



Office of the City Manager

INFORMATION CALENDAR
September 30, 2025

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: Landmark Preservation Ordinance Notice of Decision: 2939 Dwight Way/#LMIN2020-0007

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has designated the subject property as a Landmark. This action is subject to a 15-day appeal period, which began after the notice was mailed on September 15, 2025.

BACKGROUND

BMC/LPO Section 3.24.190 allows the Council to review any action of the Commission in granting or denying Landmark, Structure of Merit, or Historic District status. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by September 30, 2025. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation and discretionary alteration reviews by staff and LPC provide 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

Allison Riemer, Senior Planner, Planning and Development, 510-981-7433

Attachments:

1: Notice of Decision – #LMSAP2020-0007/2939 Dwight Way



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

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

DATE OF BOARD DECISION: August 7, 2025
DATE NOTICE MAILED: September 15, 2025
APPEAL PERIOD EXPIRATION: September 30, 2025
EFFECTIVE DATE (Barring Appeal or Certification): October 1, 2025¹

2939 Dwight Way – Smyth Fernwald House

Landmark application #LMIN2020-0007 for the consideration of City Landmark or Structure of Merit designation for a residential property constructed circa 1868 and remodeled in 1911 (APN: 055-1853-032-06)

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

- **City Landmark** designation
 - **Property Owner:** Regents of the University of California
1111 Franklin St 6
Oakland, CA 94607
 - **Applicant:** Leila Moncharsh
5707 Redwood Rd, Suite 10
Oakland, CA 94619

ZONING DISTRICT: Restricted Multiple-Family Residential, Hillside Overlay (R-2AH)

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 15-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
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ENVIRONMENTAL REVIEW STATUS: Not subject to review under the California Environmental Quality Act (“CEQA”) pursuant to the common sense exemption, because it can be seen with certainty that there is no possibility that the City Landmark designation may have a significant effect on the environment. (CEQA Guidelines Section 15061.(b)(3) “Review for Exemptions.”)

The application materials for this project is available online at:

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

FINDINGS AND APPLICATION MATERIALS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 6-0-0-2

YES: CRANDALL, ENCHILL, FINACOM, GREENE, MONTGOMERY, ORBUCH

NO: NONE

ABSTAIN: NONE

ABSENT: PLESE, SCHWARTZ

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

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

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk’s telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to ‘City of Berkeley’):
 - a. The basic fee for persons other than the applicant is \$3,000. This fee may be reduced to \$1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted

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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 all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

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

ATTACHMENTS:

1. Findings and Conditions
2. Landmarks Application

ATTEST:



Allison Riemer, Secretary
Landmarks Preservation Commission

cc: City Clerk
Leila Moncharsh, 5707 Redwood Road, Suite 10, Oakland, CA 94619
Regents of the University of California, 1111 Franklin St 6, Real Estate Services, Oakland, CA 94607

Attachment 1, part 2

Findings for Designation

AUGUST 7, 2025

2939 Dwight Way – Smyth Fernwald House

Landmark application #LMIN2020-007 for the consideration of City Landmark or Structure of Merit designation for a residential property constructed circa 1868 and remodeled in 1911 (APN: 055-1853-032-06)

PROJECT DESCRIPTION

City Landmark designation of the property at 2939 Dwight Way

CEQA FINDINGS

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

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110(A)(1)(b) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2939 Dwight Way meets the architectural value criterion for City Landmark designation for being a work of master architect Julia Morgan and as an outstanding example of Tudor Revival design in a First Bay Tradition residence as reflected in its half-timber exterior, varied massing, Tudor-arched windows and moldings, and ornamental chimneys along with its natural setting, trellised porch, exterior porches, and broad heavy timber eaves.
2. Pursuant to BMC Section 3.24.110(A)(4) of the LPO, the Commission also finds that the property at 2939 Dwight Way meets the historic value criterion for City Landmark designation since it is the oldest surviving building in Berkeley's oldest surviving development tract, and for its association with the life and work of local inventor William Henry Smyth, who held over forty patents for machines used in several key California industries. Smyth is also significant locally for his association with scientific and technical societies and was an honorary member of the UC Faculty Club. He owned the property beginning in 1895 and was responsible for developing its landscape, expanding the house to its current configuration, and deeding the property to UC Berkeley.

FEATURES TO BE PRESERVED

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

Property

- Location at the northwest side of Smyth Road at Hillside Avenue
- Setting in a neighborhood at the base of the Berkeley Hills, south of UC Berkeley's campus
- Original stone walls by Smyth along Hillside Avenue
- Intact creek landscape along the northern edge of the property
- The wisteria vines near the pergola at the rear of the property
- The placement of the house within an informal grove of trees, including Coast Live Oaks and Monkey Puzzle trees (*Araucaria araucana*)

Residence

- Exterior elevations, with primary (south) elevation
- Half-timber exterior details
- Cast stone Tudor arch window details
- Entry porch on south elevation with arched opening
- Corbelled brick chimneys
- Trellised porch at southwest corner
- Third floor belvedere tower
- West balcony
- Irregular roof plan
- Broad heavy timber eaves
- Original wood windows, including large flattened-arch window with fanlight and west elevation windows with intricate wood transoms
- Basement level arched openings

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

Smyth Fernwald House
2939 Dwight Way
Berkeley, California



Photo of the main façade taken from southeast by John Bernstein 2024

1. **Street Address:** 2939 Dwight Way
County: Alameda **City:** Berkeley **ZIP:** 94720
2. **Assessor's Parcel Number:** Near 55-1856-8 (Batchelder Tract, Block B, lot 8) City record GIS Portal shows 55-1853-32-6 for the 2939 Dwight Way address.
Dimensions: 50 feet by 70 feet
Cross Streets: Hillside Avenue and Dwight Way (on old, abandoned Fernwald Street, 200 feet north of Dwight Way)
3. **Is property on the State Historic Resource Inventory?** No **Is property on the Berkeley Urban Conservation Survey?** No
Form #
4. **Application for Landmark Includes:**
 - a. **Building(s):** Yes **Garden:** No **Other Feature(s):** No
 - b. **Landscape or Open Space:** No
 - c. **Historic Site:** Yes (Julia Morgan and William Henry Smyth)
 - d. **District:** No
 - e. **Other:** Entire property
5. **Historic Names:** Smyth House, Smyth Fernwald Property
Commonly Known Name: Smyth Fernwald House
6. **Date of Construction:** ca. 1868, remodeled in 1911 **Factual:** Yes
Source of Information: Seigal & Strain History Report, 1874 photo (pp. 1, 9) 2011 remodel - City of Berkeley Application for Building Permit No. 1284, May 20, 1911.
7. **Architect:** 2011 Remodel: Julia Morgan
8. **Builder:** Contractor: H.D. Koch
9. **Style:** Original structure: Italianate; remodeled structure: First Bay Region Arts and Crafts style with Tudor Revival features.
10. **Original Owners:** Perez Mann Batchelder and wife, née Clara F. Adams, purchase the property from the College of California and erected a house. Property was listed in Mrs. Batchelder's name. (ca. 1867- ca. 1889.)

William Henry Smyth (ca. 1900-1940.)
Original Use: residential
11. **Present Owner:** Regents of the University of California
Present Occupant: None
12. **Present Use:** None
Current Zoning: R-2AH **Adjacent Property Zoning:** same

13. Present Condition of Property:

Exterior: Poor **Interior:** Poor **Grounds:** Poor

Has the property's exterior been altered? Not intentionally, damage due to neglect

14. Description: See attached Draft National Register of Historic Places application.

Features to Preserve:

The house is significant for all of the reasons listed in the attached Draft NR application. The following features to be preserved include, but are not limited to:

- Façade and all exterior sides of the building
- Corbelled brick chimneys
- Trellised porch and wisteria at southeast corner
- Original hardware on exterior doors
- Entry porch on south side with arched opening and brick ramp to basement workshop entry below porch
- Julia Morgan exterior alterations shown in each side of elevation plans
- Third floor tower
- West balcony
- Roof including shape and materials
- All exterior windows and window frames
- detail of south elevation
- Pergola including built-in seating below pergola

15. History – See attached NR application

16. Significance - See attached NR application

17. Historic Value— City: Yes Neighborhood: Yes

Architectural Value— City: Yes Neighborhood: Yes

18. Is the property endangered? Yes. It has been neglected for decades by U.C. to the point where the roof is leaking, a part of the balcony is hanging off the building, and the exterior shows signs of deterioration. U.C. has refused or failed to address any of the deterioration or prevent further deterioration.

19. Bibliography: See attached NR application.

20. Recorder: Leila H. Moncharsh, President for the Berkeley Architectural Heritage Association, P.O. Box 1137, Berkeley, California 94701

Date: May 2025

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Smyth-Fernwald House
 Other names/site number: Smyth House
 Name of related multiple property listing: N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2939 Dwight Way
 City or town: Berkeley State: CA County: Alameda
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local
 Applicable National Register Criteria:
 ___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> </u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

Italianate

Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Stucco

Walls: Stucco

Roof: Asphalt shingle

Smyth-Fernwald House

Alameda County,
 California
 County and State

Name of Property

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Set at the base of the Berkeley Hills with a magnificent view of San Francisco Bay, the Smyth-Fernwald House is a 4,600-square-foot, three-story, single-family residence constructed in 1868. Once part of a large estate, the house presently stands on 9.26 acres at the top of Dwight Way near the University of California's Clark Kerr Campus. Originally designed with Italianate features-most of which are no longer extant-it was remodeled extensively in a mixed Craftsman and Tudor Revival style in 1911 by Julia Morgan, the first woman architect to practice in California. Morgan was among the most prominent early twentieth-century Bay Area architects; she had an extensive practice throughout the State. While retaining much of the original structure as a core, Morgan enlarged the house considerably, adding a new entrance hall, projecting bays, a grand stair hall, and a third-story belvedere and study. She also added extensive redwood woodwork on the interior and reclad the house in stucco with half-timbering. While a few internal modifications in the kitchen and dining room accommodated use as a women's dorm in the mid-twentieth century, the property is little changed since the redesign by Morgan over a century ago. The house retains historic integrity of design, workmanship, and materials from the 1911 period, and integrity of location, setting, feeling, and association from 1868, but it is vacant and suffers from extensive deferred maintenance.

