



**2240 Piedmont Avenue**  
Berkeley, California

**HISTORIC  
STRUCTURE  
REPORT**

Prepared for the  
University of California, Berkeley

In collaboration with  
PGAdesign Inc.

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## I. INTRODUCTION

### PURPOSE AND SCOPE

The 2240 Piedmont Avenue Historic Structure Report (HSR) has been completed at the request of the University of California, Berkeley (University) to inform planning for the Southeast Campus Integrated Projects (SCIP), initiated in 2005. The preparation of this report implements provisions of the UC Berkeley 2020 Long Range Development Plan Environmental Impact Report addressing cultural resources.<sup>1</sup> This HSR was undertaken as part of a larger study of the southeast campus area, specifically the landscape and streetscape of the Piedmont Avenue block between Bancroft Way and the Haas School of Business, the former single-family dwellings at 2222, 2224, 2232, 2234, and 2240 Piedmont Avenue, the former single-family dwellings at 2241 and 2243 College Avenue, Calvin Laboratory, and the landscape around California Memorial Stadium.

According to the National Park Service's "NPS-28: Cultural Resource Management Guideline:"

A Historic Structure Report (HSR) is prepared whenever there is to be a major intervention into historic structures or where activities are programmed that affect the qualities and characteristics that make the property eligible for inclusion in the *National Register*. The report consists of the collection, presentation, and evaluation of anthropological/archeological, historical and architectural/engineering research findings on a historic or pre-historic structure, and their setting...It analyzes and records all periods of construction (not just significant periods), modifications, source materials, building techniques, other evidence of use, and setting.<sup>2</sup>

The primary goals of this Historic Structure Report are to analyze concisely the history of the site and building; document existing conditions of systems and elements; and examine the eligibility of 2240 Piedmont Avenue for listing in the National Register of Historic Places.

### SUBJECT OF THIS STUDY

The subject of this report is the building located at 2240 Piedmont Avenue and its surrounding landscape. 2240 Piedmont Avenue is a Jacobethan/English Tudor Revival structure constructed in 1923 for use as a fraternity chapter house. The building was originally located at 2731 Bancroft Way but was moved to its present site in 1949 to allow for the construction of the Boalt School of Law.

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<sup>1</sup> UC Berkeley 2020 LRDP EIR Continuing Best Practice CUL-2-a states in part: "If a project could cause a substantial adverse change in features that convey the significance of a primary or secondary resource, an Historic Structures Assessment (HSA) would be prepared." University of California, Berkeley 2020 LRDP EIR, Volume 1, 4.4-54.

<sup>2</sup> National Park Service, "NPS-28: Cultural Resource Management Guideline" (Washington, DC: National Park Service, United States Department of the Interior, 1997).

Currently, the building at 2240 Piedmont Avenue is utilized primarily as offices for the Jurisprudence and Social Policy program of the School of Law.

## **METHODOLOGY**

Utilizing standards established by the State of California Office of Historic Preservation (OHP), Page & Turnbull and PGAdesign conducted a conditions assessment and analysis of 2240 Piedmont Avenue and evaluated its eligibility for the National Register. The conclusions in this report are based on fieldwork and archival research led by Eileen Wilde of Page & Turnbull and landscape architects Cathy Garrett and Karen Krolewski of PGAdesign between April 2005 and December 2005.

Architectural Historian Eileen Wilde and University of California, Berkeley Planning Analyst/Historian Steven Finacom conducted research at repositories including the Bancroft Library; the University of California, Berkeley Capital Projects and Facilities Management Archives; the University of California, Berkeley Environmental Design Library; the University of California, Berkeley Environmental Design Archives; the University of California, Berkeley Earth Sciences & Map Library; the City of Berkeley City Clerk Department and Public Works Department; the Alameda County Public Works Department; the Berkeley Public Library; Berkeley Architectural Heritage Association (BAHA); Berkeley Historical Society; the Oakland Public Library; the Oakland Museum of California; Oakland Heritage Alliance; San Francisco Architectural Heritage; California Historical Society; and the Library of Congress. Architectural Historians Richard Sucré and Christopher VerPlanck, Preservation Planner April Hesik, and Architectural Conservator Mark McMillan contributed to the completion of this report.



## **II. HISTORICAL CONTEXT**

### **EARLY HISTORY OF BERKELEY**

The land that encompasses the present-day City of Berkeley was formally granted to Luis Maria Peralta by the King of Spain in 1820. Peralta named the 48,000-acre parcel “Rancho San Antonio” after Saint Anthony of Padua. After receiving the grant, Luis Maria Peralta continued to live in San José, and sent his four sons to live on Rancho San Antonio. In 1842, Luis Maria Peralta divided the rancho between his sons, giving most of what is now Berkeley to son José Domingo Peralta.

Less than a decade later, gold fever struck California, and “Forty-niners” flooded into the remote Mexican state. In 1850, the United States annexed California after winning the territory from Mexico under the terms of the Treaty of Guadalupe-Hidalgo. Statehood brought about the demise of the ranchos. In April 1852, the California State Legislature passed a law stating that a squatter could gain possession of any land not reasonably known to be claimed under an existing title. The only provisions were that the squatter had to make at least \$200 of improvements to the land and live on the land either within sixty days or within twelve months if a \$15 fee was paid to the county treasurer. In reality, many squatters did not live on their land for years.<sup>3</sup> Since American settlers generally viewed Spanish titles as illegitimate, the new law was used to claim land from the ranchos, resulting in costly and lengthy legal battles for the Spanish owners.

In the summer of 1852, William Hillegass, James Leonard, Francis Kittredge Shattuck, and Shattuck’s brother-in-law, George Blake, filed claims to a square mile of land in the central section of what is now Berkeley.<sup>4</sup> As was common, these four men did not live in Berkeley for years after making their claims. At this time, the future City of Berkeley was almost uninhabited. Mrs. M.K. Blake, the widow of George Blake, wrote in 1896 of Berkeley in 1852: “Not a house between Oakland and Berkeley. Not a house in Berkeley except one small cabin; for, if the Americans attempted to erect a building, the Spanish would tear it down. The cabin they allowed to remain, as they had become friendly with the Americans.”<sup>5</sup>

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<sup>3</sup> William Warren Ferrier, *Berkeley, California: The Story Of the Evolution Of A Hamlet Into A City of Culture and Commerce* (Berkeley, California: By the author, 1933), 25.

<sup>4</sup> Susan Dinkenspiet Cerny, *Berkeley Landmarks* (Berkeley, California: Berkeley Architectural Heritage Association, 1994), 64.

<sup>5</sup> Quoted in Ferrier, 28.

Vincente and José Domingo Peralta filed claims for ownership of their rancho lands in January 1852, and the U.S. Supreme Court would eventually confirm their titles in 1855 and 1856.<sup>6</sup> During the intervening years, the Peraltas were unable to hold onto all of their land after suffering huge losses from lawsuits, the dwindling price of land, and cattle thievery. In 1852, Vincente Peralta sold 2,000 acres of his land for a townsite in Oakland, and additional land was sold by both brothers throughout 1852 and 1853.<sup>7</sup> Captain Orrin Simmons gained squatters' rights to 160 acres of Rancho San Antonio bounded by Strawberry Creek to the north, and the future site of the State Asylum for the Deaf, Dumb and Blind to the south, a tract that includes the present-day project site.<sup>8</sup> In 1857, Simmons purchased the land now occupied by the Greek Theater and California Memorial Stadium from John Bonneron.<sup>9</sup> Captain Simmons' family lived in a house on the banks of Strawberry Creek approximately where Piedmont Avenue used to terminate (**Map 2**).

