed in the 1888 and 1889 Oakland directories as a purser on the steamship *Pueblo*.

²¹ "Jennie Begent and the Kustel Family." <http://www.begent.org/kustel.htm>

²² E.W. Wright, ed. *Lewis & Dryden's Marin History of the Pacific Northwest*, p. 478. Portland, Oregon: The Lewis & Dryden Printing Company, 1895.

Berkeley; owners, J. F. and C. M. Luttrell; architect, Ira L. Boynton; contractors, Lord & Boynton; cost, \$2,000; signed, August 28th; filed, September 2d; December 1, 1889; payments—\$500, frame up; \$500, brown mortar on; \$500, completed; \$500, 35 days.

Figure 57. Contract notice for the Luttrell House (*Cal. Architect & Building News*, 15 Oct. 1889)

In 1890, about the time that the Channing Way house was occupied, James Luttrell became a full-fledged master mariner. At the time, Cecilia's mother was probably living with the Luttrells, since she died in Berkeley in 1892.

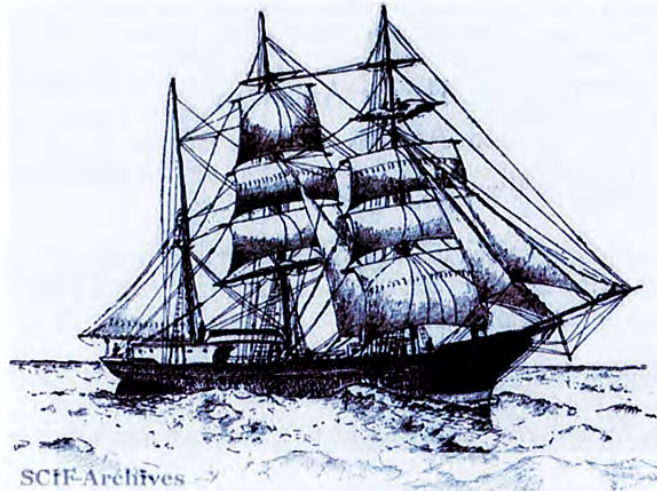


Figure 58. Captain Luttrell's first command, the bark *Helen W. Almy*

Captain Luttrell's first command was the bark *Helen W. Almy*, a ship built in the 1850s that had been recently acquired by Wightman Brothers, produce commission merchants in San Francisco. Some years earlier, the *Almy* had been "dismasted in a gale and put in here [San Francisco] leaking badly, and with her back almost broken. The *Almy* never recovered from that buffeting, and she has always been considered a risky vessel to have anything to do with after that."²³

In this ship, Captain Luttrell made several long voyages, calling at various islands in Polynesia, Micronesia, and Melanesia.

One of his earliest voyages in the *Helen W. Almy* had tragic consequences beyond the captain's control. The ship had been chartered to transport 237 contract workers from the drought-afflicted Gilbert Islands to a British-owned coffee plantation in Chiapas, Mexico, an area with scant local workforce

²³ "Forty Souls Swallowed Up by the Sea." *San Francisco Call*, 23 March 1898, page 1.

resources. Importing the Gilbertese was meant to jump-start the Chiapas economy, yet the year after their arrival, a smallpox epidemic left only 58 alive.²⁴

Other sailings produced stories of a different nature. In September 1894, the *San Francisco Call* published a long article that began as follows:

Captain Luttrell of the bark Helen W. Almy, up a few days ago from Butaritari, is a pretty good story-teller and never fails to bring back with him from the South Seas some narrative worth the reader's while to peruse. This time Captain Luttrell tells of a pretty princess, a half English and half native woman, who rules over the Manua group against her wishes, though her subjects worship her much after the fashion that the Koreans worship their king, or as the Peruvians humbled themselves before the virgins of the sun.

[...]

Captain Luttrell and his wife, who accompanied him on his last trip, were the first white people permitted to interview the Queen, and obtained from her Majesty the story that her life was one of misery in spite of the profound respect shown her by her native subjects. She is a ruler that is compelled to maintain an odious reserve, the sanctity of her dwelling being rigidly preserved by fierce warriors, who stand ready to decapitate the bold intruder who dares to enter the Queen's sacred presence, without first being especially anointed by the spirit fires and summoned by a council of chiefs. [...] ²⁵

The same *Call* issue carried another article with a mention of Captain Luttrell. It reported on the effect that the Wilson-Gorman Tariff Act of 1894 had on the price of coconuts and coconut products.

Mr. Wilson, in a remote corner of his bill, has provided for an assessment of 30 per cent ad valorem on copra and 60 percent on cocoanuts. Wilkins & Co. are stuck for \$7200 duty on inbound nuts bargained for before the tariff went into effect. Captain Luttrell is in the hole for 200 tons of dutiable copra, and other traders are threatened with an avalanche of taxation that would take all the commercial spirit out of a millionaire, much less an unostentatious barterer in oil-producing staples. Nearly six months ago the new oil works²⁶ at Berkeley, scenting profit afar and giving little heed to the shadow of Democratic coming events, sent a special agent to Samoa, Tahiti and other places with instructions to buy up or contract for 100,000 tons of cocoanuts, to be shipped to San Francisco per vessels to be named thereafter by the purchasers. This concern is now in a position to have to pay to the United States something like \$70,000 in duty it did not figure on.²⁷

²⁴ Casey Marina Lurtz. *From the Grounds Up: Building an Export Economy in Southern Mexico*. Stanford University Press, 2019.

²⁵ "A Royal Captive." *San Francisco Call*, 18 September 1894, page 4.

²⁶ The El Dorado Oil Company of West Berkeley was incorporated in February 1893.

²⁷ "Nuts to Crack." *San Francisco Call*, 18 September 1894, page 11.

Line Islands

**338. TRACK CHART OF "HELEN W. ALMY"
EXPEDITION IN VICINITY OF CHRIST-
MAS, WASHINGTON, AND FANNING
ISLANDS. 1894. 1 item.**

**Manuscript chart signed by J. F. Luttrell.
1:725,000. (Filed as 582.36)**

Figure 59. U.S. Hydrographic Office Manuscript Charts record

In 1895, Captain Luttrell refused to go out in the *Helen W. Almy* again. The ship had never stopped leaking, and its hull had become worm-eaten. Luttrell determined that the bark was not likely to survive another long voyage, and that it would cost too much to make her seaworthy. He then acquired an interest in the San Francisco grocery business of J.F. Cunningham & Co., and the firm chartered the schooner *Viking* for his next run.

J. F. Cunningham & Co. have chartered the schooner *Viking* for a voyage to the Southern Seas. For several days they have been attempting to secure the schooner *Vine*, but could not come to terms. The *Vine* is now loading for Central America and the *Viking* is on her way from Mexican ports. Captain Luttrell, the well-known South Sea Island trader, will go out in command of the *Viking*.²⁸

The *Viking* left San Francisco on 15 November 1895. The following May she was given up for lost.