Narrative Description**Site Description**

The large, three-story Smyth House is located in Berkeley, California at the base of the Berkeley Hills on part of the former Fernwald estate. Situated on the edge of a neighborhood of large single-family homes in a tract originally laid out by Frederic Law Olmsted in 1866, this approximately 9.26 acre site stands out from its surroundings through its original oak chaparral landscape, characterized by gentle to steep slopes, native grasses, generously spaced oak trees, and a stream (Derby Creek) with riparian vegetation. These features, along with a much larger than typical residential lot, date from the original Olmsted subdivision. The site once contained several mid-1940s dormitory structures for University of California students, but these were removed by 2013, leaving open fields and trees – surprisingly reminiscent of the original estate setting -- surrounding the house.

Smyth-Fernwald House

Alameda County,
 California
 County and State

Name of Property

Exterior Description¹

Featuring an irregular yet largely rectangular plan, the extant 4,600-square-foot house measures approximately 50 by 70 feet including porches, the patio, and servants' quarters. The exterior finish consists of painted, off-white stucco with decorative half-timbering on major elevations in varying states of disrepair. On the first floor, the south elevation features a large, roofed entrance porch and several large, multi-light windows, illuminating the front hall and a room described in the surviving Morgan plans as a library. Most of the windows on this elevation have ornamental lintels with flattened pointed arches. The north elevation has large, multi-light windows giving natural light to the dining room and a living room alcove, as well as a porch on the northwest corner; somewhat simpler windows on the second floor give light to bedrooms. The west elevation, on the first floor, above a basement level with three round arches, contains three elaborate, multi-light flattened-arch windows serving the living room. The east elevation on both first and second floors is given over to a relatively unornamented servants' wing, with, on the first floor, the kitchen and a large trellised patio.

On the second floor the west elevation is entirely devoted to an open porch with a solid wood balustrade. At the south elevation, a large, half-timbered cross gable with a multi-light window serves an upstairs bedroom. The third floor features a tower room or 'belvedere' surrounded on all sides by double-hung windows, replaced in some places by aluminum sliders, and wide roof overhangs supported by heavy brackets. Such open, wide overhanging eaves are a feature of the multiple side-gables on all elevations, some of which may date from the original construction. The complex, gabled, asphalt-shingled roof bears three tall, heavily molded brick chimneys.

Interior Description^{2 3}

The interior is accessed from an impressive stuccoed porch on the southern elevation with wide eaves and flattened arches on three sides. The front door leads to a hall paneled with shoulder-high redwood surmounted by a heavy cove cornice, and then to a similarly-paneled large living room, dating in outline to the 1868 structure, but now furnished with a sandstone fireplace and surround, the chimneypiece containing four panels in an oriental style with figural and floral inlays. The several entrances to the living room are formed in the shape of arcades with multiple wooden arches resting on square wooden columns. The heavily-beamed, coffered ceiling is also paneled. A large flattened-arch window with fanlight serves this room.

Towards the east, the front hall also leads to a library, also served by a fireplace, probably dating to the original 1868 structure but now including a sandstone mantel and mirrored surround. This room also features shoulder-high redwood and possibly Douglas fir paneling and a coffered

¹ See Photos 1-31.

² See Photos 1-31.

³ Much of this detail is derived from Siegel and Strain (2011).

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ceiling. Elaborate joinery and cabinetry work surrounds a large window, again with a flattened pointed-arch design. Built-in shelves and cabinets line the east wall.

To the northeast of the living room and library, accessible from both, lies the dining room, again a room from the 1868 structure. Anchored by a massive brick and cut-stone fireplace in a Romanesque style, the room is again paneled in redwood and features a large bay or nook facing north with built-in benches and large rectangular windows on two sides, surmounted with transoms with multiple leaded panes. The ceiling is coffered in wood.

The kitchen wing, while largely utilitarian, also appears to date from the 1868 structure, though it has been enlarged with several additions. It contains a pantry and “cooler”, as well as a large flattened-arch window. All furnishings in this room are modern.

The lower portion of the main stair consists of two separate mahogany balustraded runs within a paneled stair hall, meeting in a landing halfway to the second floor, from which a single run continues upward. As in the remainder of the first floor, joinery work is elaborate and walls are paneled.

The second floor consists of five bedrooms, three in the main house and two in the servants’ wing (served by a separate staircase). Each bedroom in the main house has a fireplace and is fitted with a closet. Fenestration is simpler than on the first floor, consisting of double hung or casement windows, some with elaborately divided upper lights. Walls are plastered and woodwork is largely unpainted redwood. A porch wraps around the west elevation and parts of the south and north elevations. This porch forms the only direct communication between the servants’ bedrooms and those in the main house.

The main staircase continues to the third floor “study” room in the tower, with a fireplace on the north side and windows on all sides. The wood ceiling exposes ornamental roof beams. Views to the Berkeley Hills and San Francisco Bay are impressive.

Early History (1858 – c. 1911)

In 1858, the Oakland-based College of California, requiring more space, resolved to acquire land in the future City of Berkeley. One hundred and sixty acres were purchased, part of which was intended for a campus (now part of the University of California); the remainder, south of the campus, was to be subdivided and sold as home sites to generate income. Landscape architect Frederick Law Olmsted, then resident in California, was approached in 1865 to create a subdivision plan (possibly his first such subdivision effort)⁴, envisioned as large country lots suitable for the elegant residences of college professors “of means and taste.”⁵ In 1868, the map

⁴ Etzel, Fred. *Samuel Hopkins Willey, Pioneer Berkeley Resident*. Berkeley Historical Society Newsletter, Vol. 39, No. 4 (Fall 2021).

⁵ Willey, Samuel Hopkins. *A history of the College of California* (San Francisco: Samuel Carson and Co., 1887), p.187. <https://archive.org/details/historyofcollege00willrich/page/n5/mode/2up?>

Smyth-Fernwald House

Alameda County,
 California
 County and State

Name of Property

forming the Berkeley Property Tract was filed with the County. The Italianate country villa, constructed by Perez Mann Batchelder, a successful early daguerrotypist⁶, was the third residence built in the subdivision, its design consistent with Olmsted's rural vision. The Smyth house is the only house remaining on the tract from the early period, and appears to be the oldest surviving residential structure in Berkeley.

While there are few images of the original house⁷, photographs from before 1895 show a two-story Italianate residence with characteristic clapboard siding, low-pitched cross gable roof, two brick chimneys, and heavy bracketed cornices. The T-shaped house featured a wrap-around porch with turned balusters on three sides. The principal façade faced the south. A straight entrance lane approached the house from the southwest through fields and trees. None of these external features remain, although it is clear from later remodeling drawings that the older house forms the core of the present structure; the living room, study, and dining room, as well as the service wing, retain the configuration of the original rooms.

The large Batchelder tract was subdivided in 1889. After several changes of ownership, the house and approximately eight acres were rented in 1896, and eventually purchased in 1901, by William Henry Smyth, a British-born engineer, inventor, and somewhat eccentric philosopher of government, for "over \$20,000" (a high price for the period). Smyth made minor improvements to the house while introducing extensive plantings and altering Batchelder's straight entrance lane into a winding, picturesque, tree-lined drive; he also purchased several adjacent lots. Smyth named the estate "Fernwald", writing that "when we called the place Fernwald we thought it would be quite the thing to accentuate the ferns as the name seemed to suggest. Yet the name is divisible into fern (distant) and wald (forest) in the German language."⁸

In 1911, Smyth undertook a sophisticated and artistic transformation of the then unfashionable Italianate-style house into an impressive Tudor Revival residence at the hands of a master California architect, Julia Morgan. Morgan's remodeling was thoroughgoing. The 1911 building permit⁹ listed 8-foot-by-16-foot "extensions" at the north and south elevations; the south extension was a new entrance hall, and the north a covered porch and alcove allowing improved circulation between the living room and dining room. Other modifications included a large, trellised loggia at the southeast corner, a formal roofed entryway, a second-floor porch at the western facade, and a square windowed tower forming a new third story or "belvedere". Siding was replaced by stucco and half-timbered work. Windows were largely replaced by lancet-arched sashes and casements in a Tudor style, with elaborate fanlights. With windows on all sides, the third-story tower or belvedere allowed views to the hills and the bay. On the interior,

⁶ Perez Mann Batchelder. http://historiccamera.com/cgi-bin/librarium2/pm.cgi?action=app_display&app=datasheet&app_id=3859&. Last visited 1/15/2024

⁷ See photos 29, 30, 31

⁸ Siegel and Strain Architects. *Smyth-Fernwald Property, Historic Structures Report*. (Oakland: Siegel and Strain, 2011), p. 31

⁹ Berkeley City Permit Application #1281, 29 May 1911. *Berkeley Architectural Heritage Association*; see Photograph 34

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Morgan introduced redwood and oak paneling throughout the first floor, new fireplaces with elaborate surrounds, a grand stair hall, and arcaded passageways between the main rooms featuring semicircular arches resting on square wooden columns. These changes enlarged the house considerably and resulted in an impressive structure in a Tudor Revival style, bearing evidence of Bay Area Craftsman influence in such details as heavy roof overhangs and exposed beams.

History after the Julia Morgan Redesign (post-1911)

Smyth arranged the eventual donation of his house and land to the University of California in 1926, while retaining a life interest.¹⁰ In the 1930 U.S. Census, Smyth is still shown as owner of the house, there called “Fernwald” and valued (exclusive of the land) at the very high amount of \$27,500.¹¹ (Typical census values for houses on neighboring streets were \$10,000-12,000 at the time.)¹² Smyth continued to live in the house until his death in 1940, when full ownership passed to the University of California.

During the post-World War II boom in student attendance resulting from the G.I. bill, the University developed part of the Fernwald tract into housing for students. Large temporary housing structures, designed by the Ratcliff firm to house around five hundred students, were erected on the surrounding Fernwald property, and the Smyth House was also converted into housing for students.¹³ These buildings were all removed by 2013, possibly due to the proximity of the active Hayward Fault.¹⁴ The Smyth House was left intact.

The house currently stands vacant; the Morgan additions, made over a century ago, are the last major structural changes made. The University has done little to maintain the house. Considerable water damage has occurred in the servants’ quarters, stemming from a hole in the roof above the two servants’ bedrooms. Some water damage has also been observed in the main staircase that descends through the center of the house. In recent years, the University has erected a chain-link fence around the structure and has secured the windows and exterior doors in hopes of deterring trespassers.