## **COLLEGE OF CALIFORNIA**

In 1853, the forerunner to the College of California, Contra Costa Academy, was established in Oakland; two years later, the College of California was incorporated. Soon thereafter, the trustees of the College of California began searching for a new campus site removed from the perceived unwholesome temptations of San Francisco and Oakland. One of the only settlers in Berkeley, Captain Orrin Simmons, invited the trustees to look at his land holdings as a possible site. Although Berkeley was still an isolated outpost, it had the advantages of a temperate climate, and a range of hills that provided spectacular vistas of San Francisco Bay and the Golden Gate. After much consideration, the trustees decided to relocate the campus to the hills surrounding Strawberry Creek.<sup>10</sup> On 16 April 1860, the future site of the College of California was dedicated at Founders' Rock.

The process of raising money and acquiring land for the new campus proved to be arduous. Four years after dedicating the new site, the College of California purchased 40-acre tracts from F.K. Shattuck, G.M. Blake, William Hillegass, and James Leonard; each man was given \$8,000 for their tract except for Hillegass, who received \$9,000.<sup>11</sup> At that time, only Leonard lived in Berkeley at a house on the corner of Telegraph Avenue and Dwight Way. Hillegass would move around 1871 to his land on College Avenue near Bancroft Way, just west of the project site.<sup>12</sup> In August 1864, the

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<sup>6</sup> Ferrier, 26.

<sup>7</sup> *Ibid.*

<sup>8</sup> *Ibid.*, 79.

<sup>9</sup> *Ibid.*, 80.

<sup>10</sup> *Ibid.*, 49.

<sup>11</sup> *Ibid.*, 74-75.

<sup>12</sup> *Ibid.*, 109; 84.

College of California purchased a tract of land from Captain Simmons that encompassed part of what became the Berkeley Property Tract and the northern part of present-day Piedmont Avenue. The Simmons tract was particularly desirable because it came with water rights.<sup>13</sup>

A key objective of the College of California trustees was to raise money for the school. To further this goal, the trustees decided to form a real estate group that would sell residential lots to provide financial support for the College. On September 1, 1864, the first real estate venture in Berkeley was launched with the incorporation of the College Homestead Association. 125 shares were offered at \$500 apiece, and each share entitled the owner to a one-acre lot. The Association stipulated that a \$25-per-share fee could be implemented for improvements like street grading and tree planting. The trustees actively promoted the new development, praising the ideal weather—warmer and sunnier than foggy San Francisco, but not as hot as central California—and noting that upstanding citizens associated with the College would inevitably become residents of the neighborhood.<sup>14</sup> A map of the College Homestead Association was recorded on May 15, 1866 (**Map 1**).

### **FREDERICK LAW OLMSTED**

Frederick Law Olmsted (1822-1903) is considered to be the father of American landscape architecture. At his home, Fairsted, in Brookline, Massachusetts, Olmsted established one of the first professional landscape design firms in the world.<sup>15</sup> He is responsible for many of the foremost parks and park systems in the United States, including Central Park and Prospect Park in New York; the Metropolitan Parks System in Boston; and the park system in Buffalo, New York. Olmsted's other notable projects include the grounds for the Biltmore Estate in North Carolina; the suburban residential community of Riverside, Illinois; the U.S. Capitol Grounds; and the grounds of the 1893 World's Columbian Exposition.

During the 1860s, Olmsted still had not committed to the field of landscape architecture. Although he had already designed Central Park with Calvert Vaux, he continued to experiment with different careers, including a position as the general secretary of the United States Sanitary Commission during the Civil War. In 1863, Olmsted decided to move to California to act as manager of the Mariposa Estate for the Mariposa Mining Company. After the mining enterprise began to fail, through no fault

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<sup>13</sup> Victoria Post Ranney, ed., *The Papers of Frederick Law Olmsted: Volume V. The California Frontier, 1863-1865* (Baltimore, Maryland: Johns Hopkins University Press, 1990), 572; Ferrier, 81.

<sup>14</sup> Ferrier, 53-57.

<sup>15</sup> Frederick Law Olmsted National Historic Site website, <http://www.nps.gov/frla/> (accessed September 2005).

of his own, Olmsted traveled to San Francisco in an attempt to straighten out the company's finances. Left largely abandoned by his employers, he began to look for other work to support his family.

In 1864, Olmsted was hired by the directors of the Mountain View Cemetery Association to design a plan for their cemetery in Oakland. By October 1864, he had also been retained by the College of California to create a plan for their land north and east of the College Homestead Tract.<sup>16</sup> It is unclear how Olmsted became associated with the College of California, but it is likely that Frederick Billings brought him to the attention of the trustees. Billings had applied for the original College of California charter, and was also a trustee of the Mariposa Company that was presently employing Olmsted.<sup>17</sup> By February 1865, Olmsted was making progress on the two designs:

I have an engineer at work putting my Cemetery plan upon the ground at Oakland, and as soon as this is done shall employ him in making a topographical survey of lands belonging to the University of California, with a view to laying them out in a park.<sup>18</sup>

The engineer mentioned above was Edward C. Miller, who had traveled to California with Olmsted. In a letter to his wife, Mary Perkins Olmsted, Olmsted described Miller's role: "Miller is employed only as a mechanical agent in the Landscape Gardening. He is industrious & accurate, conscientious & zealous in his work."<sup>19</sup> In March, the two traveled to Berkeley to ride around the College Property hills despite rain and snow squalls.<sup>20</sup> Apparently downhearted at the failure of the Mariposa Company, and living in a hotel away from his family for two months, Olmsted wrote to Calvert Vaux in mid-March: "I have...made a preliminary reconnaissance of a large piece of ground held by the College of California which I propose to lay out upon the Llewellyn plan. It is accursed country with no trees & no turf and it's a hard job to make sure of any beauty."<sup>21</sup>

On June 22, 1865, College of California President Samuel Hopkins Willey wrote to Olmsted asking him to survey the College grounds and provide the trustees with a map and "ideas as to the general outlay."<sup>22</sup> After receiving the letter, Olmsted wrote Miller about starting work on the project:

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<sup>16</sup> Ranney, 571.

<sup>17</sup> Ranney, 411.

<sup>18</sup> Olmsted mentions the "University of California" in his letter even though the University did not yet exist; it is likely he simply mixed up "College" and "University." Frederick Law Olmsted (hereafter referred to as FLO) to his father, 11 Feb 1865. Reproduced in Ranney, 316.

<sup>19</sup> FLO to his wife, 12 February 1865. Reproduced in Ranney, 317.

<sup>20</sup> FLO to his wife, 1 March 1865. Reproduced in Ranney, 320.

<sup>21</sup> FLO to Vaux, 12 March 1865. Reproduced in Ranney, 325. The "Llewellyn plan" refers to Llewellyn Park, a residential development laid out in the 1850s in present-day West Orange, New Jersey by Llewellyn S. Haskell. It was the "first residential park in the country to be laid out in the romantic or natural style of landscape architecture." Ranney, 326.

<sup>22</sup> Willey to FLO, 22 June 1865. Reproduced in Ranney, 571.