Another San Francisco vessel has to be numbered among the missing. The schooner *Viking* is now a month overdue and the friends of Captain J. F. Luttrell are more than anxious. "Jim," as he is known among the merchants and ship owners, is a cousin of the late Congressman Luttrell, and is one of the best-known South Sea island traders that makes San Francisco his home port.

The *Viking* left here on November 15 last with the following crew: Captain, J. F. Luttrell; mate, Joseph Peterson; second mate, Donald McNae; cook, William Sievers; boy, Kartia; seamen, Peter Anderson, John Johnson and R. Carroll.

From San Francisco the schooner went direct to Fanning Island, and there discharged a large consignment of goods for King Greig. Some copra was taken aboard and then a start was made for Samoa. On January 4 last Captain Luttrell wrote from Apia stating that the next day he would sail for Taputeouea. From that day to this nothing has been heard from either schooner or crew.

From Taputeouea the *Viking* was to have gone to Tarawa and thence to Kusaie in the Carolines. From the latter point there is a bi-monthly mail

²⁸ "Along the Waterfront." *San Francisco Call*, 31 October 1895, page 7.

service to China, and the arrival of the last two steamers has been anxiously looked for by the agents and owners of the vessel. No news came, however, and now the only hope is that the schooner has gone on a coral reef and that the crew has been saved. [...]²⁹

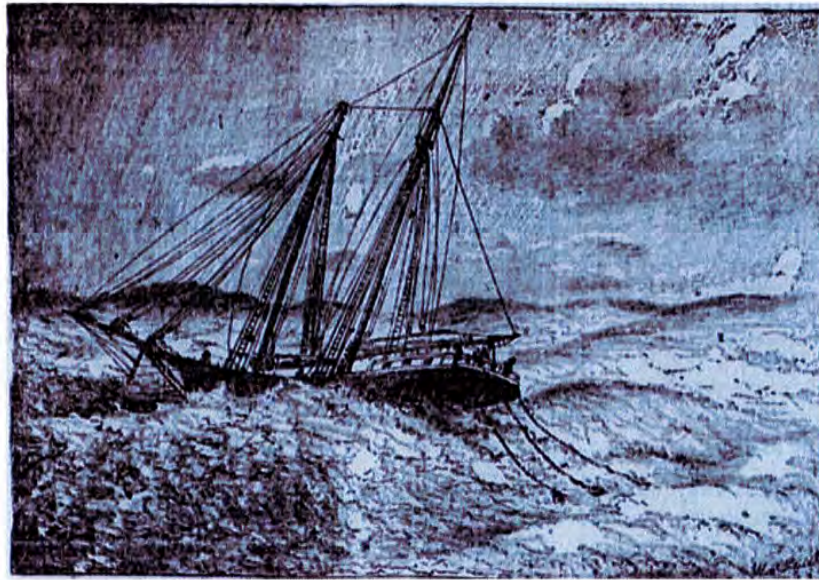


Figure 60. The schooner Viking in the hurricane (SF Call, 6 May 1896)

The *Viking* finally returned on 5 May 1896, docking at Meiggs Wharf in North Beach, where a crowd immediately gathered to welcome home the captain and his wife. The *San Francisco Call* was on hand to report at length on the ship's travails. One paragraph in the long article summarized the hardships faced by Luttrell and his crew:

The trading schooner had a terrible time. She was in three storms, went on the rocks near Kusai and was in a hurricane for three days, during which time not a stitch of canvas could be carried. The provisions began to give out and sooner than run any risks Captain Luttrell spoke the barkentine *Jane A. Falkenberg* and secured extra supplies from her. While the *Viking* was in the hurricane the seas broke all over her at first. Then Captain Luttrell got three oil bags out astern, and although the schooner wallowed in the trough of the sea for three days thereafter not a wave broke aboard. The hull of the vessel is patched up with canvas and the crew all show the signs of their battles with the elements, but then all are in good health and safe in port, and that is a great thing.³⁰

As was his custom, Captain Luttrell brought news from the South Pacific. He reported on the burning of a Catholic Church in the Gilbert Islands; sickness and death among the missionaries; the sudden death of two traders; the strict new

²⁹ "Lost in the Southern Seas." *San Francisco Call*, 2 May 1896, page 5.

³⁰ "Sudden Death and Disasters." *San Francisco Call*, 6 May 1896, page 7.

British High Commissioner in the Gilberts, and Captain Arpad Kustel's blowing his right hand off while fishing with dynamite in Tarawa, where he had settled in the late 1880s.

Just a little over a month following his return from the last arduous voyage, Captain Luttrell set out again, this time in the schooner *Vine*, a young ship launched at Gig Harbor, Washington in October 1890. Again, the sailing was rough. In August 1896, the *San Francisco Call* reported on a letter received from the captain:

Captain Luttrell of the Vine Has a Hard Experience in an Electrical Storm.

The schooner *Vine* has at last reached Central America. She left here on June 11 for the southern seas, but had considerable cargo to land at Champerico and San Jose de Guatemala. At the latter port Captain Luttrell found 5000 tons of Pacific Mail Company freight stored up in warehouses and on the wharf awaiting shipment. In consequence the *Vine* was considerably delayed in getting her consignments ashore.

On July 26 the schooner ran into a hurricane. Three waterspouts passed close to the vessel, and one of them came too close to the bowsprit to be pleasant. A lightning-storm followed, and in his letter Captain Luttrell says the mastheads were like balls of fire. Some of the crew were so affected by the electricity that for days afterward their bodies felt as though they had the prickly heat. The interior of the cabin was painted with white enamel, but the electric fluid took control and all the paneling is now a bright blue. The *Vine* did not steer well, and Captain Luttrell had considerable difficulty in making port.³¹

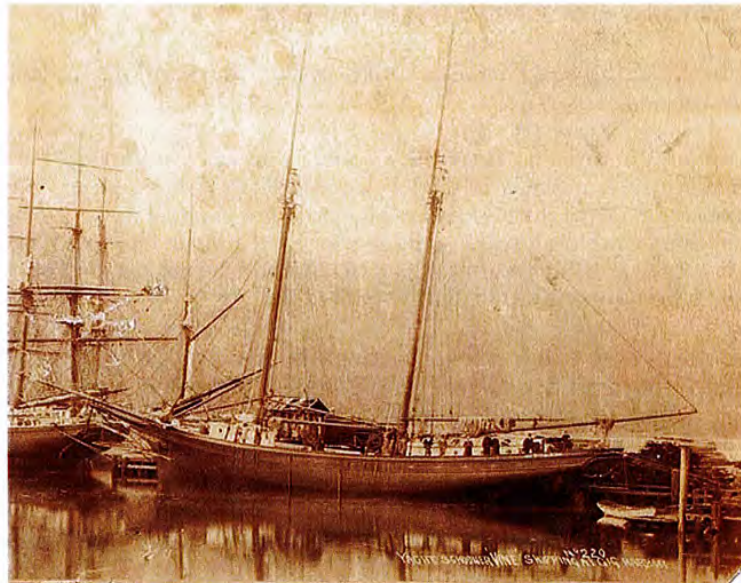


Figure 61. The schooner *Vine* (Washington State Historical Society)

³¹ *San Francisco Call*, 18 August 1896, page 7.