¹⁰Siegel and Strain Architects (2011), pg. 2; Thompson (2008).

¹¹<https://www.archives.gov/research/census/1930>

¹²*Ibid.*

¹³ Siegel and Strain (2011), p. 49.

¹⁴*Ibid.*

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

B. Politics and Government

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C. Architecture

Period of Significance

1868-1911

Significant Dates

1911

Significant Person

(Complete only if Criterion B is marked above.)

William Henry Smyth
Julia Morgan

Cultural Affiliation

Architect/Builder

Julia Morgan

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Smyth-Fernwald house is significant under Criterion B for its association with William Henry Smyth and his contributions to American political history and theory, particularly his coining and popularization of the term “technocracy.” The house is significant under Criterion C for its associations with the work of a master architect. As remodeled in 1911 it is an excellent and unusually grand example of the residential work of Julia Morgan (1872-1957), expertly

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employing elements of the Tudor Revival and First Bay Area traditions, and has largely maintained its architectural integrity.

As remodeled by Julia Morgan in 1911, the Smyth House is an important example of a type and style of house associated with the [First] Bay Area Tradition, typically designed for clients affiliated with the university or the arts or professions in the Berkeley hills. In style, the design of the house is drawn from a variety of sources, united by the concerns of the Bay Area Tradition: siting for an openness to nature and views, reference to historic periods associated with good craftsmanship and respect for craftsmen, and exposed use of regional materials.¹⁵

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B – William Henry Smyth

The Smyth-Fernwald house is significant under Criterion B as the residence of William Henry Smyth, an economic theoretician and philosopher who was among the first to describe the technocratic turn that government took during and after the First World War. He took note of the fact that the Federal government, previously largely *laissez-faire* in policy, had taken unprecedented control of United States industry, compelled by the exigencies of the war and the requirements for vast amounts of materiel. Smyth called this phenomenon “technocracy”; the new word later became an essential part of political discourse. His extensive writings on the subject were published by the University of California in the 1920s in three volumes titled *Technocracy* and are still in print.

A modern evaluation of Smyth’s thinking notes:

Smyth's basic claim in his founding technocratic manifesto is that the national direction and control of the economy during the recently concluded war [sc. World War I] had pioneered a new idea in the ancient art of government. Indeed, the management of the nation's productive forces under the ‘period of national stress’ during the war had amounted to a form of government with ‘no precedence in human experience’, due to ‘the fact that we rationally organized our National Industrial Management. We became, for the time being, a real Industrial Nation’. For this unique experiment in government, Smyth goes on to state, ‘I have coined the term **Technocracy . . .**’ (Smyth, 1921: 13).¹⁶

In the aftermath of World War I Smyth also promulgated various doctrines relating to the League of Nations. In *Federation of Nations: An Alternative to the League of Nations*¹⁷ (1922) he proposed an alternative form of universal government. “Under the Federation idea. . .each

¹⁵ Siegel and Strain (2011), pp. 98-99.

¹⁶Esmark, Anders (2021), p. 122 ff.

¹⁷Smyth, William H., *Federation of Nations: An Alternative to the League of Nations* (Berkeley, Reprinted from the Gazette, 1922), p. 12.

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component Nation shall furnish its proportionate quota of naval armament to the World Policy Navy. . . [which] would be far in excess in fighting strength of any national navy”, thus rendering any national aggression futile. Smyth asserted that such a Federation would be far more practical than any “ ‘diplomacy’ -concocted League of Nations.”

Smyth was also strongly interested in botany and plant cultivation. In a biographical document among the Smyth papers at the Bancroft Library of the University of California, he indicates that he was among the organizers of the California State Floral Society in the 1890’s. As a leader of that group, Smyth was instrumental in the selection of the California Poppy (*Eschscholtzia californica*) as the State Flower.¹⁸

The house is integral to Smyth’s lifelong contributions, as it served as his primary residence, where he conducted much of his work and writings. While he had an office in San Francisco beginning in 1878, it was destroyed in the 1906 earthquake. After that point, especially after the 1911 remodel, he conducted his work from Fernwald. Many of the later publications bearing Smyth’s name include the following short colophon:

*William H. Smyth,
 “Fernwald”,
 Berkeley, California.*

Criterion C – Smyth-Fernwald House and Julia Morgan

The Smyth-Fernwald House is an important and early example of the work of Julia Morgan, who made major contributions to architecture during her lengthy career. It represents a thoroughgoing, inventive and professional remodeling of a house in what was considered an “outdated” style into a form consonant with the taste of the early 20th century in the Bay Area. In 1911, when she remodeled the house, Morgan’s name and reputation were only regionally known; it was only after many decades that she received the national accolades that her work deserved. In 1988 and 2021, historians Sara Holmes Boutelle and Victoria Kastner contributed greatly to understanding Morgan’s importance beyond her work in the 1920s and 1930s on the San Simeon Castle owned by William Randolph Hearst. In part, contemporary recognition of her work has been due to the 2014 posthumous Gold Medal awarded to her by the American Institute of Architects. The AIA established the Gold Medal, considered the highest award an architect can receive, in 1907. It had been awarded to only seven other well-respected California architects including Bernard Maybeck in 1951 and William Wurster in 1969.¹⁹ Morgan was the first woman architect to receive that honor.

Distinguished architect Michael Graves wrote in support of the award:

¹⁸Siegel and Strain (2011), p. 28.

¹⁹Hawthorne, Christopher. *Architect Magazine* (June 23, 2014). https://www.architectmagazine.com/awards/aia-awards/gold-medal-julia-morgan_o

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Morgan experimented with formal strategies of place-making and symmetry before Modernism emerged, and she adapted historic motifs with modern ease, showing us how to revere history and design for the new era.²⁰

Denise Scott Brown, architect, professor, and advocate for women architects to receive equal professional recognition as men also wrote:

Julia Morgan had a large, well-run office, 46 years of practice, more commissions than we ever saw, the trust, love, and repeat work of her clients, and over 20 books written on her alone She deserved the Gold Medal in her lifetime.²¹

Although the belated praise given for Julia Morgan's work came after her death, when she remodeled an Italianate villa into a mansion in 1911 for Mr. Smyth, her reputation was well-established. Between 1890 and 1894, Morgan attended University of California, Berkeley's engineering department, as there was no architectural department at the time.²² Morgan's engineering education may have later contributed to her 1904 "El Campanil" on the Mills College campus in Oakland, constructed entirely of steel-reinforced concrete, which survived the 1906 earthquake.²³ (Photos 32, 33)

After graduating with a bachelor's degree in civil engineering in 1894, Morgan met Bernard Maybeck and attended his design class at the Mark Hopkins Institute. She also assisted him in designing and remodeling several houses, both in Berkeley.²⁴ Morgan then applied for admission to the École des Beaux Arts, where Maybeck had studied. She first applied to take the entrance exam in 1897, but it was not until her third attempt that she was admitted in 1898 when she placed 13th out of hundreds of applicants.²⁵ She was not eligible for a diploma, because of the school's age restriction precluding award of a diploma to students who did not complete the requirements by age 30, but she instead received a *certificat* from the school in December 1901.²⁶ By this time, she had studied architecture with Maybeck and then in Paris for a total of seven years in addition to the four years of engineering studies. Nine years later she would receive her commission from Smyth to remodel his house.

Between 1902 and 1904, Morgan returned to the Bay Area and worked with John Galen Howard, another notable Bay Area architect, after his firm took over the design of many University of California, Berkeley structures. Her major works included the Greek Theater and assisting with

²⁰ Kastner, Victoria. *Julia Morgan: An Intimate Biography of the Trailblazing Architect*. (San Francisco: Chronicle Books, 2022); Boutelle, Sara Holmes. *Julia Morgan, Architect* (New York: Abbeville, 1988)

²¹ *Ibid.* See also: <https://www.theguardian.com/artanddesign/2018/oct/16/the-scandal-of-architecture-invisible-women-denise-scott-brown>

²² *Ibid.*, pp. 35, 78-80

²³ *Ibid.*, p. 92

²⁴ <http://exhibits.ced.berkeley.edu/exhibits/show/juliamorgan/early-life-and-the-ecole>

²⁵ U.C. Berkeley Exhibit on Julia Morgan, date unknown:

<http://exhibits.ced.berkeley.edu/exhibits/show/juliamorgan/early-life-and-the-ecole>

²⁶ Kastner, *op. cit.*, p. 69

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Howard's Hearst Memorial Mining Building. On March 1, 1904, she became California's first woman licensed architect.²⁷ Following the April 18, 1906 earthquake, she relied on her architectural and engineering training to restore the reinforced concrete San Francisco Fairmont Hotel, despite the fact that it had shifted seven feet from its foundation.²⁸ In another major accomplishment, she designed the skylighted hall in the San Francisco Merchants Exchange building with Willis Polk.²⁹ While many of her commissions during this time period were for residences, in 1910, Morgan designed another major work – the sanctuary of the Berkeley's St. John's Presbyterian Church (now Berkeley Playhouse's Julia Morgan Theater).³⁰

The Smyth house at present no longer represents the Italianate structure still present at its core, constructed in 1868 and believed to be among the very earliest surviving residences in the City of Berkeley. However, it is significant under Criterion C because the remodeling of 1911 represents an outstanding and large example of First Bay Region Arts and Crafts style with Tudor Revival features. The 1911 reworking of the structure was typical of the high-end work of Julia Morgan, the well-known Bay Area architect who was the first woman to practice architecture in the state, for a wealthy client. With its thoughtfully-chosen additions, improvements in interior circulation and finish, and third-story belvedere, the house represents a rare surviving example of a period house for a well-to-do client.