I have today a letter from Mr Willey asking what outlay would be required for the survey which I proposed should be made on the College grounds and which he thinks of having made at the same time with a survey and plat of an extension of the College Homestead Tract, which will soon be needed. I have replied that I have advised you fully what I should need with reference to a study for the “Park” grounds, and that I prefer that he should deal directly with you for the survey, which I presume that you will now be able to undertake whenever necessary on the same terms, as those made with the Cemetery Company.<sup>23</sup>

On July 7, at a meeting of the trustees of the College of California, a committee was appointed by the President and Secretary to “secure the services of Fr. Law Olmstead [*sic*] in laying out the College Park, and agreed with him as to terms, and the method of doing work.”<sup>24</sup> Olmsted wrote his father on July 24 that he had “undertaken to lay out a village and grounds for the College of Calif. which will occupy what time I have to spare for a month or two.”<sup>25</sup> The next day, he wrote Willey a detailed letter about possible names for the town that would become Berkeley, suggesting that a Spanish name be picked since it was appropriate to the region and most simple English names had been overused.<sup>26</sup>

While Olmsted was working on the plans for the College of California, Vaux was furiously campaigning to get him back to New York to work on Prospect Park in Brooklyn. During the spring of 1865, Vaux sent several letters to convince him to “[see] your destiny in our art” and return to New York to become a full-time landscape architect.<sup>27</sup> But Olmsted resisted, saying:

I am sorry to say that I do not feel myself capable of being a landscape gardener—properly speaking—but I have a better and more cultivated taste in that department of art than any other, very much—having none in any other—and if I had the necessary quality of memory, or if my memory had been educated in botany and gardening when I was young, I might have been. But I can do anything with proper assistants, or money enough—anything that any man can do...But I don’t feel strong on the art side. I don’t feel myself an artist, I feel rather as if it was sacrilegious in me to post myself in the portals of Art...I should like very well to go into the Brooklyn park, or anything else—if I really believed I could get a decent living out of it—but in landscape work in general I never had any ground for supposing that I could.<sup>28</sup>

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<sup>23</sup> FLO to Edward C. Miller, 26 June 1865. Reproduced in Ranney, 398-400.

<sup>24</sup> 7 July 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

<sup>25</sup> FLO to his father, 24 July 1865. The Papers of Frederick Law Olmsted, Box 26, Reel 24, “City and Regional Planning, Berkeley, Calif., 1865-1866.” Held by the Library of Congress.

<sup>26</sup> FLO to Willey, 25 July 1865. Reproduced in Ranney, 407.

<sup>27</sup> Vaux to FLO, 10 May 1865. Reproduced in Ranney, 359.

<sup>28</sup> FLO to Vaux, circa 8 June 1865. Reproduced in Ranney, 390.

On July 19, the Central Park Commission Executive Committee reappointed Olmsted and Vaux as Landscape Architects for Central Park.<sup>29</sup> Vaux hoped that the combination of the appointment and the tantalizing opportunity to design Prospect Park in Brooklyn would convince Olmsted to return east and accept his fate as a landscape architect.

By August, Olmsted had agreed to return to New York and take up his duties in Olmsted, Vaux, & Co., but warned Vaux that he could not rush home. Instead, he planned to stay in California to fulfill his responsibilities to the Mariposa Company; prepare his family for another move; try to convince San Franciscans to create a city park; work on protecting Yosemite from development; and finish the work for the College of California. Olmsted wrote Vaux: “I’m bound to go thro’ with the college, and I may want to do something more which would pay expenses of living here for a while.”<sup>30</sup> He also asked Vaux to look at some sites in Paris that could help him with the Berkeley plan.

On August 8, the College of California trustees voted to “contract with [Olmsted] to make the survey and lay out the grounds agreeing to pay therefore, One thousand dollars in check, and fifteen hundred Dollars in land at the valuation placed on it for sale by the Trustees.”<sup>31</sup> Olmsted continued to work on the “College park”—as he and Willey called the land between the branches of Strawberry Creek (as opposed to the land laid out in a grid for the College Homestead Association)—throughout the end of August, and on September 4, Olmsted presented his findings to Willey and the College committee.<sup>32</sup> Apparently pleased with these findings, at the next trustee meeting, Willey bought a piece of land from the Simmons Tract for his new home. At the same meeting, the committee asked for additional time to survey the land.<sup>33</sup>

On September 22, Willey asked Olmsted to lay out the northerly part of Piedmont Way—extending from Dwight Avenue to Strawberry Creek—because people were asking about purchasing lots and the College needed the income. In particular, a Mr. Palmer of Folsom wanted to buy a lot near Willey’s in the Simmons Tract and build on it that fall. Willey wrote Olmsted “I have written [Palmer] that I will inform him immediately on the receipt of the proper map from you, setting forth streets, dimensions, &c., of that particular vicinity...Others are looking that way with the idea of purchasing as

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<sup>29</sup> Ranney, 407.

<sup>30</sup> FLO to Vaux, 1 August 1865. Reproduced in Ranney, 421.

<sup>31</sup> 8 August 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

<sup>32</sup> Ranney, 571.

<sup>33</sup> 5 September 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

soon as we get the map, i.e. the map of that particular part of the Simmons tract. For the other parts we are in no haste.”<sup>34</sup>

While working on the plan, Olmsted was also packing to move back east. He reassured Vaux in a letter that he was committed to their partnership: “I shall bring work enough to keep Miller busy for fully a month after arrival I think. I only work out the park plan crudely here, so as to have your help on it. The profit of it I intend to share with you—also to put O. & V. to the engraved Cemetery plan if you approve. This latter also to be finished in N. York.”<sup>35</sup>

By the October 3 meeting of the College trustees, Olmsted had apparently completed a draft survey of his plan:

The Secretary presented the draft of a portion of the Survey, from Mr. Olmsted, conveying that portion of the Simmons tract lying immediately East of the College Homestead Grounds, showing the Park and the Piedmont Way, as ground reserved for public purposes. By vote the Map was adopted...Messeurs Sherman, Simson and Willey were by vote, appointed a Committee to divide the portion of the Simmons land covered by the map just received from Mr. Olmsted, into lots for same, and determine the prices of the same.<sup>36</sup>

This map had presumably been lost, but a copy of an 1868 map of the Berkeley Property Tract surveyed by Alameda County Surveyor William Boardman was recently discovered at the Alameda County Public Works Department with the original College of California seal; the seal appears to contain a date of 1865 (**Map 2**). Though unconfirmed, it seems possible that this is the version of the Berkeley Property plan as surveyed by Miller, and was handed in haste to the trustees immediately before Olmsted departed from California. Although the title block of the map indicates a date of 1868, the title block could easily have been a later addition. If this is the case, Boardman may have used the Olmsted/Miller plan as a base, confirming that Olmsted and Miller laid out the alignment and dimensions of this portion of Piedmont Way.

The three street names for the Berkeley Property Tract—Piedmont, Prospect, and Hillside—came into usage immediately after the October 3, 1865 meeting. It is assumed that Olmsted named these streets as they are typical of the naming conventions he used on other projects: “Piedmont,” meaning lying at the base of the mountains or hills; “Prospect” for the street located on higher ground and

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<sup>34</sup> Willey to FLO, 22 September 1865. Reproduced in Ranney, 572.

<sup>35</sup> Olmsted had not yet been hired by the City of San Francisco to design a park, so the “park plan” he refers to in this letter has to be for the College of California. FLO to Vaux, 28 September 1865. Reproduced in Ranney, 444.

from where the best views could be obtained; and “Hillside,” a short street tucked into a steep corner of the Tract. In the case of naming, he had a practice of using words that were descriptive of the landscape, the land’s use, or archaic and somewhat poetic descriptions of topographic features of that particular locality. Examples include the North Meadow, the Ramble, Scholars’ Gate, and the Dene, all in Central Park; the Long Meadow and Lullwater in Prospect Park; and Deepdene in Druid Hills in Atlanta. Olmsted's unsuccessful suggestions for naming the Berkeley campus site followed similar themes. As he wrote to Willey:

I think the best way to form an English name is to find a word signifying something characteristic of the place to be named, or the name of a person, event or quality which would be satisfactorily associated with it; and if the word or name is not sufficiently agreeable in itself, complete it with some of the old English terminations of localities...<sup>37</sup>

Among his campus name suggestions were Bushnellwood, Billingsbrook, Lincolnwold, Laurelwood, Shelterwood, and Blythhaven, and several Spanish names including La Vistora (the beautiful), Villapaca (place of observation or outlook), and Villa-hermosa (beautiful).