On the 27th of August, the *Call* reported that Luttrell's chronometer had broken down. Unable to borrow a replacement from one of the Pacific Mail Company's ships, the captain would have to go to Puerto San Jose de Guatemala to have his chronometer repaired. Later it transpired that the captain used his watch to navigate to Corinto (presumably in Nicaragua), where he purchased a chronometer.

Six months later, the J.F. Cunningham Company had become very anxious as to the fate of the *Vine*, which had been expected back in December but had not been heard of since leaving Central America. Some of Luttrell's friends in San Francisco suspected that the new chronometer was useless, and that the *Vine* had drifted off course.

Returning on 5 March 1897, nine months since the *Vine's* departure, Captain Luttrell again had plenty of stories to tell, including the following on a conflict between Japan and Spain in the Caroline Islands.

The long overdue schooner *Vine* got in from the Southern Seas last night. Captain Luttrell reports that Spain has another war on her hands, in the Carolines, and that Japan will demand satisfaction for the murder of several of her subjects. It appears that latterly "the little brown men" from the land of the chrysanthemum have had control of all the trade on all the islands. This angered the natives and they took their revenge on the Japanese when the opportunity came. The whole colony was wiped out and now Japanese warships have been sent to the scene of action in order to uphold the honor of the flag.

Other stories with which Captain Luttrell regaled the press were lighthearted anecdotes, such as one about the Samoans' remarkable and not altogether welcome exhibitions of hospitality toward visitors.

On 24 June 1897, the *San Francisco Call* reported that Captain Luttrell was retiring from the sea.

Captain Wirschuleit, late of the schooner *Eureka*, has purchased Captain Luttrell's interests in the J. F. Cunningham Company and will assume command of the barkentine *Sharpshooter* in a few days.

Captain Luttrell is forsaking the sea for good and all. His wife has been a very sick woman for months past, and now he has decided to remain at home and give her all his spare time.

The Luttrells had no children of their own. In the early 1890s, they adopted Cecilia's niece, Trotwood Irma Kustel (1879–1962). Trotwood was one of five children born to Oscar and Florence Ada (Hinkley) Kustel. In May 1891, Captain Kustel was granted a divorce from his wife on the ground of "willful desertion" and was given custody of Trotwood and her brother Alexis.³² The following year, 57-year-old Oscar married 24-year-old Jennie Begent. When Florence died in 1896, Oscar also assumed responsibility for his youngest child, Etelka. As Captain Kustel lived permanently on his ship, the *Hawaiian Isles*, his three surviving children were scattered to different locations for their education.

³² "Severed Ties." *San Francisco Call*, 13 May 1891, page 3.

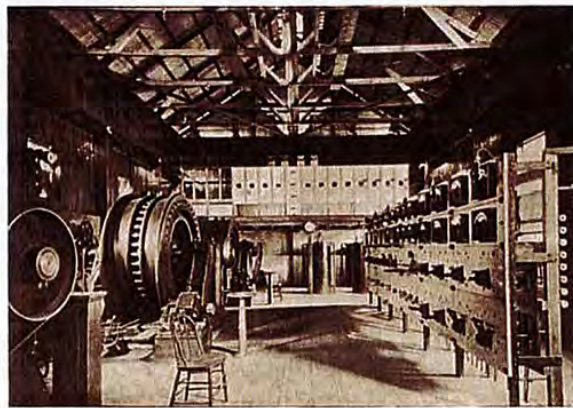
Trotwood, nicknamed "Trottie," had been adopted by the Luttrells and presumably completed her schooling in California, although no information has been found concerning her education. The following newspaper anecdote places the 16-year-old Trottie on the *Hawaiian Isles*, bound for Australia in April 1896.

Captain Kustel of the Hawaiian Isles is a noted bicyclist. His wife and daughter vie with him in the sport, and it is whispered that Mrs. Kustel is the better rider of the two. Miss "Trotie" Kustel is also a good rider, and as all three have their bikes with them, the Australians will be treated to an exhibition of skillful riding when the Hawaiian Isles reaches Sydney. It is said along the front that during the voyage Captain Kustel will have the decks cleared for action every morning, and that he and his wife and daughter will take a spin before breakfast.³³

Although the Luttrells owned the house at 2328 Channing Way for 16 years, they did not live in it continuously. The 1895 Berkeley city directory listed James Luttrell as having moved to Patchen, in the Santa Cruz Mountains. He was absent from the 1896 and 1897 Berkeley directories but was listed again in 1898. In fact, by then he was living in Marysville, having embarked on a new career as general manager of the Yuba Power Company.

Incorporated on 27 October 1897, the Yuba Power Company built a 1,500-horsepower plant in Dry Creek Canyon, Yuba County. In April 1898, this plant began delivering electric power to the nearby Brown's Valley mines, as well as to the City of Marysville.³⁴

In its May 1898 issue, the *Journal of Electricity* devoted 14 pages to describing the company, its capitalization, directors, facilities, and personnel, including this detail: "The commercial features of the system are handled by Captain J. F. Luttrell, local manager for the Company at Marysville."³⁵



INTERIOR OF THE GENERATING STATION.

Figure 62. The Yuba Power Company's generation station (*Journal of Electricity*)

³³ "Captain Kustel of the Ship Hawaiian Isles Is an Enthusiastic Bicyclist." *San Francisco Call*, 17 April 1896, page 7.

³⁴ Historic American Engineering Record: Colgate-Oakland Transmission Line. HAER No. CA-190. National Park Service, 1998.

³⁵ "The Yuba-Marysville Transmission." *The Journal of Electricity*, Vol. V, No. 8, May 1898, p. 117.

In addition to his other activities, James Franklin Luttrell was a high-ranking Freemason. His 1896 entry in the California Chapter No. 5 (San Francisco) indicated that he was a Mark Master. He also belonged to the Durant Lodge in Berkeley and was listed among the Masters, along with a number of other leading citizens (e.g., Samuel Heywood).

After moving to Marysville, Captain Luttrell was an officer of the Marysville Masonic Council, No. 3, where he was first listed as Captain of the Guard and later as Principal Conductor of Work. According to one of his obituaries, he attained the 30th degree of Freemasonry, known as Knight Kadosh.

Captain Luttrell died of pneumonia on 4 November 1899. He was 41 years old.

Captain Luttrell Dead

Marysville, Nov. 4.—Capt. J. F. Luttrell, manager of the Yuba Electric Power company, died here today from an attack of pneumonia. He was a nephew of ex-Congressman Luttrell of Stockton, a Thirty-degree Mason, and quite prominent in this vicinity. He leaves a widow and adopted daughter.³⁶

Obituary

CAPT. J. F. LUTTRELL died at Marysville, Cal. on November 4th, from pneumonia, after a very brief illness. At the time of his death he was general manager for the Yuba Power Company, with headquarters at Marysville, and though not generally known in electrical or engineering circles, those who were so fortunate as to have made his acquaintance will always cherish his memory as being that of one who was possessed of all that goes to make man loved and esteemed by his fellow men.³⁷

On 6 November 1899, the *Berkeley Daily Gazette* informed that Captain James F. Luttrell will be cremated the following day at the Odd Fellows Crematory in San Francisco, and that funeral services will be held at 9 am in Masonic Hall, Odd Fellows Building in Berkeley, under the auspices of Durant Lodge, No. 268. His ashes rest in the San Francisco Columbarium, in the Inner Richmond District.