As remodeled by Julia Morgan in 1911, the Smyth House is an important example of a type and style of house associated with the Bay Area Tradition, typically designed for clients affiliated with the university or the arts or professions in the Berkeley hills. In style, the design of the house is drawn from a variety of sources united by the concerns of the Bay Area Tradition: siting for an openness to nature and views, reference to historic periods associated with good craftsmanship and respect for craftsmen, and exposed use of regional materials. The design incorporates half-timbered walls that recall the Tudor period in England but is freely executed in a manner that is not Tudor Revival. The design, materials, and workmanship reflect the principles of the Arts and Crafts movement generally and its local manifestation, the Bay Area Tradition. The siting adjacent to a wooded stream bed took advantage of the proximity to water and the cooling effect of the shade trees and cooler air drawn downhill along the creek. The arched windows of the basement, the second floor balconies on three sides, and the tower all open the house to the near landscape and the far views. The extensive redwood paneling of the interior makes expressive use of a local material.³¹

The structure has undergone few changes since that period. In recent decades the house has sat vacant, however, and years of deferred maintenance have caused significant deterioration of the structural fabric. Despite being in varying states of disrepair, the character defining features clearly remain. Thus, it retains integrity of materials, workmanship, and design from 1911.

²⁷*Id.*, at p. 86

²⁸*Id.*, at p. 92

²⁹*Id.*, at pp. 94-95

³⁰*Id.*, at p. 97

³¹Siegel and Strain (2011), p.99

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After she completed Smyth's commission, Morgan went on to complete many other notable commissions, including several structures for the Hearst family such as the Hearst Gymnasium at University of California, Berkeley (with Bernard Maybeck) and Hearst Castle. Other notable commissions included the Berkeley Women's City Club, the Los Angeles Examiner Building, the remodeling of the Hearst Building in San Francisco, and several structures for Mills College in Oakland. By the time she retired in 1950, Morgan had designed more than 700 structures. Many have been listed on the National Register, most notably Hearst Castle (#72000253), Julia Morgan House (#82002230, formerly Goethe House), and Hearst Gymnasium for Women (#82004645).

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Major Bibliographical References Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (NPS): ___ preliminary determination of individual listing (36 CFR 67) has been requested ___ previously listed in the National Register ___ previously determined eligible by the National Register ___ designated a National Historic Landmark ___ recorded by Historic American Buildings Survey # _____ recorded by Historic American Engineering Record # _____ recorded by Historic American Landscape Survey # _____ **Primary location of additional data:** ___ State Historic Preservation Office ___ Other State agency ___ Federal agency ___ Local government ___ University ___ Other Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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Geographical Data Acreage of Property 9.26 ac

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates Datum if other than WGS84: _____ (enter coordinates to 6 decimal places)

Latitude: 37.867151 Longitude: -122.247659

Verbal Boundary Description (Describe the boundaries of the property.)

The property follows the Fernwald property boundaries as owned by the last private owner before the gift to the University of California. The property is bounded by Dwight Way on the south, a deep stream valley, the North Fork of Derby Creek, on the north, Hillside Avenue on the west, and other tracts to the east. See map, page 42.

Boundary Justification (Explain why the boundaries were selected.)

The tract remains intact from the configuration present during the period of architectural integrity. Therefore, those boundaries were selected.

Form Prepared By

John Bernstein, Shelby Kendrick, Leila Moncharsh, Maxwell Zinkievich
Research Contributors: PGS Design Inc., Steven Finacom

Organization: _

Berkeley Architectural Heritage Association
2318 Durant Avenue
Berkeley, California 94704
Date: October 1, 2024

Additional Documentation Submit the following items with the completed form:

Maps: A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location. (attached)

Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Additional items: Check with the SHPO, TPO, or FPO for any additional items

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Photographs

Photo Log Name of Property: Smyth-Fernwald House City or Vicinity: Berkeley
 County: Alameda County, California

Photograph Credits: John Bernstein, Maxwell Zinkievich, Stephen Finacom, Siegel and Strain, Carleton Watkins, unknown. All other photos courtesy of Siegel and Strain Architects.

Dates of Photographs: 2023, 2020, 2011, 1879, before 1875

Description of Photograph and Number

- 1 Distant view from southeast, main façade (Photo credit: Bernstein)
- 2 View from southwest, entry porch, second floor deck, belvedere (Finacom)
- 3 Detail of entry porch, view from southwest (Zinkievich)
- 4 Loggia at southwest corner (Zinkievich)
- 5 View from northeast, servants' wing (Zinkievich)
- 6 View from northwest, second floor deck, living room alcove windows (Zinkievich)
- 7 View from south, living room and front hall windows
- 8 Second floor deck, north façade
- 9 Second floor deck, south façade
- 10 Deteriorated roof, servants wing, east side
- 11 Roof and chimneys
- 12 Front hall, facing west
- 13 Living room alcove, facing west
- 14 Living room with fireplace, facing north
- 15 Typical gothic-style window, first floor living room, facing west
- 16 Detail of living room fireplace panel
- 17 Library, paneling, built in cabinets, fireplace, facing north
- 18 Library, coffered ceiling
- 19 Dining room, fireplace and paneling, facing south
- 20 Kitchen, facing northeast
- 21 Stair hall, living room on left
- 22 2nd floor stair hall, stair to belvedere
- 23 West bedroom
- 24 North bedroom
- 25 North bedroom
- 26 Water damage in servants' wing
- 27 Fireplace in third-floor belvedere
- 28 Beamed ceiling of belvedere
- 29 View of Smyth house, before 1875. Louis Stein collection, Berkeley Historical Society
- 30 Stereograph showing Batchelder house and "School for Deaf and Dumb" (Carleton Watkins, 1879)
- 31 Detail of Photograph 30 (Carleton Watkins)
- 32 El Campanil, Mills College (Will Callan/Hoodline)
- 33 El Campanil, Mills College (Will Callan/Hoodline)
- 34 Building Permit (1911) (Berkeley Architectural Heritage Association)