During that same October 3 meeting, it was noted that additional land had been purchased from Hillegass and Shattuck for the Homestead Tract, and a vote was taken that gave authorization to the Corporation to take title to land “lying Easterly of the College Site, known as the Hill or Mountain land not included in the Survey of the Ranchos of Domingo and Vicente Peralta by Julius Kellersberger, filed in the Records Office of Alameda County.”<sup>38</sup> Ten days later, Olmsted and his family sailed for New York.

### **Olmsted’s Report to the College of California**

Frederick Law Olmsted’s report for the College of California would eventually be completed and published in 1866. The Berkeley report was titled, “Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland by Olmsted, Vaux & Co., Landscape Architects,” with a cover that simply read “Berkeley Neighborhood.”<sup>39</sup>

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<sup>36</sup> 3 October 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

<sup>37</sup> FLO to Willey, 25 July 1865. Reproduced in Ranney, 407.

<sup>38</sup> 3 October 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

<sup>39</sup> The report would be printed more than once; this version was printed by Wm. C. Bryant & Co. in New York in 1866.



In his report, Olmsted lays out his broad vision for the new residential neighborhood and for the campus. While he does give some specific information, the overarching intention appears to create a framework within which others can later make decisions. These later refinements would help fulfill his plan. Olmsted addresses the development of the College's property by defining three main elements: first, the creation of a neighborhood of "refined and elegant homes," close to the main body of the campus; second, establishment of a neighborhood that is tranquil, attractive to scholars, and discouraging of noisy, disruptive commerce; and third, a plan for showing the layout of campus buildings as needed by the College, with accommodations for future growth, along with sufficient grounds and gardens to permit exercising.<sup>40</sup>

Olmsted's focus was on developing an exemplary residential neighborhood on the land known as the Berkeley Property Tract. Olmsted described the design as being complete in every feasible way and as one that would induce and attract the kinds of buyers that were likely to build the desired elegant houses. For some years, Olmsted had been developing an interest in environments that fostered what he saw as the best social qualities in creating idealized communities. Here he had an opportunity to help shape a community from its beginning. At the College of California, Olmsted felt that scholars would be amongst the buyers and they "... should be prepared to lead, not to follow reluctantly after, the advancing line of civilization. To be qualified as leaders they must have an intelligent appreciation of and sympathy with the real life of civilization."<sup>41</sup>

Olmsted described the qualities he felt necessary for a fine development:

What, then, are the requisites (exterior to private ground) of an attractive neighborhood, besides good neighbors...? The most important, I believe, will be found in all cases to be that of good *out-goings* from the private grounds, whether with reference to social visiting, or merely to the pleasure and healthfulness of occasional changes of scene, and more extended free movement than it is convenient to maintain the means of exercising within private grounds. For this purpose the common roads and walks of the immediate neighborhood, at all times of the year, must be neither muddy, nor dusty, nor rough, nor steep, nor excessively exposed to the heat of the sun or the fierceness of the wind.<sup>42</sup>

As well as having roads and walks that provide for both comfortable and healthy enjoyment, Olmsted felt that the neighborhood should have lots sized to provide privacy from the houses, and good views

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<sup>40</sup> Frederick Law Olmsted, "Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland," 29 June 1866. Reproduced in Ranney, 546-573.

<sup>41</sup> *Ibid.*, 548.

<sup>42</sup> *Ibid.*, 554.

should be both available and contrived from the public and private domains by making best use of the landscape's natural features.

Following within less than a decade of his successful entry to design New York's Central Park, Olmsted's work at the College of California can be considered among his early projects. His "Report upon a Projected Improvement" is his first compilation of thoroughly described thoughts on neighborhood roads and walks. As with his later residential neighborhood designs, it took decades before the Berkeley Property Tract was fully settled and his projections fulfilled. Indeed in Berkeley, the area became so successful that the land was subdivided into considerably smaller parcels of land than the one- to five-acre lots Olmsted envisioned.

The crucial first step in any new residential area is to lay out the roads so that their form and alignment could be preserved and reinforced as the population grows.<sup>43</sup> In relation to the roads of the Berkeley Property Tract, Olmsted guides those who will follow him and who will implement his plan by drawing on East Coast memories of "shady old lanes running through a close and overarching bowery of foliage... such an ideal should be fixed before whoever is placed in charge of your improvements."<sup>44</sup> In relation to the edges of the lanes, he says: "the borders of the roads should be absolutely neat or even nice; there should be no raw banks or bare neglected looking places, nor drifts of rubbish by their side."<sup>45</sup> To achieve this effect, Olmsted recommends using native species of trees and shrubs as they are likely to prosper without irrigation, or if non-native plants are used, the trustees should make allowances for providing irrigation.

The phraseology that Olmsted uses in describing the public thoroughfares of his new neighborhood shed light on their intended character. He uses the phrases "shaded roads," "sylvan lanes," and "...thick plantation similar to that proposed to be formed by the sides of the lanes..."<sup>46</sup> Getting down to specifics, he describes the width of what we think of today as Piedmont Avenue as being "generally... within a distance of a hundred feet or more."<sup>47</sup> Within this right-of-way, access is provided to the subdivided land "by lanes bordered, as already explained, on each side by continuous thick groves, and access to each private lot from these lanes is arranged by short approaches

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<sup>43</sup> Charles E. Beveridge and Paul Rocheleau, *Frederick Law Olmsted, Designing the American Landscape* (New York: Universe, 1998), 106.

<sup>44</sup> Frederick Law Olmsted, "Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland," 29 June 1866. Reproduced in Ranney, 561.

<sup>45</sup> *Ibid.*, 560.

<sup>46</sup> *Ibid.*, 564-566.

<sup>47</sup> *Ibid.*, 560.

branching from them.”<sup>48</sup> By using the plural “lanes,” the suggestion of a pair of vehicular lanes—in other words, a divided road—is there.

In part of the plan beyond the study area, Olmsted describes sinuous roads that connect to the ridgeline up Strawberry Canyon and to Oakland along the toe of the foothills. In the context of roads addressed by his plan in general, he recognizes that within the rights of way, shady lanes may be “sometimes allowed to divide into two parts.”<sup>49</sup> While he is not specific about the location of possible divisions of lanes by medians, he had that concept in mind at the Berkeley Property Tract. He had certainly recognized the advantages of separating paths for different modes of transport in his work at Central Park where carriage roads, bridle paths, and pedestrian paths are laid out as individual entities.

With their successful entry in the design competition for New York’s Central Park, Frederick Law Olmsted and Calvert Vaux helped the fledgling profession of landscape architecture take a leap forward. Olmsted was a passionate man, interested and active in political, literary, and social movements of his day. By the time he began discussions with the trustees of the College of California, he was 42 years old and had been a gentleman farmer, served as publisher of political and literary journals—one of which is still in circulation today—acted as executive of the U.S. Sanitary Commission (which evolved into the Red Cross), and had demonstrated his administrative abilities in efficiently running a large organization. While not all of his endeavors were considered highly successful, he undertook them with great commitment and serious-minded thought.<sup>50</sup>

It is with this background that Olmsted had traveled to California in 1863 to manage the great mining endeavor at the Mariposa Estate. There he further developed his humanist thoughts about society and the civilizing influence that one’s surroundings, the landscape, could have.<sup>51</sup> In relation to Central Park, Olmsted spoke of a natural environment providing relief to tired workers.<sup>52</sup> In his “Report upon a Projected Improvement” for the College of California, Olmsted spends considerable time discussing the advantages of laying out the roads, lots, and views to provide a stage for controlled social discourse for scholars and others attracted to the new neighborhood. In California, unlike the

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<sup>48</sup> *Ibid.*, 561-564.