In his will, which he had made in Berkeley on 11 April 1894, using his *Helen W. Almy* letterhead, Captain Luttrell left all his property to his wife Cecilia, adding, "I will nothing to my daughter Trotwood, knowing that my wife will provide for her in a manner satisfactory to me. I appoint my wife executrix of this will, without bonds."

The widowed Cecilia did not return to Berkeley after the captain's death. She and Trotwood eventually moved to Marin County. The house at 2328 Channing Way was rented to Thomas F. and Jennie McAvoy.

³⁶ *Los Angeles Herald*, 5 November 1899, page 2.

³⁷ *The Journal of Electricity, Power and Gas*, Vol. VIII, No. 6, December 1899, page 137.

Thomas F. & Jennie L. McAvoy

Thomas Francis McAvoy (1852–1945), a mining engineer, was born in Massachusetts to Michael and Margaret McAvoy, Irish immigrants. His father was a shoemaker. When Thomas was still a child, the family moved to Minnesota, where Thomas eventually met and married Jennie Lind Pride.

The McAvoy, their daughter Minnie, and Jennie's twice-widowed mother, Minerva M. Sawyer, were enumerated in their residence at 2328 Channing Way in the 1900 U.S. Census. They were listed in the Berkeley city directories as living at this address from 1899 to 1906 and vacated the house when Cecilia Luttrell sold it to Aaron and Etta Goodfriend.

Aaron Isaac & Etta B. Goodfriend

Born in Hungary, Aaron Isaac Goodfriend (1860–1950) had an unusual life, as recounted in the following article published in the *Butte Daily Post* on 3 October 1898:

HAS AN INTERESTING HISTORY.

Rev. A. I. Goodfriend, the New Pastor of Immanuel Church

Reverend A. I. Goodfriend, the new pastor of Emmanuel Presbyterian Church, has an interesting history. He is a Hungarian by birth, American by adoption, a Hebrew by descent (of the lineage of Aaron, the first high priest, and of the tribe of Levi), and a Christian by conviction.

Since the early ages of the world few conversions of the Jews have been recorded. Rev. Mr. Goodfriend was converted at the early age of 16 years at Pittsburgh, Pa., and was ordained a minister of the gospel 12 years later. He landed in New York alone from his native Hungary. The sacrifices he was obliged to make to obtain an education would make an interesting volume. He graduated with high honors from the Grove City and Allegheny theological colleges and paid for his tuition by teaching and other pursuits. In his college days he was known as the boy preacher and long before his ordination he traveled from village to village spreading the Gospel of Christ.

After his graduation he was chosen for work in the great west and was assigned his first pastorate in the Grayton Valley, Dakota. From there he was sent to California and some years later to Goldendale, Wash. In the latter place a magnificent church stands as a monument to his unselfish and untiring efforts in the cause of Christianity. In Goldendale he also founded the Goldendale academy, a non-sectarian institution, which is today one of the leading institutions of learning in the state. [...]³⁸

GOODFRIEND, Aaron I., *White Sulphur Springs, Mont.*—Born, Tot Jesztreb, Hungary; Stud. in Europe and Ag. C., Pa.; Stud. Theol. from childhood; Ord. by Cong. Council of North Dakota; served the following Chs.: Inkster, N. D.; Drayton, N. D.; Walnut Creek, Cal.; S. S. White Sulphur Springs, Mont.—

Figure 63. Entry in the *Presbyterian Church Ministerial Directory*, 1898

³⁸ <https://www.findagrave.com/memorial/197076868>

Aaron Goodfriend married Etta Bell Miller (1864–1944), a native of Pennsylvania, on 3 July 1888. The couple had three children: Philo, Pliny, and Natalea, born in North Dakota in 1889, 1891, and 1893, respectively.

In August 1894, when Rev. Goodfriend was visiting the Bay Area for a meeting of the Presbyterian Ministerial Union, the San Francisco *Morning Call* reported that he was stationed in Klamath Falls. Rev. Goodfriend preached in Berkeley on 12 August: “Rev. A. I. Goodfriend, a Christian Jew, occupied the pulpit of the North Berkeley Congregational Church yesterday.”³⁹

The 1900 U.S. Census enumerated the Goodfriend family in Dallas, Oregon. Aaron’s occupation was listed as Minister of the Gospel.

Aaron Goodfriend first made an appearance in the Berkeley city directory in 1905 as an employee of the real-estate firm W.J. Mortimer & Co, residing in Crockett. The following year, the Goodfriends were listed as residents at 1725 Euclid Avenue, Berkeley.

A. I. Goodfriend was assessed for 2328 Channing Way from 1906 through 1910. He was listed in the Berkeley city directory at this address from 1907 through 1909. Throughout his residence in Berkeley, Goodfriend worked for Walter J. Mortimer as a real-estate salesman. By 1910, He was living in Riverside, Southern California, and running his own real-estate firm. He continued in this business in Santa Monica. Aaron and Etta Goodfriend died in Los Angeles.

Joseph & Louise Mayo

Joseph and Louise Mayo were both born in Illinois. Before coming to Berkeley about 1910, they resided in Martinez, where Mr. Mayo was the president, general manager, and purchasing agent of the Contra Costa Electric Light & Power Company, which he had incorporated in 1899. The company distributed power in Martinez, Antioch, Port Costa, Crockett, Valona, Concord, and Pacheco, and had a city contract for street lighting in Martinez. In 1910, the company was acquired by Pacific Gas & Electric Co., and Joseph Mayo became superintendent.

The Mayos had three children, two of whom, Agnes and Herbert, had reached college age by the time of the move to Berkeley. The family was first listed at 2328 Channing Way in 1911 and still resided there in 1920.

Short-Term Residents in the 1920s and ‘30s

During the first half of the 1920s, the Luttrell House was home to Jay W. Adams, a railroad employee, his wife Martha and their daughter Nina.

In the late 1920s, the house was home to Arthur Prisco, a commercial artist who soon went to work as a clerk for the Oakland Post Office.

During the early years of the Depression, the Luttrell House appears to have become a rooming house. In 1934, five people registered to vote at this address, of whom two were a married couple, and the other three were unrelated to the couple or to each other.

In 1935, the house was acquired by Earl and Ella Squires. It remained under Squires family ownership for 52 years.

³⁹ The San Francisco *Morning Call*, 13 August 1894, page 8.