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Figures

Tract Map

Vicinity Map

Architectural Drawings – Julia Morgan, 1911

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Photo 4



Smyth-Fernwald House

Name of Property

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Photo 5



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Photo 6



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Photo 7



Photo 8



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Photo 9



Photo 10



Smyth-Fernwald House

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Photo 11

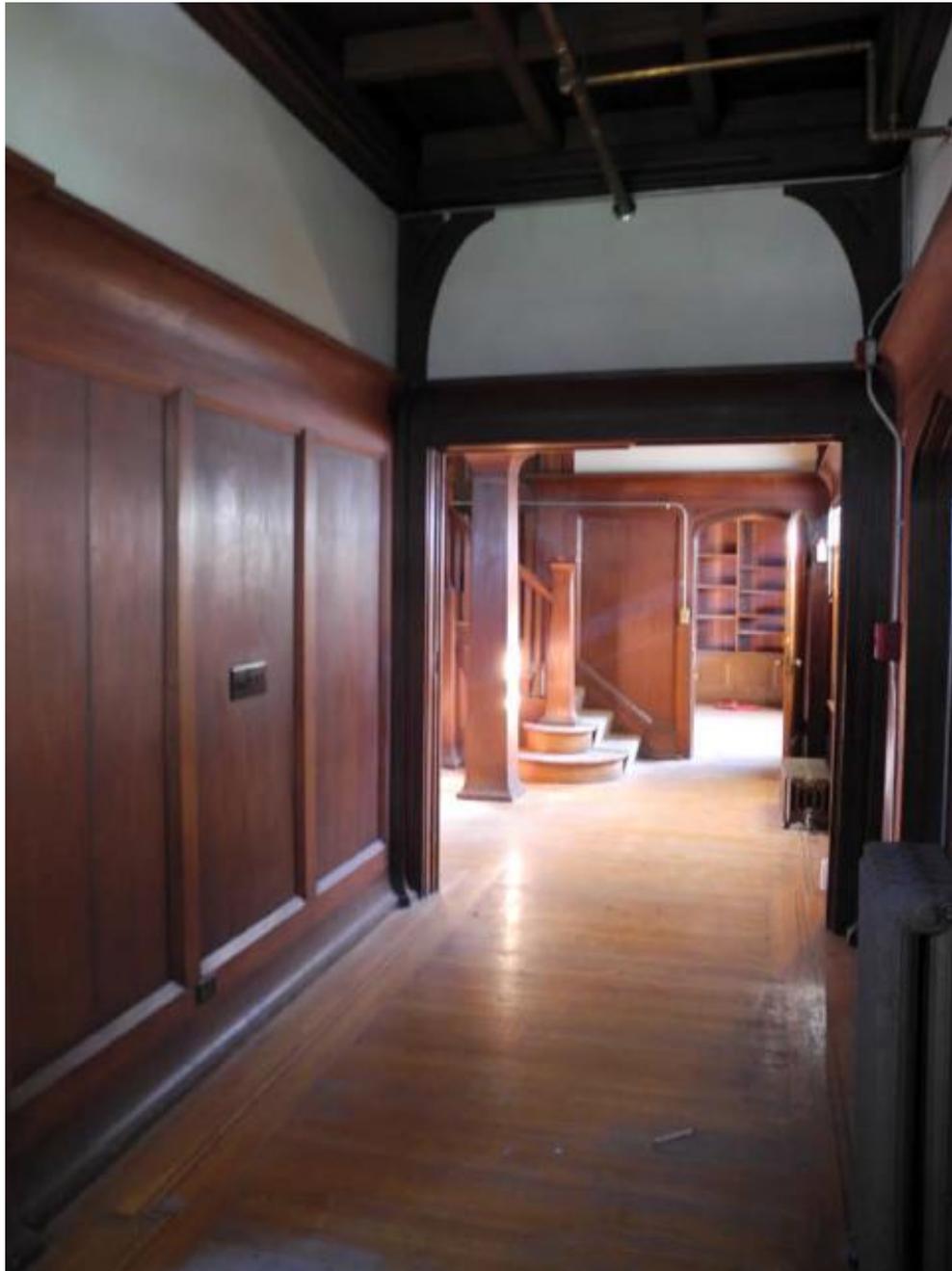


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Photo 12



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Photo 13

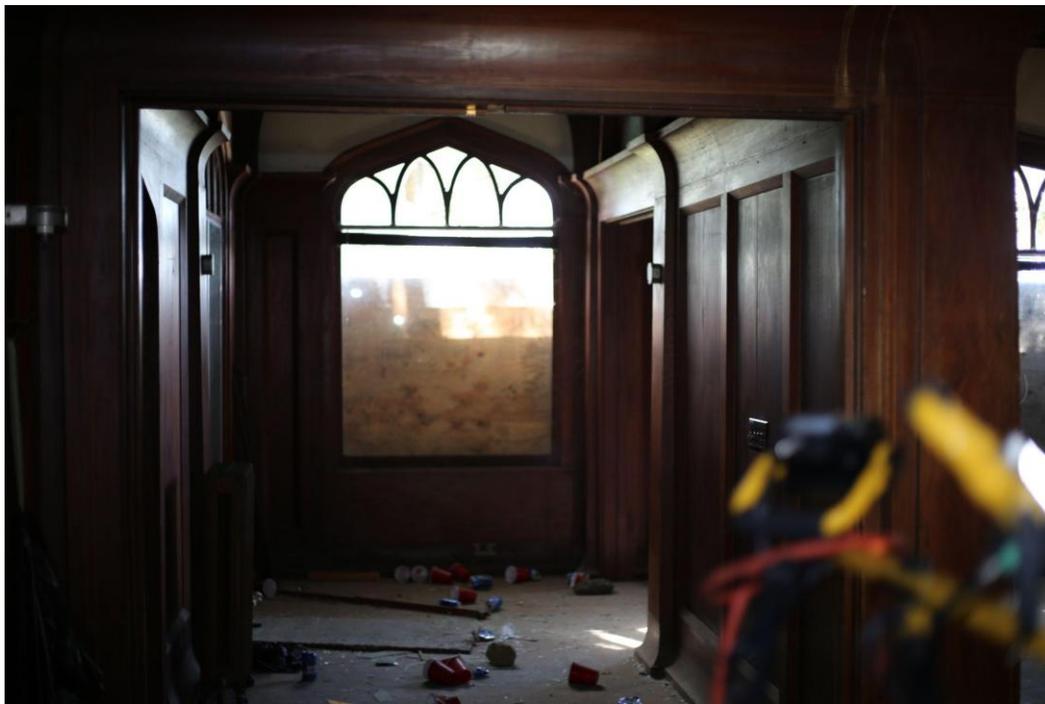


Photo 14



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Photo 15



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Photo 16



Smyth-Fernwald House

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Photo 17

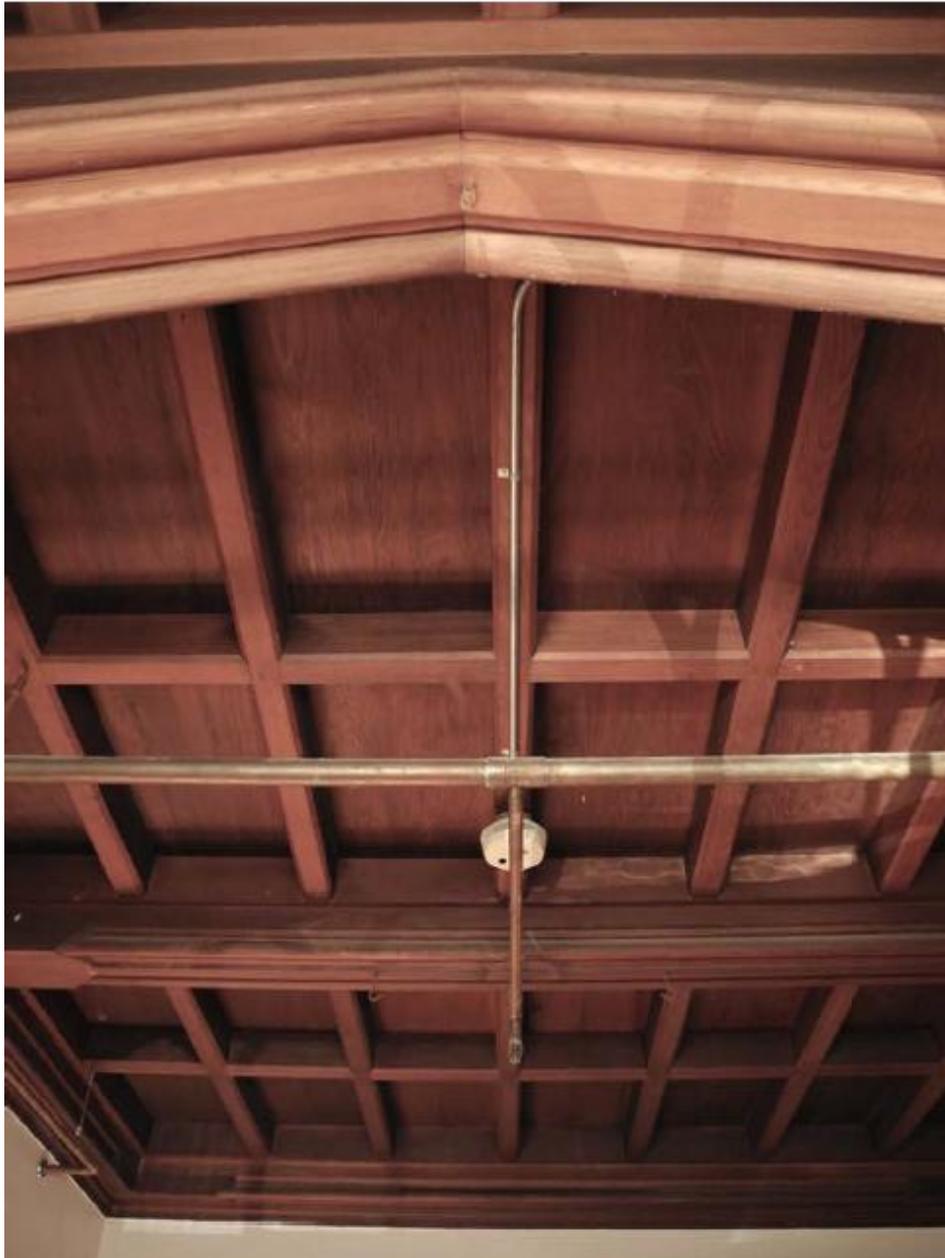


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Photo 18



Smyth-Fernwald House

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Photo 19



Photo 20



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Photo 21



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Photo 22



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Photo 23



Photo 24



Smyth-Fernwald House

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Name of Property

Photo 25



Smyth-Fernwald House

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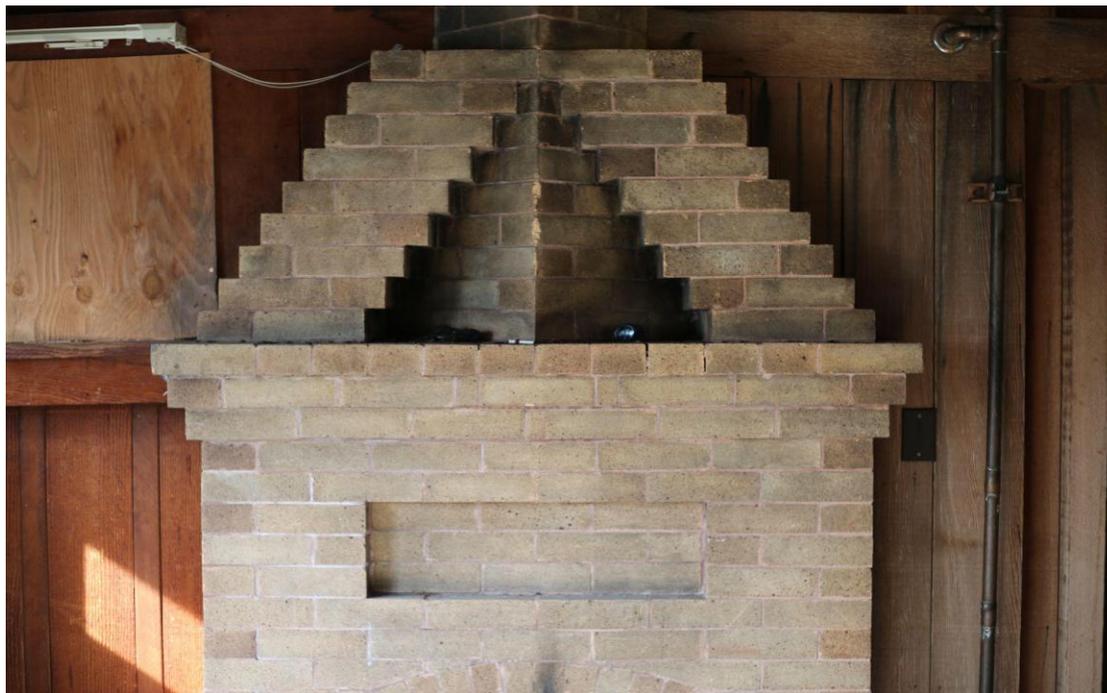
Name of Property

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Photo 26



Photo 27



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Photo 28



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Photo 29



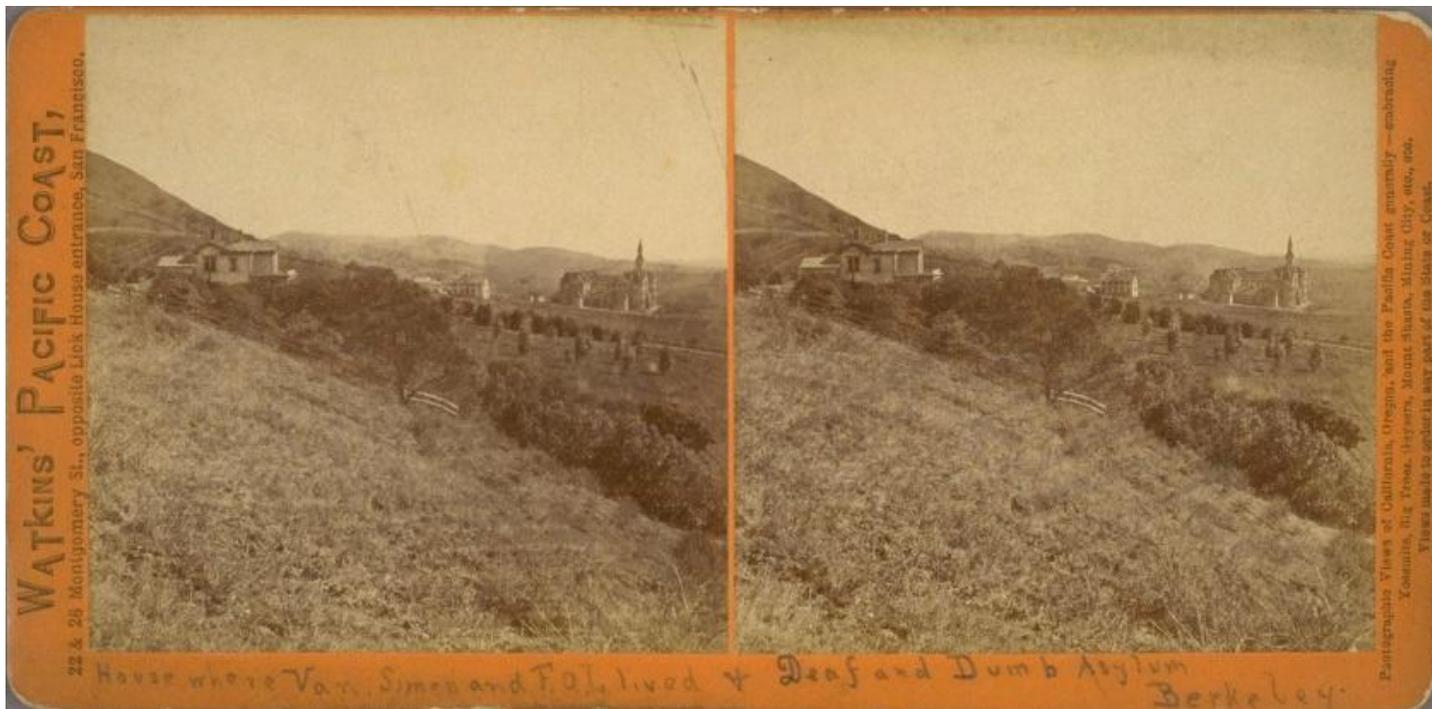
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Name of Property