<sup>49</sup> *Ibid.*, 565.

<sup>50</sup> Beverage and Rocheleau, 6.

<sup>51</sup> Wendy Hallinan, *Frederick Law Olmsted’s First Residential District: The Significance of the Berkeley Property* (submitted for the Degree of Master of Arts, Archaeology and Heritage School of Archaeology and Ancient History, University of Leicester, October 2004), 7.

<sup>52</sup> Frederick Law Olmsted, Jr. and Theodora Kimball, *Forty Years of Landscape Architecture: Central Park* (Cambridge, Massachusetts: MIT Press, 1973), 46.

long settled East Coast, Olmsted could apply his social and design attitudes in his approach to shaping a residential settlement from the ground up.

The layout of roads and lots at the Berkeley Property Tract gave Olmsted an opportunity to begin putting his thoughts about community and social life in tangible, physical form. His report to the trustees of the College of California about the nature of planned settlement is not a tentative first step in developing his ideas. This, the first significant text on the topic, describes Frederick Law Olmsted's vision with passion and gusto.

The ideas described in his report form a well thought through vision; the result of the efforts of an experienced, traveled, and mature mind. Yet they form just an outline compared to later descriptions of residential planning projects in various parts of the country. Olmsted was in the first decade of what would become his life's work: shaping and refining such ideas. As a designer, one tends to build and develop ideas over time. Olmsted's work at the College of California may well have laid the groundwork for later designs, particularly in the areas of public thoroughfares and neighborhood planning.

In 1868, just three years after returning to New York from California, Olmsted had developed, for the City of Brooklyn, the design for the first parkway.<sup>53</sup> This design was an extrapolation of thoughts initially discussed in his report for the College of California. It is not to say that Olmsted intended Piedmont Way to be a parkway; however, his descriptions of a public street planned and used as a pleasurable social environment—just as a continuous pleasure ground would be—and his intention for it to be connected to Oakland—particularly the vicinity of Mountain View Cemetery—via a scenic route along the foot of the hills demonstrate a common ancestry of Piedmont Way and parkways.

Also in 1868, Olmsted and Vaux prepared a plan for the layout of the residential neighborhood of Riverside, just outside Chicago. Perhaps the most comprehensive of Olmsted's residential plans, Riverside was built on notions first explored in the layout of the Berkeley Property Tract. Roads and walks were to be well drained, for easy passage in all weather, and curvilinear to discourage through traffic and to enhance the experience and atmosphere of the neighborhood. The advantageous social effect of having good sidewalks was discussed at both Riverside and at Piedmont Way; they were to be designed to encourage a sense of community. Olmsted also saw Riverside connected with the City

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<sup>53</sup> Beverage and Rocheleau, 44.

of Chicago by a shaded parkway just as he described the connection between Piedmont Way and the Campus with the City of Oakland.<sup>54</sup>

The creation of residential neighborhoods came to be a subject of great importance to Frederick Law Olmsted. Later, as he bequeathed his practice to his sons on his retirement, he mentioned the work laying out residential subdivisions in Boston saying that the comprehensive improvement of the suburbs was “by far our most important work.”<sup>55</sup>

### **The Berkeley Property Tract**

The original boundaries of the Berkeley Property Tract extended north to Strawberry Creek, east beyond Prospect Street, south to Dwight Way, and west to College Avenue (**Map 2**). The first house constructed in the Berkeley Property Tract was for College of California President Willey. Willey purchased a five-acre tract on Dwight Way between College (then Audubon) Avenue and Piedmont Way, and his house was completed in December 1865.<sup>56</sup> Willey’s daughter, Mrs. Maria Willey Gray, later reminisced about her childhood in the home:

We occupied the old cottage at 2709 Dwight Way as children and recall when ours was the only home with the exception of the farm houses within miles of the campus...No streets were made or used in our time not even Dwight Way. The only roads being those traversed by the farmers in going to and fro to Oakland. And even that only had sandy lanes...Personally, I used to run around with my sunbonnet on and tell the people where the streets were to be...<sup>57</sup>

As can be inferred from the above quote, the process of developing the land around the campus was extremely slow, partially because people were wary about whether the College was going to succeed. It also did not help that the campus itself remained devoid of any development because of a lack of funds.

By April 1866, lots in the Berkeley Property were beginning to sell. C.T.H. Palmer had purchased lots on the east side of Piedmont just north of Bancroft Way, and A.G. Stiles bought the neighboring parcel to the north; on May 1, W.N. Slocum purchased land in the Simmons Tract near Strawberry Creek.<sup>58</sup> Owners were to “bear their proportion of all expenses of constructing and keeping in repair

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<sup>54</sup> *Ibid.*, 102.

<sup>55</sup> *Ibid.*, 107.

<sup>56</sup> Ferrier, 110.

<sup>57</sup> Quoted in Workers of the Writers’ Program of the Work Projects Administration in Northern California, *Berkeley: The First Seventy-Five Years* (New York: AMS Press Inc., 1975), 29.

<sup>58</sup> 3 April 1866 and 1 May 1866 meetings of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

such streets laid down on the plan of the College Grounds, as may be adjacent to the lands purchased,” but for some reason, Mr. Slocum was allowed to opt out of this arrangement.<sup>59</sup> In May 1866, Mrs. Orrin Simmons purchased a little more than an acre of Slocum’s land facing Strawberry Creek for \$1,160. The Simmons family had moved to Oakland after selling their land to the College of California, but Mrs. Simmons missed Berkeley and wanted to be able to return to the site of her former home. William Ferrier, in his 1933 history of Berkeley, wrote: “The old home site on the banks of Strawberry Creek, at the end of Piedmont Avenue, always was an attractive spot to the members of the Simmons family. The boys would come out from Oakland often for picnics on the banks of the stream...”<sup>60</sup> In 1869, Mrs. Simmons would add to her Berkeley holdings by purchasing a one-acre tract in the Berkeley Property Tract from Professor Henry Durant, and after her husband died in Oakland in 1890, she moved back to Berkeley and lived at the north end of Piedmont Avenue until her death in 1895.<sup>61</sup>

At the May 7, 1866 meeting, much discussion was devoted to the naming of the town and streets:

The committee on the matter of naming the town and streets reported, recommending that there should be scientific streets and literary ways—the streets to run north and south, the ways east and west; that the streets be called in alphabetical order after the names of American men of science, and the ways in like order after American men of letters; that the town should be called Peralta. The streets, beginning on the east side: Audubon [now College Avenue], Bowditch, Choate [now Telegraph Avenue], Dana, Ellsworth, Fulton, Guyot, [now Shattuck Avenue], Henry, Inman, John Jay, Kent, Lieber, Mitchell. The ways, beginning on the north side: Allston, Bancroft, Channing, Dwight, Everett, Felton, Goodrich, Hawthorne, Irving, Jarvis, Knap, Lowell, Motley.<sup>62</sup>

Since “Piedmont Way” had been previously mentioned at the October 3, 1865 meeting, it appears that Frederick Law Olmsted might have chosen the name for this street. Regardless, the committee for streets was only charged with naming the streets in the grid pattern, thereby excluding Piedmont Way. The town name of “Peralta” was rejected by the trustees. At the May 24 meeting, adopting a suggestion from Trustee Billings, the town was named “Berkeley” after philosopher George Berkeley who famously wrote: “Westward the course of empire takes its way.”

By the end of June 1866, Olmsted had completed his report for the College of California with the help of Calvert Vaux, and the report was printed in New York and submitted to the trustees. By July,

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<sup>59</sup> 7 May 1866 and 10 July 1866 meetings of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

<sup>60</sup> Ferrier, 82.