Earl E. & Ella M. Squires

Earl Ernest Squires (1891–1976) spent his entire career working for the University of California, mostly as a stationary engineer in the campus power plant. At the age of 19, he was first enumerated in the U.S. Census as an electrician for the university. He was then living with his parents, four siblings, and maternal grandmother in a rented house at 2229 Telegraph Avenue, an area now occupied by Sproul Hall. The family was newly arrived from North Campbell, Missouri, where they had lived on a farm, and where Earl's father, Frank B. Squires, had worked as a locomotive engineer,⁴⁰ later switching to construction engineering.

In 1913, Earl Squires married Ella Brugger (1890–1970), who had also grown up in North Campbell, Missouri. By June 1917, when Earl claimed exemption from the World War I draft, the couple had two small sons, William and Robert. Their daughter, Eleanor, was born in 1919.

In the 1920s, after living in a series of rented houses, Earl and Ella purchased a bungalow at 2415 Valley Street, in South Berkeley. Earl's parents resided two doors to the north, at 2405 Valley Street. Frank Squires was now working as a stationary engineer as well, while Earl's mother, Geneva, was a Christian Science practitioner.

In 1942, when he registered for the World War II draft at age 51, Earl Squires was still working for the university. He had been there long enough to have worked in both the 1904 brick power plant designed by John Galen Howard and its replacement at the west end of the campus.

Earl and Ella Squires lived in the Luttrell House for the rest of their respective lives. Six years after his wife's death and three years before his own, Earl Squires transferred the deed to this property to his daughter, Eleanor, and her husband, Clarence Stacy. The couple held on to it until 1987, at which time they sold it to Efraim Wyeth, the son of David Apfelbaum, founder of San Francisco's famed David's Delicatessen.

In 1990, Wyeth submitted an application for a use permit and variance, proposing to raise the house to 40 feet, 6 inches by adding a third story at the ground level (see proposed elevations in Fig. 64).

The project summary included this sentence: "The structure is listed as a State Historical Resource."

Nevertheless, the Planning Department issued a proposed negative declaration stating, "It is hereby declared that the project described below will not have a significant effect on the environment based on the Initial Study prepared according to CEQA guidelines."

The Zoning Adjustments Board held a public hearing on 30 May 1991.

The proposed expansion project was never realized. Left over from the Wyeth era are the lunette windows in the attic.

Four subsequent sets of owners acquired the house between 1992 and 2019.

⁴⁰ 1900 U.S. Census.

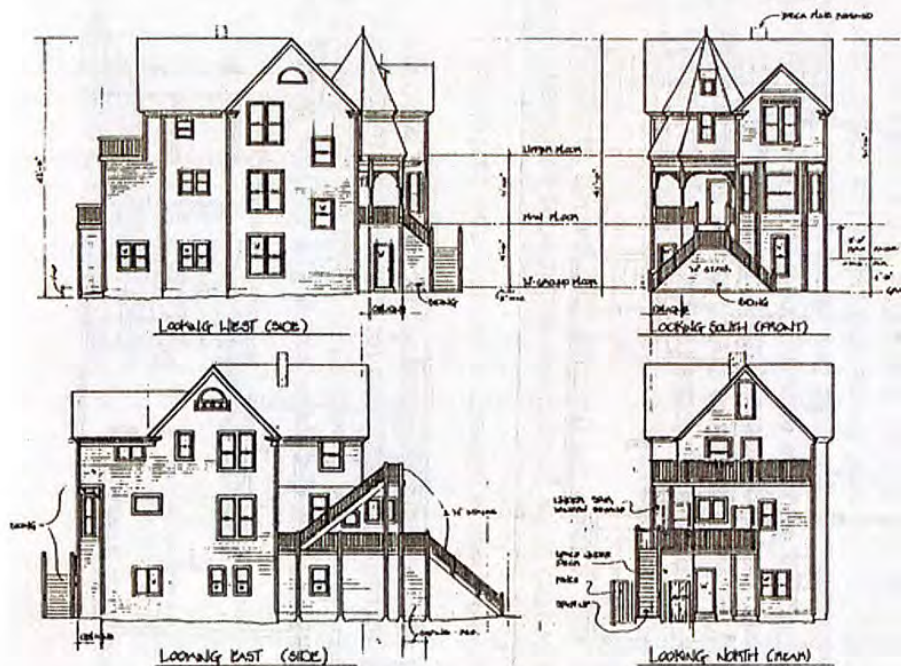


Figure 64. Wyeth expansion project elevations, 1990

16. Context

The proximity of the College Homestead Association tract to the UC campus made it an ideal location for early churches. Assessor's Block 1883, where the Luttrell House is located, faces two of those churches. First Congregational Church, founded in 1875, has been at its present location since 1884. First Presbyterian Church, founded in 1878, moved to its current location in 1906.

UC Berkeley has never provided on-campus housing for its students. The Southside's proximity to the campus turned it into a natural student-housing district. The nature of this housing has evolved over the years. In the 19th- and early 20th centuries, students usually lived with their parents in single-family residences or in fraternity and sorority chapter houses. Later, students began rooming in households not their own. Many single-family homes on the Southside were eventually converted into rooming houses, while others were turned into apartments or demolished to make way for apartment buildings, dormitories, and institutional buildings.

The ever-growing student enrollment at UC Berkeley and the resulting chronic housing shortage are exerting increasing pressure on the remaining Southside historic resources.

On Assessor's Block 1883, where the Luttrell House is located, at least two-thirds of the area are now occupied by institutional structures. These include the UC Ellsworth Parking Structure and Channing Tennis Courts, located on the

western half of the block; UC's Haste Street Child Development Center at 2339 Haste Street; and an Alzheimer Services of the East Bay adult day-care facility at 2320 Channing Way, adjacent to the Luttrell House.

The rest of the block comprises apartment buildings and single-family residences converted to apartments or rooming houses.

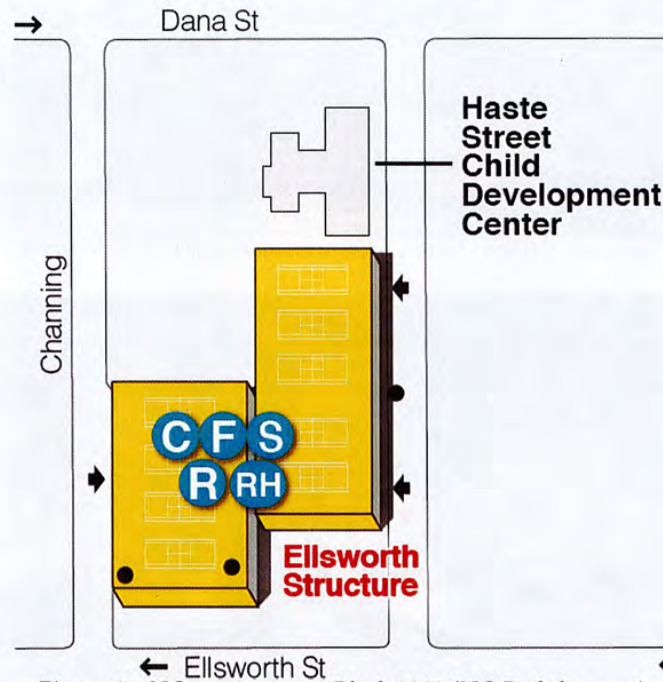


Figure 65. UC structures on Block 1883 (UC Berkeley map)

Current neighborhood streetscapes



Figure 66. Channing Way, looking east



Figure 67. Luttrell House & institutional properties to the west



Figure 68. Proposed development across Channing Way



Figure 69. Haste Street, looking east



Figure 70. Dana Street, looking south

Historic buildings replaced by UC facilities

The following photos from the Ormsby Donogh files in the BAHA archives record buildings that used to stand on the sites of the current UC facilities on the block.