Photo 31

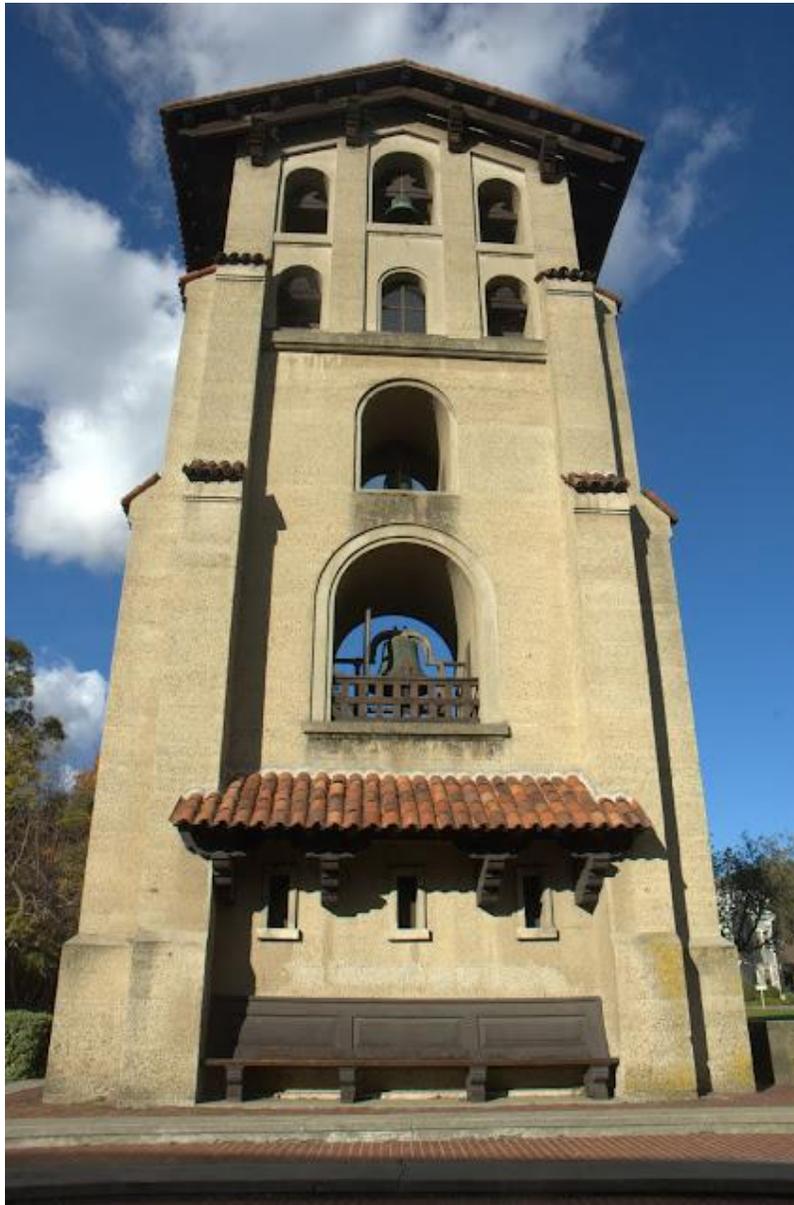


Smyth-Fernwald House

Name of Property

Alameda County,
California
County and State

Photo 32



Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Photo 33



Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Photo 34

WRITE IN INK

APPLICATION FOR BUILDING PERMIT, No. 1287

Application is hereby made to the Building Inspector of the Town of Berkeley for permission to
for alterations and general repairs to
side of Fernwald street 200 feet North
of Dwight way Street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

extension across front of building 8' x 16' - 12' 1/2"
extension across rear of building 8' x 16' - 16' High
Veranda north side 3' 6" x 28'
veranda South side 3' 6" x 28'
Deck across front 8' x 32' over old living room
floor beams in new extension 2' 10" - 16" center
space 8' between bearing, studs 4" and 4 1/2" x
center Building to be covered with cement plaster
Chimney of brick foundation of brick and concrete base
house to be replastered inside, Tower addition
16' x 16' ft 8' high roof steep gable roof shingles
alterations of plumbing and electrical
repainting exterior and interior