<sup>61</sup> *Ibid.*, 82.

the report for Mountain View Cemetery had also been completed.<sup>63</sup> Olmsted was apparently very unhappy with his report and wrote to Charles Eliot Norton in September 1866:

I am so unhappy in my ability to say what ails me...The California College report especially is a mere hint and yet it is an over statement and an incoherent stumbling over statement of some ideas that I do possess and think of no little material importance. I don't suppose that by six months later I could set them forth fairly, as they really govern me. Considerable parts of some of the reports were written by Vaux who knows what it is he thinks better than I.<sup>64</sup>

Olmsted sent the trustees the report, a photograph of the map titled "Study for Laying Out the Berkeley Neighborhood Including the Grounds of the College of California" (**Map 3**), a plan of the site for the college, and a linen engineer's plan to be used for laying out roads in the field.<sup>65</sup>

One of the major obstacles to building new homes in the Berkeley Property and College Homestead Tract was the lack of water. Water was a problem for many new developments in California. In July 1866, the trustees voted to build water works to bring water from the springs to the College grounds. President Willey, who built the first house in the College development, reminisced in 1887 about the construction of the water works: "Early in the month of August [1867] the water-works were so far completed that they were ready for use. But few residences besides my own had at that time been built in all that region, though the owners of many lots proposed to improve them by the use of water and have them in readiness for future building."<sup>66</sup> The reservoir was built near the present-day location of California Memorial Stadium, and the water works opened with much fanfare on August 26, 1867.<sup>67</sup> The *Alta California* reported on the opening of the water works:

When its attractions as a place for suburban residences are fully known people will make their future home there because within a reasonable distance of the city is there another place possessing so many desirable advantages: the city within sight, the bay and the Golden Gate in front, and the mountains for a background, sending down living water, with a foreground already the garden of the state, a college within speaking distance, and a climate of surpassing loveliness all the year around.<sup>68</sup>

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<sup>62</sup> Quoted in Ferrier, 57.

<sup>63</sup> Ranney, 457-458.

<sup>64</sup> Olmsted to C.E. Eliot, 12 September 1866. The Papers of Frederick Law Olmsted, Box 46, Reel 40, "California, University of, Berkeley, Calif., 1865-1866," held by the Library of Congress.

<sup>65</sup> These maps would be turned over to the newly formed University of California at the end of 1868. Hallinan, 14.

<sup>66</sup> Quoted in Ferrier, 315.

<sup>67</sup> Ferrier, 315-316.

<sup>68</sup> *Alta California*, 27 August 1867, quoted in Ferrier, 316.

During the same year, the State Asylum for the Deaf, Dumb and Blind (later the California Schools for the Deaf and Blind) relocated to Berkeley and built its campus southeast of the intersection of Dwight and Piedmont Ways.

## **UNIVERSITY OF CALIFORNIA**

During the mid-1860s, California Governor F.F. Low moved to use money provided under the 1862 Morrill Land Grant Act to start a new state university. After viewing the beautiful—albeit empty—College of California campus, Berkeley was chosen as the new home for an Agricultural, Mining and Mechanical Arts College to be built on land next to the College of California site.<sup>69</sup>

At the 1867 College of California commencement, Governor Low proposed merging the College of California with the planned university—the College had the land, and the State had the money to develop an institute of higher learning. After some debate, the College of California trustees voted on October 7, 1867 to dissolve. The College of California assets were given to the State for the university with the stipulation that the new school must include a College of Letters for the study of humanities and liberal arts, instead of solely being an agricultural and mechanical school. The State agreed with these terms, and on March 23, 1868, California Governor Henry H. Haight signed the Organic Act, forming the University of California.

Shortly after the University was officially established, Alameda County Surveyor William F. Boardman completed the “Map of a Portion of the Berkeley Property Situated between the University of California and the State Deaf, Dumb and Blind Asylum, Oakland, Alameda Co., As Laid Out by F.L. Olmsted, Officially adopted by the Board of Trustees of the College of California, May 5, 1868” (**Map 4**). As mentioned previously, a copy of this map has recently been found with what appears to be an 1865 College of California stamp on it (**Map 2**). Interestingly, both the names “University” and “College” of California are used on the two maps as the transition from one to the other occurred in 1868. Certainly, Boardman recorded the survey; he may possibly also have checked, formalized and completed an extant survey. The legal descriptions of the parcels sold prior to May 1868 conform perfectly with the recorded plan, suggesting the plan predated Boardman.

The map commonly called the “Boardman Map,” that may more accurately be authored by Olmsted/Miller, shows three streets that are not part or extensions of the street grid established by the College Homestead Association Tract (**Maps 1 & 4**). They are shown as Piedmont Way, Prospect



Street, and Hillside Avenue. These streets deviate from the grid pattern seen at the College Homestead in their curvilinear alignment, general adherence to following the contours of the topography, and avoidance of Strawberry Creek. A comparison of these roads to road layouts in Central Park and Mountain View Cemetery—two Olmsted projects that both preceded the work at the College of California—as well as later Olmsted residential and park developments, support the notion that the alignment of these three streets is characteristically Olmstedian.

Boardman was hired by the College of California trustees to draw the map to increase sales. Only five lots in the Tract had been sold by 1867, but after the map was drawn, twenty-two lots were sold in the next year.<sup>70</sup> Olmsted's name was likely attached to the map for prestige, and in fact, a handbill advertising the Berkeley Property Tract also noted that Olmsted had laid out the neighborhood.<sup>71</sup> On August 31, 1869, just before the College trustees disbanded, they recommended that Olmsted be paid \$2,000 plus interest for his work on the campus.

The new University of California was slow to develop. The University first moved into the former College of California campus in Oakland while they embarked on a building campaign. By December 1872, University President Daniel G. Gilman wrote Frederick Law Olmsted to tell him that the University had decided to construct University buildings on the lots marked on Olmsted's plan for the Berkeley Neighborhood (**Map 3**) as designated for residential use, undermining a key element in Olmsted's vision for the college.<sup>72</sup> However, Gilman was likely not referring to the Berkeley Property Tract. It appears that the Berkeley Property Tract was not transferred to the University of California when the College of California dissolved, likely because lots in the Tract had already been sold and no longer belonged to the College of California. This is further underscored by the title block on the 1868 Boardman map, which states that the Tract was situated "between" the University of California campus and the State Asylum for the Deaf, Dumb and Blind. Gilman was likely referring to other portions of the campus that had been marked for residential use, labeled with a "B" on Olmsted's plan (**Map 3**). Gilman also asked Olmsted to return to work on the campus.

I have been greatly instructed by your printed report on the site. You know probably that the University has inherited these grounds from the college—that they have been partially laid out and planted with trees, and that large costly buildings are going

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<sup>69</sup> Ferrier, 101.

<sup>70</sup> Hallinan, 21.

<sup>71</sup> *Ibid.*, 19.

<sup>72</sup> Ranney, 571.

up...I wish every day that you were here that the University might avail itself of your counsels during the development of the estate.<sup>73</sup>

Gilman also remarked that Olmsted's plat was missing, and Olmsted said he could not find the design or topographical map in his papers.<sup>74</sup> Just a few weeks later, Gilman asked Olmsted again: "The only thing to be done is to *get you here again*. Would you consider the subject next summer?"<sup>75</sup> But Olmsted would never work on the campus again.