Figure 71. 2300 (right) & 2308 Channing Way (Donogh)



Figure 72. 2310 Channing Way (Donogh)



Figure 73. 2318 Channing Way (Donogh)



Figure 74. 2315 Haste Street (Donogh)

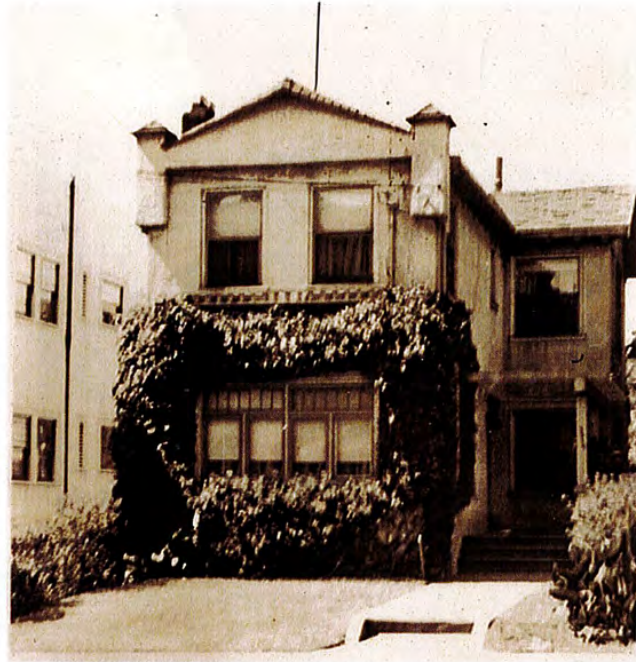


Figure 75. 2317 Haste Street (Donogh)



Figure 76. 2319 Haste Street (Donogh)



Figure 77. Henry L. Whitney House (c. 1882), 2325 Haste Street (Donogh)



Figure 78. 2331 Haste Street (Donogh)



Figure 79. 2331 & 2335 Haste Street (Donogh)



Figure 80. Adam Mertz House (c. 1882), 2337 Haste Street (Donogh)

Buildings that stood on the block in 1894

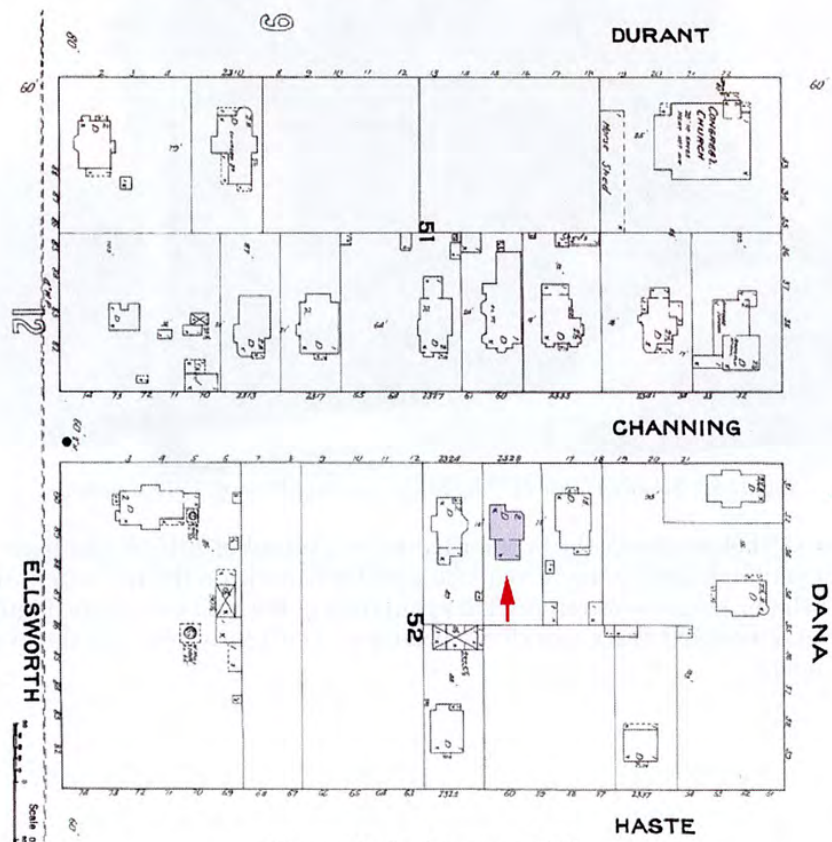


Figure 81. Sanborn map, 1894

The Sanborn map above shows the buildings that stood on Assessor's blocks 1883 and 1884 in 1894. With the exception of the First Congregational Church on

the southwest corner of Durant Avenue and Dana Street, all principal buildings were single-family homes.

A few photographs of some of those early buildings survive in the Ormsby Donogh files housed in the BAHA archives.

On the 2300 block of Haste Street, Figure 77 shows the Henry L. Whitney House (c. 1882) at 2325 Haste Street, and Figure 80 shows the Adam Mertz House (c. 1882), 2337 Haste Street.

On the 2300 block of Channing Way, Figure 82 shows the Peter & Philippina Schafer House (1890), 2332 Channing Way, in 1939. The 1894 Sanborn map shows this house as a one-story cottage. The photograph below reveals a Victorian to which a second story and portico in the Colonial Revival style were added in 1905.⁴¹



Figure 82. Schafer House (1890), 2332 Channing Way, in 1939 (Donogh)

Figure 83 below shows the Schafer House in December 2016. It had been raised but still retained some recognizable historic fabric on the two upper floors.

The Schafer House was remodeled again during the past two years. Figure 84 shows the remodeled and expanded building as it currently appears, shorn of all historic detail.

⁴¹ Information provided to BAHA staff in the 1980s by Anna Love Wucher, who grew up in the Schafer House and was still living in it. Two generations of the Love family owned and resided in this house from 1892 to 1986.



Figure 83. Schafer House (1889-90), 2332 Channing Way, in 2016 (Google Street View)



Figure 84. Schafer House (1889-90), 2332 Channing Way, in 2020

On the west side of the Luttrell House, an 1890 speculative Victorian built by Edward E. Perley at 2324 Channing Way disappeared between 1911 and 1929. The 1950 Sanborn map shows the site as a tennis court. The site is now occupied by a medical facility (Wurster, Bernardi & Emmons, architects, 1951).