Estimated cost of work, \$4,500.00

Building now used as

Building to be used as: Dwelling

Name of Architect: Julia Morgan

Address: San Francisco Cal. Mendocino Ex

Plans by: Julia Morgan

W. H. Smyth Owner

Address: Market Exchange

Address: Fernwald St Berkeley

Name of Builder: Fred Koch

Address: 1816 Baker St

THIS APPLICATION MUST BE FILLED OUT BY THE OWNER, ARCHITECT OR BUILDER

MAY 20 1911

4

1287

Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Tract Map



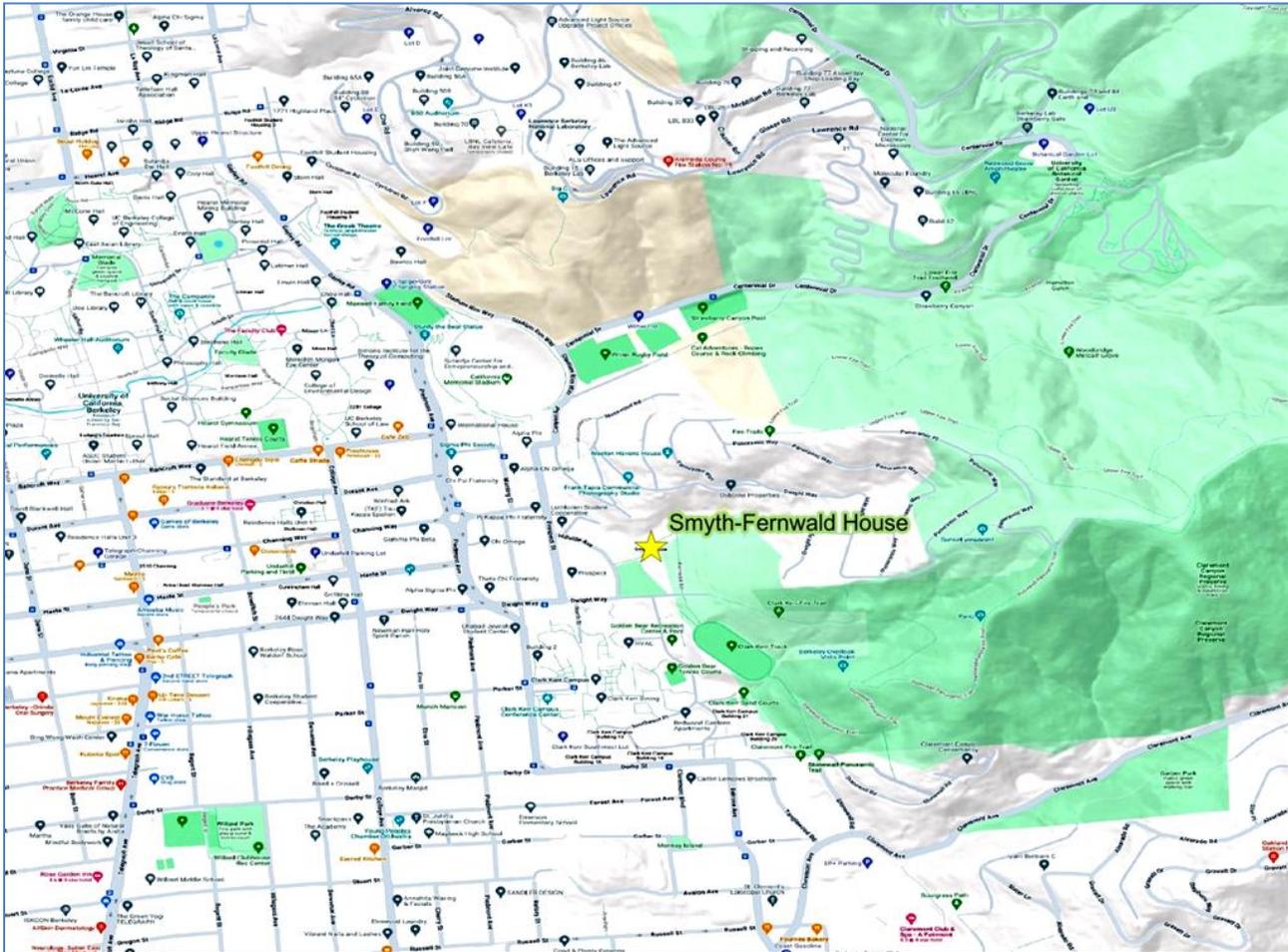
John Bernstein

Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Vicinity Map



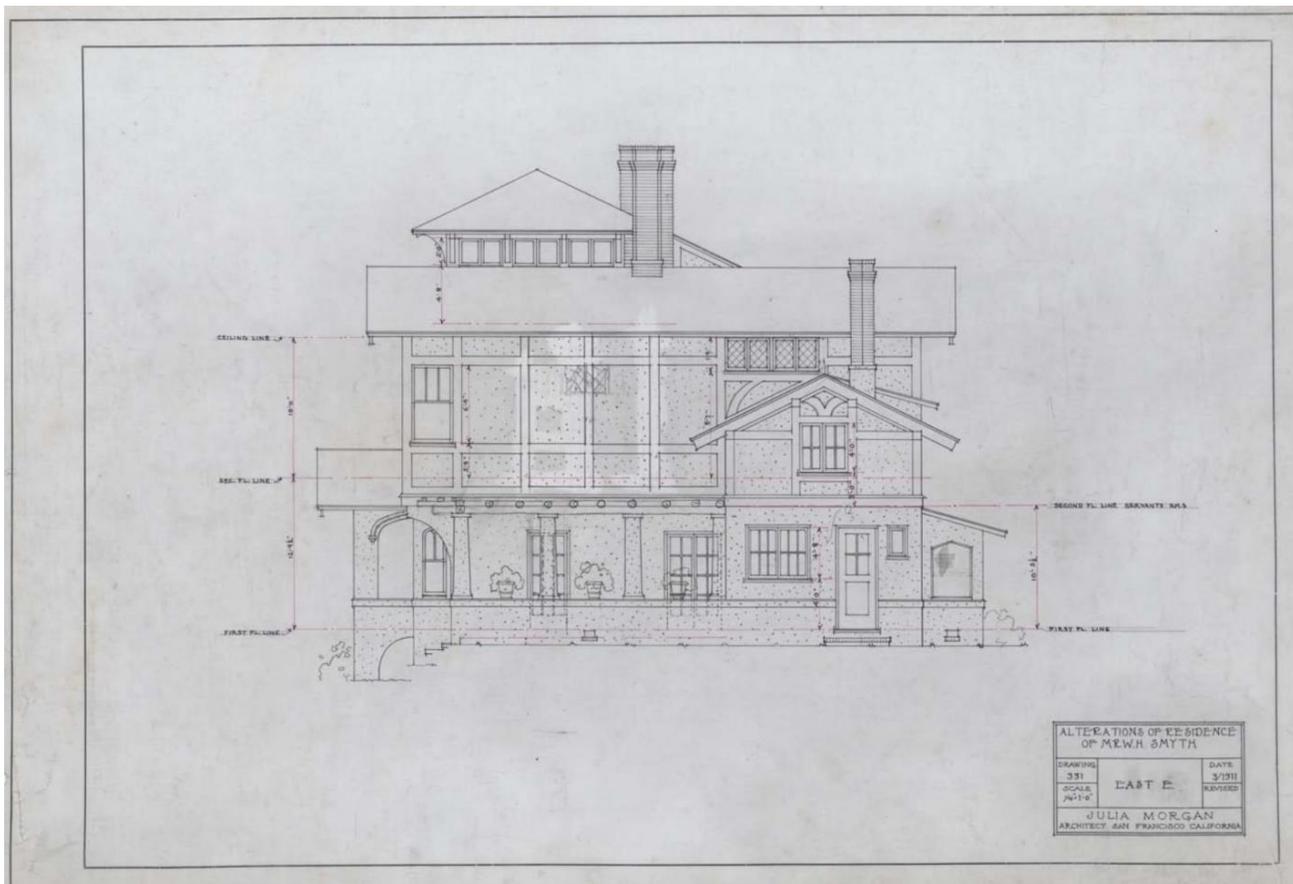
John Bernstein

Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

Architectural Drawings – Julia Morgan, 1911

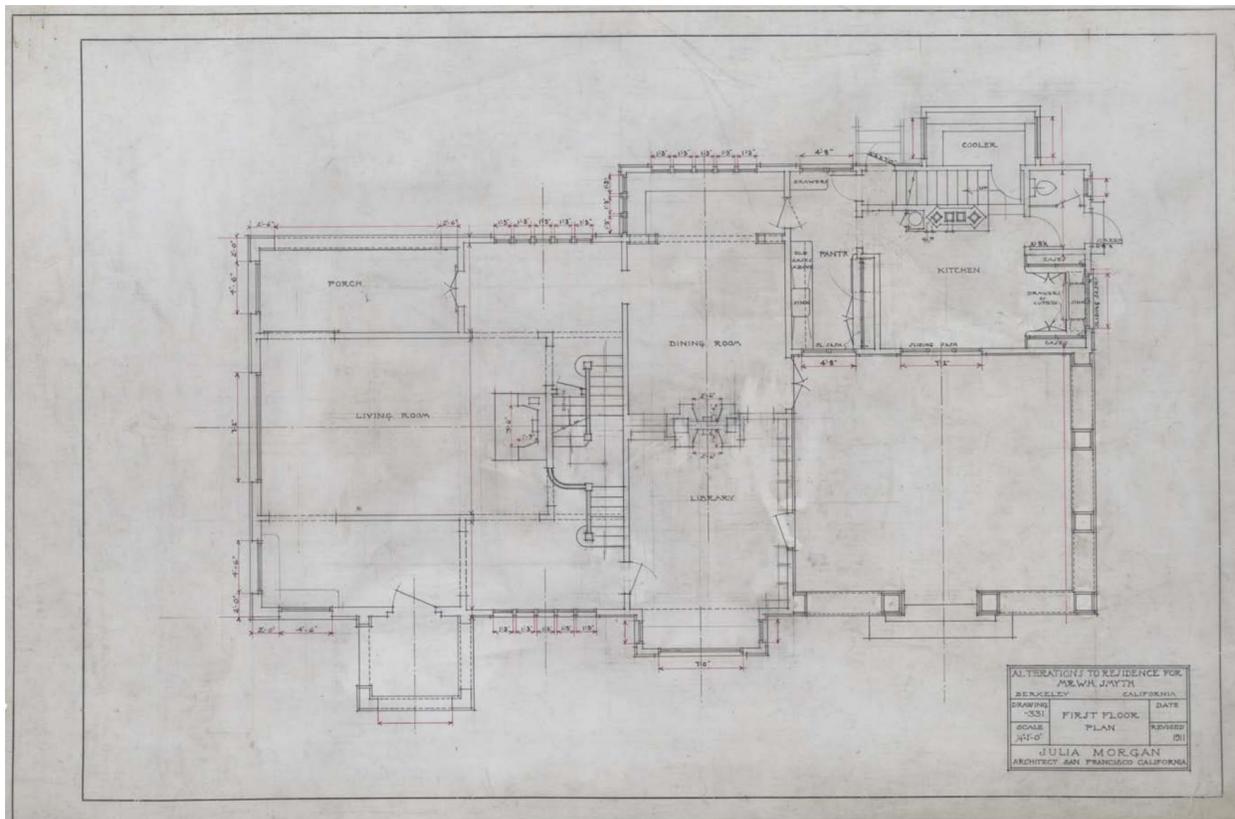


United States Department of the Interior
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NPS Form 10-900 OMB Control No. 1024-0018