By the beginning of 1873, a topographical survey was being completed by the United States Coast Survey and trees and plants donated by a Mr. Nolan "and other liberal nurserymen" were transplanted on campus.<sup>76</sup> Throughout the summer of 1873, campus buildings were constructed and the site was graded, and in September 1873, the University of California officially moved from Oakland to their new home in Berkeley. In 1874, William Hammond Hall was hired to create a new plan for the University; Hall possibly used Olmsted's report, or at least read his report, when he planned the campus.<sup>77</sup> Hall wrote Olmsted for advice on laying out the Berkeley campus and Golden Gate Park, and mentioned to Olmsted that he thought the University gardener had Olmsted's plat and took it with him when he left.<sup>78</sup>

The campus town grew very slowly, mainly because of a lack of public transportation to and from Berkeley. Most of the students and professors continued to live in Oakland or other neighboring areas. Oakland was burgeoning because it was the docking point for ferries traveling to San Francisco, and in 1869, became the western terminus for the transcontinental railroad after the terminus relocated from Alameda. In 1872, the horse-drawn streetcar had finally been extended to Berkeley from Oakland but moved at a glacial pace.<sup>79</sup> President Gilman reported to the University regents in 1875: "The neighborhood of Berkeley grows but slowly. There is in it no school, no practicing

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<sup>73</sup> FLO papers, quoted in Elizabeth Stevenson, *Park Maker: A Life of Frederick Law Olmsted* (New York: Macmillan Publishing Co., Inc., 1977), 315.

<sup>74</sup> Olmsted's missing plans have not been found. In a 26 December 1949 letter, Frederick Law Olmsted, Jr., wrote that he had "searched in vain for this plan and for several others prepared by my father when in California in the 1860's...I assume that his copies of these plans must have been lost before his papers and other records of that period...were put for safekeeping in the files of the Olmsted firm in Brookline." Frederick Law Olmsted, Jr., to A.L. Sylvester of the University of California, 26 December 1949. Records of the Olmsted Associates, Box B107, project number 2047. Held by the Library of Congress.

<sup>75</sup> FLO papers, 21 December 1872, quoted in Stevenson, 315.

<sup>76</sup> *Oakland Daily News*, 25 February 1873, 3.

<sup>77</sup> John Emerson Todd, *Frederick Law Olmsted* (Boston: Twayne Publishers, 1982), 129.

<sup>78</sup> Stevenson, 315.

<sup>79</sup> Ferrier, 117.

physician, and but few and indifferent stores. The walks and roads are in a bad condition most of the year, and the inconveniences of family life are great.”<sup>80</sup>

In 1876, the railroad arrived in Berkeley with a station at the intersection of Center Street and Shattuck Avenue. By 1877, the trains were connected to San Francisco via ferry, and in 1878, cross-country trains were connected to the Berkeley stations.<sup>81</sup> The arrival of the railroad caused the small business center of Berkeley to move west from Telegraph Avenue closer to Shattuck Avenue.<sup>82</sup> On April 1, 1878, the Town of Berkeley was officially incorporated, combining the small academic village of Berkeley with the bayside manufacturing settlement of Ocean View (now West Berkeley). The University also expanded, and when Olmsted returned to California in 1886 to work on a plan for Stanford University, he wrote to Leland Stanford in dismay after seeing the Berkeley campus, saying that the college buildings and “all the grounds and offices about them betrays heedlessness of the requirements of convenience and comfort under the conditions of the situation and climate.”<sup>83</sup>

#### **THE 2200 BLOCK AT THE END OF THE NINETEENTH CENTURY**

Although the arrival of the railroad did spur some growth, at the end of the nineteenth century, Berkeley was still a small town. The 1891 Birdseye View of Berkeley map shows miles and miles of empty lots between the University core and Ocean View, with development clustered in three spots: around the University campus; at the pier on San Francisco Bay; and along University Avenue (**Map 6**). The Berkeley Property Tract had only been partially developed with several private homes and a few group living quarters and still had an almost rural feel in places (**Images 1-5**).

The 2200 block of Piedmont Way and College Avenue began to be developed in the 1870s. It was located very close to the University and had a beautiful setting next to Strawberry Canyon with spectacular views of San Francisco Bay, making it likely one of the more sought-after areas of the Berkeley Property Tract. Several structures on the 2200 block were residences of people associated with the University, including Professor Frederick Slate, future University Appointments Secretary May Lucretia Cheney, Dean of Mining Samuel Christy, and Professor Joseph LeConte. The Slate house (1883) stood in the vicinity of today’s Calvin Laboratory, immediately to the north of the Cheney house at 2241 College (1885). Dean Christy’s house (1887) was located on Piedmont Way, roughly east of the Cheney house. The LeConte house (circa 1884) was just west of Piedmont Way on

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<sup>80</sup> Gilman himself might have been frustrated by the lack of civic growth, because that same year he took a job as the president of the newly formed Johns Hopkins University in Baltimore. Quoted in Ferrier, 122.

<sup>81</sup> Ferrier, 118.

<sup>82</sup> *Ibid.*, 122.

Bancroft Way. The Zeta Psi fraternity, the first Greek letter collegiate organization formed at a college west of the Mississippi, occupied a large, Mansard-roofed house (1876) approximately where 2251 College (1911) stands today (**Map 10**).<sup>84</sup>

In addition, residents unaffiliated with the University owned or rented homes on the block. The lot at 2245 College was infilled around 1894-96 with a house built by Mrs. Harriet J. Lee. Lee does not appear to have had a direct University affiliation, although she appears to have rented space to students. Two cottages designed by Julia Morgan were later built on the back of this lot, just south of 2243 College Avenue. By 1900, the Berkeley Property Tract was becoming one of the most desirable neighborhoods in Berkeley, as evidenced by this remark in the *Berkeley Daily Gazette*: “M.L. Wurtz has lately finished three very beautiful and spacious houses on College avenue [*sic*], near Bancroft way [*sic*]. They form a superb addition to the architectural beauty of this choice residence district.”<sup>85</sup>

Some of the houses on the 2200 block of Piedmont Way were developed as Olmsted intended, especially the houses on the east side of the block, which were large single-family houses set far back on their lots to afford the best views of San Francisco Bay and the town below. The most notable of these homes were the two “Palmer Houses;” separate mansions designed for two prosperous brothers named H.A. Palmer and C.T.H. Palmer, by noted architect Clinton Day, who designed several early buildings on the University campus. The Palmer brothers and Day had a familial connection; both Palmer brothers had married sisters of Clinton Day.<sup>86</sup> The Palmer Houses stood on the wooded slope on the east side of the 2200 block of Piedmont Way where California Memorial Stadium currently stands (**Images 1, 2, & 4**). Clinton Day owned a substantial home at the northwest corner of Bancroft and Piedmont Ways (1877) (**Images 2 & 6**).

Despite the presence of these large, ornate homes, by the end of the nineteenth century, it became common for large lots in the Berkeley Property Tract to be auctioned off to create smaller house sites. For example, in 1893, the Benton Property, located at the northeast corner of Piedmont and Channing Ways, was auctioned off and subdivided into 38 lots, which were far smaller in size than Olmsted’s ideal.

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<sup>83</sup> FLO to Leland Stanford, 27 November 1886. Reproduced in Ranney, 457.

<sup>84</sup> Architectural Resources Group, “Historic Structure Report: 2251 College Avenue, Berkeley, California” (prepared for the University of California, Berkeley, 6 April 2000), 2.

<sup>85</sup> *Berkeley Daily Gazette*, 30 January 1900.

<sup>86</sup> George Albert Pettitt, *Berkeley: the Town and Gown of It* (Berkeley, California: Howell-North Books, [1973]), 68.