On the corresponding Dana Street frontage, the James A. Squires House (1892-93) at 2400 Dana is still standing with an almost intact exterior (the interior has been divided into apartments).

Less fortunate was a remarkable house built by James A. Squires in 1894 at 2406 Dana Street (Fig. 86). It served as the first home of the Palomar Club in 1905-1909 and was later demolished and replaced with a 1975 triplex (Fig. 87).



Figure 85. James A. Squires House #1 (1892–93), 2400 Dana Street, in 1939 and 2020



Figure 86. Squires House #2 (1894), 2406 Dana Street (Donogh)



Figure 87. A 1975 triplex at 2406 Dana Street, 2020



Figure 88. 2402-2404 (r) & 2406 Dana Street

Buildings that stood on the block in 1903

The Sanborn map below (Fig. 89) shows the buildings that stood on Assessor's Block 1883 in 1903. In the nine years that elapsed since the previous map had been issued, three new structures went up on Channing Way of which only one remains—albeit in another form—at 2336 Channing Way. Constructed as a single-family dwelling for George F. Earle (George Frederick Estey, designer-builder, 1894), it was acquired by Frank and Clarilla Duffy, who divided it into six apartments in the 1920s, then transformed it in 1936 into the Francis Wood Apartments, a stucco-clad, three-story, nine-unit building (Figs. 90, 91).



Figure 89. Sanborn map, 1903

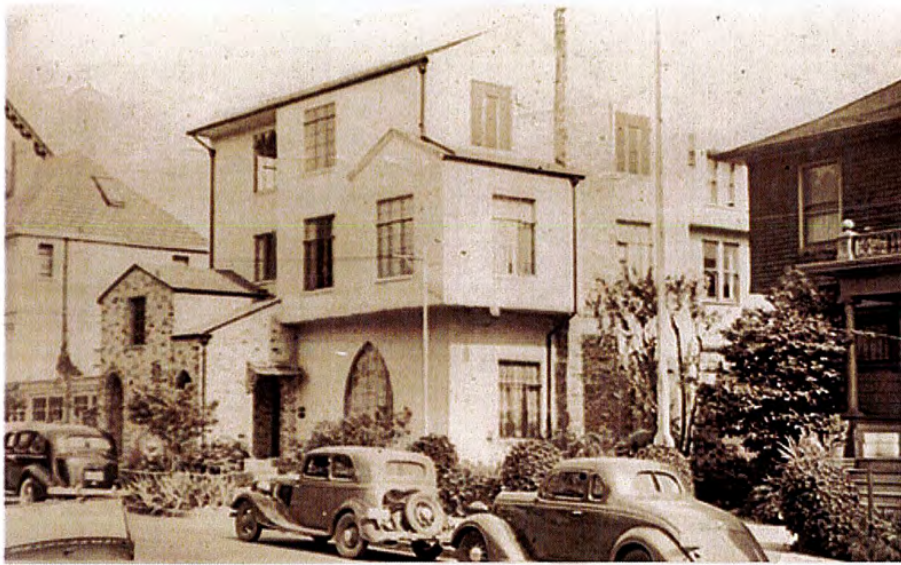


Figure 90. Francis Wood Apartments, 2336-38 Channing Way, in 1939 (Donogh)



Figure 91. Francis Wood Apartments, 2336-38 Channing Way, in 2020

James A. Squires' third building on his Dana Street property, a pair of flats constructed in 1901 at 2402-2404 Dana (no historic photo available), gave way to the 1977 townhouses shown below.



Figure 92. Townhouses at 2402-2404 Dana Street

A brown-shingle Colonial Revival house built for UC graduate Miss Muriel Eastman in 1902–03 is still standing at 2414 Dana Street, but like the Schafer House around the corner, it's been transformed in stages and has finally become unrecognizable, after a recent expansion remodel stripped away all vestiges of its original appearance (Figs. 93, 94, 95, 96).



Figure 93. Muriel Eastman House (1902–03), 2414 Dana Street (Donogh)



Figure 94. 2414 Dana Street in 2011



Figure 95. 2414 Dana Street in 2020



Figure 96. 2414 (left) & 2418 Dana Street, seen from Haste Street

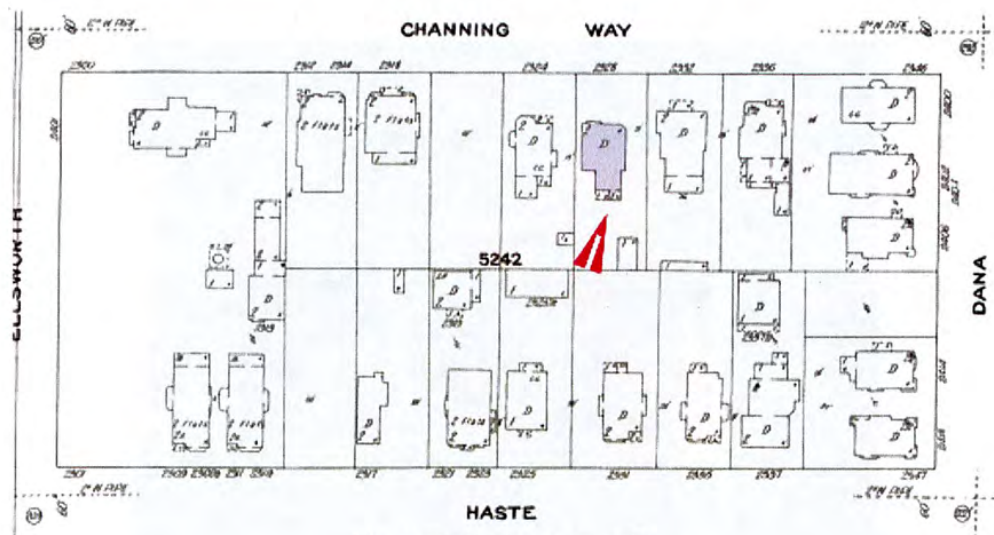


Figure 97. Sanborn map, 1911

By 1911, all but one of the surviving historic structures on Assessor's Block 1883 had been built. The Edward C. Bank residence, a brown-shingled Colonial Revival house at 2418 Dana Street (Figs. 98, 99) was first assessed in 1904.



Figure 98. Edward C. Bank House (1903–04), 2418 Dana Street, in 1939 Street (Donogh)



Figure 99. Edward C. Bank House, 2418 Dana Street, in 2020

At the other end of the block, Martha E. Sell constructed a pair of adjacent gable-roofed, brown-shingle buildings, each consisting of two flats, at the southern edge of her large parcel (Fig. 100). One of this pair has been demolished.



Figure 100. Martha E. Sell Flats, Haste Street (Donogh)

Martha E. Sell's companion brown-shingle building at 2309 Haste Street still stands between a 1940 apartment building on the corner of Ellsworth Street and the UC parking structure.