Smyth-Fernwald House

Alameda County,
California
County and State

Name of Property

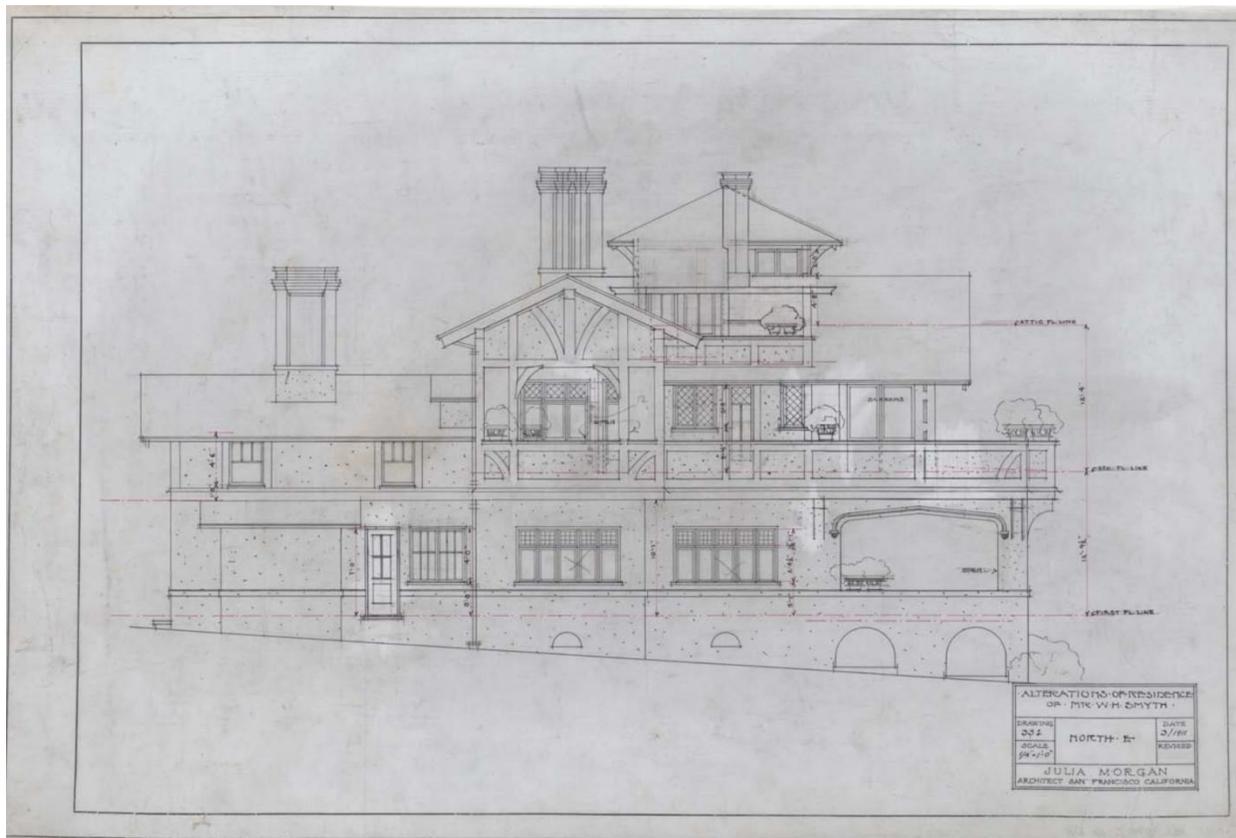


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Smyth-Fernwald House

Alameda County,
California
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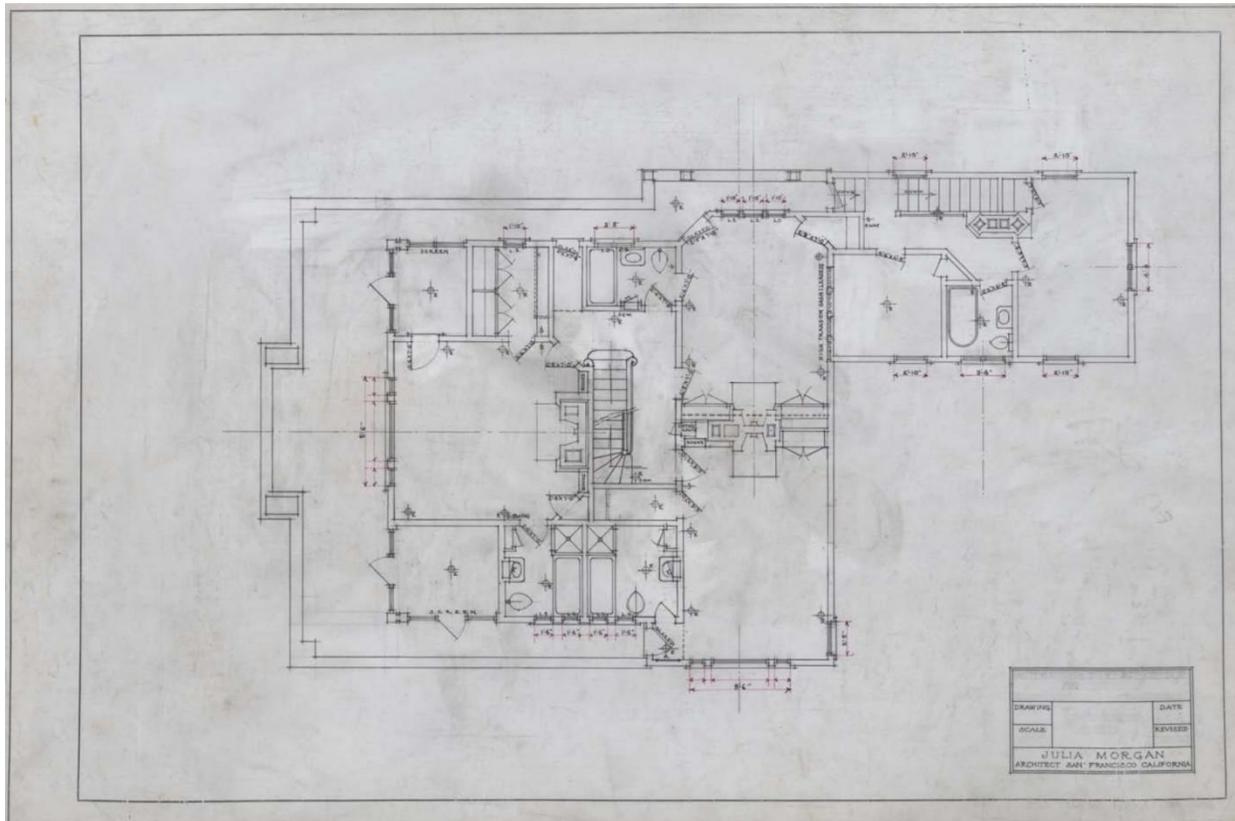


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Smyth-Fernwald House

Alameda County,
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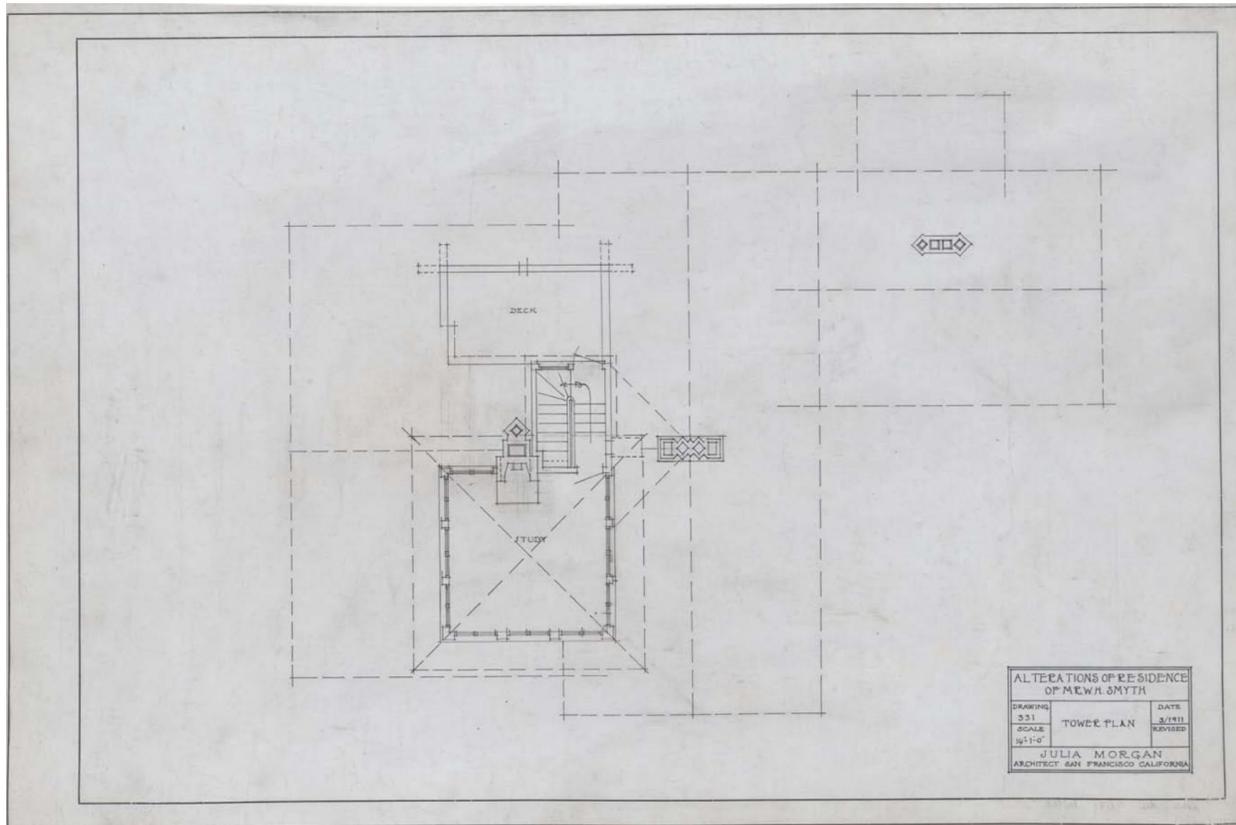


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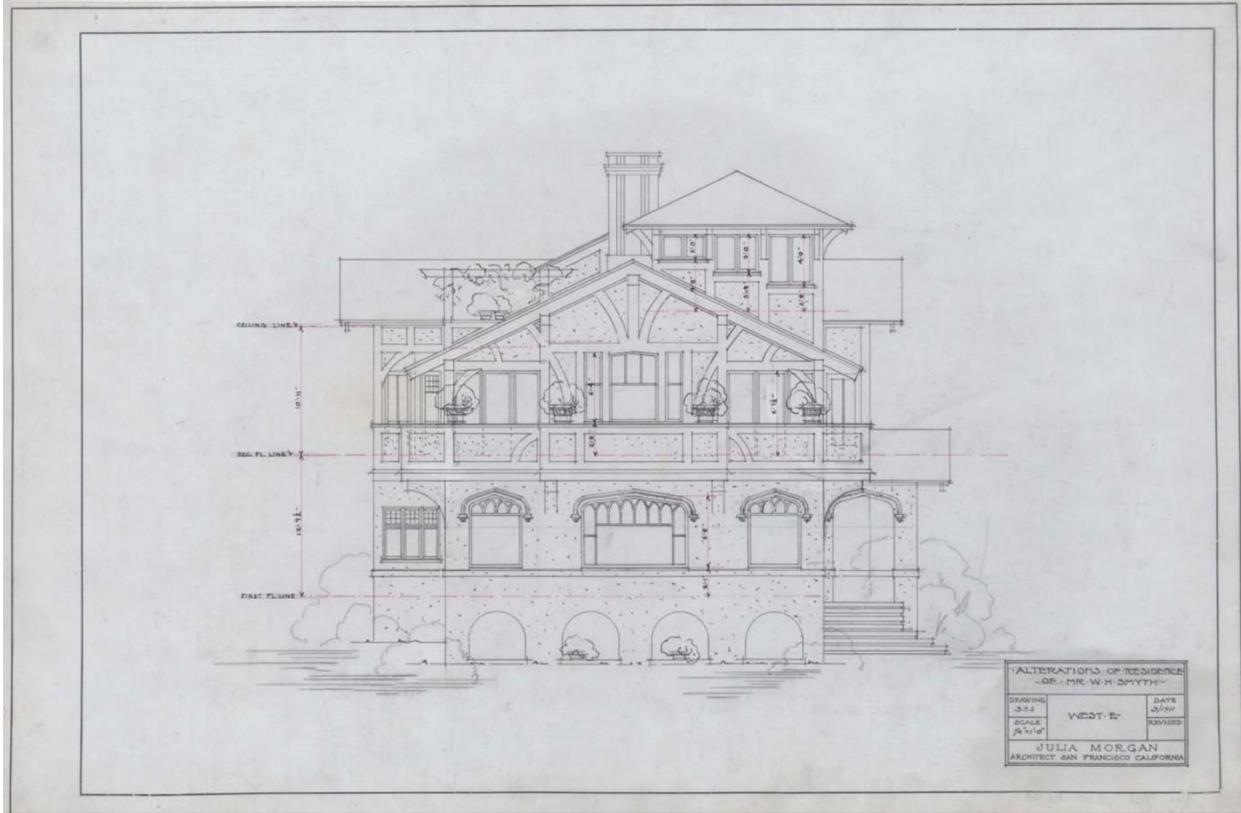


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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows: Tier 1 – 60-100 hours Tier 2 – 120 hours Tier 3 – 230 hours Tier 4 – 280 hours The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.