Figure 101. Martha E. Sell flats, 2309 Haste Street

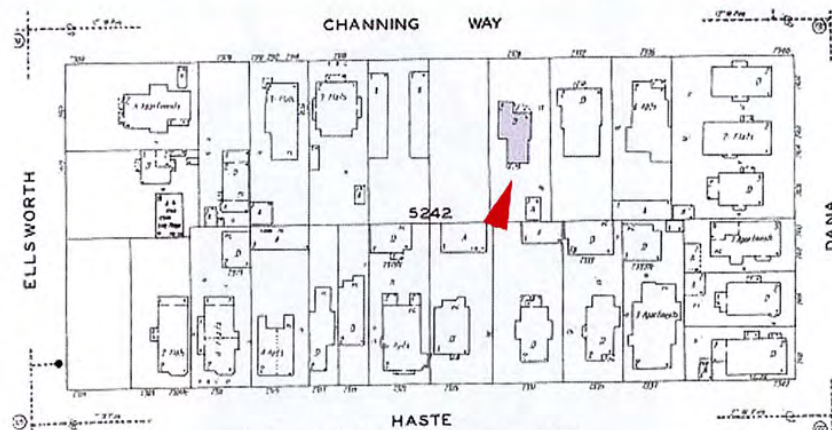


Figure 102. Sanborn map, 1929

The 1929 Sanborn map reveals a fully built-up block, minus the 1890 Victorian that used to stand at 2324 Channing Way. This map shows the last early 20th-century building erected on this block that is still standing. It is the apartment house that George W. Patton designed and built in 1913 for Eva M. Richardson at 2410 Dana Street.



*Figure 103. Apartments for Eva M. Richardson (George W. Patton, 1913),
2410 Dana Street (Donogh)*

The Richardson apartments feature balconies with pullout beds of the type that Patton had designed for the Treehaven Apartments (1909) at 2523 Ridge Road. Like its neighbors, this building has undergone progressive degradation, including alteration of the window profiles and the recent loss of the top balcony (Figs. 104, 105).



Figure 104. Balconies at 2410 Dana Street, 2007



Figure 105. 2410 Dana Street in 2020

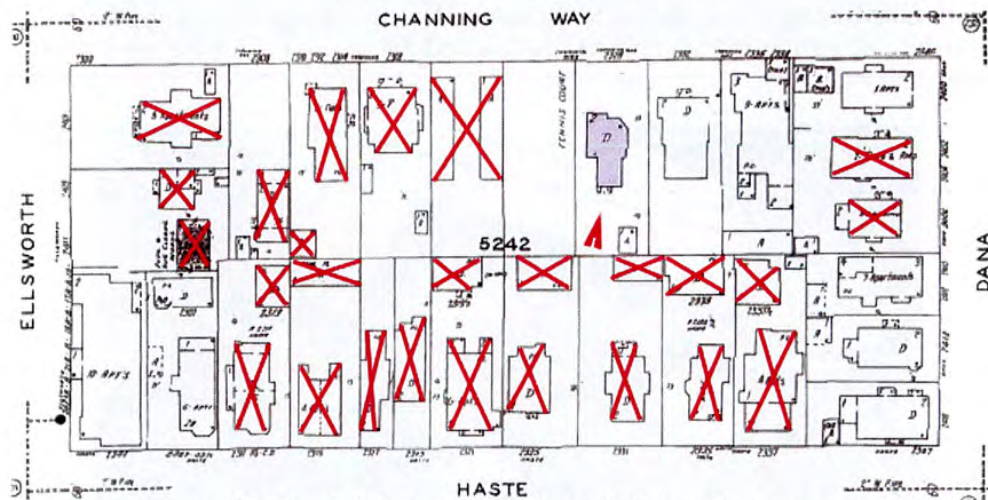


Figure 106. Demolished structures in the past 70 years (Sanborn map, 1950)

The Sanborn map above shows the extent to which this historic block has been decimated since 1950. The Luttrell House stands unique among its neighbors as the least altered building, as well as the oldest surviving structure.



Figure 107. The Luttrell House in 1939 (Donogh)

17. Significance

Consistent with Section 3.24.110A.1.a., the James F. & Cecilia M. Luttrell House possesses architectural merit. Built in 1889 in the Queen Anne style, it is the earliest surviving and best-preserved building among very few documented as having been designed by Ira Alton Boynton, a pioneer Berkeley builder-contractor who was active here between 1877 and 1900, and who constructed major past landmarks, such as the Peralta Park Hotel.

The Luttrell House is an excellent example of the Queen Anne style and retains the vast majority of its original façade elements. It is distinguished by north-, east-, and west-facing gables featuring boxed eaves and returns; an asymmetrical façade with a projecting gable over a two-story bay; a two-level hexagonal turret with windows; a polygonal corner porch with arched openings; and various façade ornaments as detailed in the Features to Be Preserved section, pp. 15–16.

Consistent with Section 3.24.110A.1.c., the Luttrell House is worth preserving for the exceptional values it adds to the neighborhood fabric. It is the oldest structure standing on Block 5 of the College Homestead Association tract, as well as the least altered one. The vast majority of the historic structures on this block have been demolished, and the few remaining—with one exception—have been significantly altered. Over two-thirds of the block's area are now occupied

by institutional structures, including a large parking facility. The Luttrell House is a rare vestige of the block's early days.

Consistent with Section 3.24.110A.4., the Luttrell House has historic value. It was designed and built by Ira A. Boynton, who played a meaningful role in Berkeley's business, finance, municipal politics, and fraternal circles. In addition to his building activities, Boynton served as a Justice of the Peace, co-founded a bank, and was a charter member and leader of the local Odd Fellows' lodge.

The Luttrell House was built for Captain James Franklin Luttrell (1858–1899) and his wife, Cecilia (1856–1934). The captain was a well-known figure in Pacific maritime circles, and his name frequently appeared in the San Francisco newspapers during the 1890s. Commanding trading ships on the South Pacific islands route, Captain Luttrell served as an important source of news about activities in the South Seas islands and reports on other captains and ships plying the Pacific Ocean. Mrs. Luttrell accompanied her husband on some of his voyages.

The Luttrell House is listed in the State Historic Resources Inventory with the status code 3S (Appears eligible for the National Register as an individual property through survey evaluation). It retains integrity of location, design, materials, setting, feeling, and association.

Historic Value: City Yes Neighborhood Yes
Architectural Value: City Yes Neighborhood Yes

18. Is the property endangered? All older properties on the Southside appear to be at risk of alteration or demolition.

19. Reference Sources:

Alameda County assessment records — BAHA archives.

Berkeley & Oakland directories — BAHA archives, Berkeley Historical Society, Ancestry.com.

Block files — BAHA archives

Sanborn Fire Insurance Maps — BAHA archives.

Assessor's maps — Alameda County Assessor's Office.

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

Ormsby Donogh files — BAHA. archives

Nelson, Marie. *Surveys for Local Governments — A Context for Best Practices*. California Office of Historic Preservation, 2005. [http://ohp.parks.ca.gov/pages/1054/files/Survey Savvy CCAPA.pps](http://ohp.parks.ca.gov/pages/1054/files/Survey_Savvy_CCAPA.pps)

20. Recorder:

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Date: March 2020