The lots on the 2200 block of College Avenue and Piedmont Way varied in size. This appears to be in keeping with the original layout of the area, since the 1868 map also shows an irregular pattern of lot sizes (**Map 4**). The two lots at the northeast corner of the block—owned by the Simmons family—were quite large and took up more than one-quarter of the block (**Map 7**). The Simmons family had moved to Oakland after selling their tract to the College of California, but re-purchased part of their land for recreational use, adding a house to the site in 1890.<sup>87</sup> The west side of the 2200 block of Piedmont Avenue remained largely undeveloped during the nineteenth century, likely because the Simmons family owned most of the frontage on the west side of the street. Block books from the 1880s suggest that most of the lots along College Avenue were 100 feet wide and approximately 260 feet deep, but by 1887, the lots in the center of the block had been divided in half, resulting in 50-foot frontages along College Avenue (**Map 8**). On the northwest corner of the block, Bernard Moses had amassed three adjacent lots by 1902, giving him a large parcel with a 283' frontage along College Avenue.

### BERKELEY'S BUILDING BOOM

The beginning of the twentieth century would bring phenomenal growth to Berkeley. By 1910, Berkeley had become the fifth largest city in California after its population tripled between 1900 and 1910, a pace only bettered by three other United States cities.<sup>88</sup> Although a great deal of the expansion was due to the 1906 Earthquake and Fire in San Francisco, which drove many refugees to Berkeley, the town was expanding even before the Earthquake. The construction of the Key System ferryboat and streetcar network made transportation between San Francisco and the East Bay quick and affordable, spurring the development of numerous residential tracts in Berkeley and Oakland. This growth in turn led to more intensive commercial development in downtown Berkeley. Berkeley's commercial and civic core evolved during this period from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. General economic prosperity, and the rapid growth of the University in enrollment, programs, and prestige under the leadership of President Benjamin Ide Wheeler (1899-1919), also factored in the physical growth of the town during this era.

The rapid population growth in Berkeley spurred new civic improvements for both the University and the town. Between 1898 and 1899, Phoebe Apperson Hearst sponsored an international competition to find an architect to design a master plan for the University campus. The contest

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<sup>87</sup> Ferrier, 82.

<sup>88</sup> Charles Wollenberg, *Berkeley: A City in History* ([Berkeley, California]: Berkeley Public Library, [2002]), Chapter 4.

brought international recognition to the University. The winning campus plan, submitted by French architect Emile Bénard, was laid out on the concept of thematically grouped buildings. Bénard's plan was revised by fourth-place-finisher John Galen Howard, who was appointed Supervising Architect for the University. Interestingly, in 1895, Frederick Law Olmsted was approached about entering a contest for the campus planning in a letter from University Regent J.B. Reinstein:

I am informed by Secretary Bonté and President Kellogg, that you once made a plan for the laying out of the grounds and of the buildings as anticipated to be erected, and that certain of the roads now laid out are in pursuance of your plan. On every hand I have heard nothing but ecomiums [*sic*] for the excellence and desirability of that plan...I have hoped that possible you might have some notes, or even a copy of the plan, which might be of priceless value to us in this matter. I have been upon the ground with Mr. John McLaren, Superintendent of Golden Gate Park, and he has given me your address, and suggested to me the great advisability of communicating with you in this behalf...Should you have such plan and you desire to keep the same for the purposes of such competition, you would oblige me greatly by so stating, or you might send it to Mr. McLaren to be used by him in making certain temporary improvements in the laying out of the roads and approaches to the University which he is now contemplating.<sup>89</sup>

Frederick Law Olmsted apparently did not consider entering the competition.<sup>90</sup>

During this same time period, the town of Berkeley embarked upon a series of civic improvements. Street improvements were a high priority; in 1889, there was only one mile of macadamized street, but by 1900, there were 46 miles of paved road.<sup>91</sup> The passage of the Vrooman Act in the California State Legislature in 1887 authorized city councils to improve streets by financing street work through the issuance of bonds.

### **Piedmont Way Improvements and Charles Loyal Huggins**

Talk of improving Piedmont Way began as early as 1890, when the *Oakland Enquirer* reported under Berkeley news: "The macadamizing of Piedmont way [*sic*] will be begun next spring."<sup>92</sup> Despite this report, it does not appear that Piedmont Way was substantially improved until 1900. Around February of that year, Berkeley Town Engineer Charles Loyal Huggins proposed a plan to make improvements to the road (**Map 9**).

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<sup>89</sup> J.B. Reinstein to Frederick Law Olmsted, 15 November 1895. Records of the Olmsted Associates, Box B107, project number 2047. Held by the Library of Congress.

<sup>90</sup> In 1911, John Galen Howard wrote to the Olmsted Brothers to consult with the University about a landscape plan, but again, nothing seems to have come from this. John Galen Howard to the Olmsted Brothers, 7 October 1911. Records of the Olmsted Associates, Box B107, project number 2047. Held by the Library of Congress.

<sup>91</sup> Ferrier, 252.

Charles Loyal Huggins attended the University of California, Berkeley and graduated in 1884. In 1885, Huggins designed the first major bridge to cross Strawberry Creek near present-day Sather Gate, replacing the existing wooden footbridge. “Huggins’ Bridge” served as the southern entryway to campus until 1908, when it was replaced by a concrete bridge.<sup>93</sup> In 1894, Huggins was elected Berkeley Town Engineer. Huggins would eventually be lured away from town employment by noted real estate developer Duncan McDuffie of Mason-McDuffie. In fact, Huggins may be responsible for laying out Mason-McDuffie developments attributed to the Olmsted Brothers firm.<sup>94</sup>

Huggins planned to formalize Piedmont Way by incorporating oval medians containing tiny parks.<sup>95</sup> The plan prepared by Huggins shows six median “parks” north of Dwight Way to the terminus of Piedmont Way (**Map 9 & Image 10**). There area north of Bancroft Way contains one long park; another small park area is located almost directly opposite the western branch of Bancroft Way. The latter was installed but removed shortly afterward to permit easier circulation in this intersection. Huggins had previously worked with the idea of a divided road in his design for improving Hearst Avenue, which created a “unique street” of two parts separated by a masonry wall: one side ascended the hill, and the other side remained level.<sup>96</sup>

The improvements to Piedmont Way proposed by Huggins were described by the *Berkeley Daily Gazette* in February 1900: “the street will be divided into two parts of 26 feet wide, with a 20-foot park in between them.”<sup>97</sup> To accomplish this, the road was realigned and graded, the road surface was macadamized, and wooden curbs were installed along both the road and park edges.

At a March 12th meeting of the Berkeley Board of Trustees, Trustee LeConte presented Huggins’ plan for the Piedmont Way improvements, and the clerk was told to send copies of the plan to the affected property owners and set up a meeting with them. On May 28, Trustee Turner reported that an agreement had been reached regarding improvements to Piedmont Avenue, as it was now being called, and directed a work resolution to be prepared. On June 11, Professor Christy, who lived in the neighborhood, petitioned with other neighbors to change the plan for the Piedmont Avenue improvements. Unfortunately, no record has been found of their particular objections, but protesting road improvements was common at that time in Berkeley because the residents of a road were

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<sup>92</sup> *Oakland Enquirer*, 14 November 1890.

<sup>93</sup> Harvey Helfand, *The Campus Guide: University of California, Berkeley* (New York: Princeton Architectural Press, 2002), 37.

<sup>94</sup> Various documents in the “Huggins” file held by the Berkeley Historical Society.

<sup>95</sup> *Berkeley Daily Gazette*, 8 February 1900.

<sup>96</sup> *Berkeley Daily Gazette*, 5 February 1900.

<sup>97</sup> *Berkeley Daily Gazette*, 8 February 1900.

charged with paying for the improvements. The disagreement was apparently resolved or ignored, and on July 10, the Berkeley Board of Trustees unanimously passed Resolution 646-A “Establishing Street grades and the widths of sidewalks on Piedmont Avenue or Way from the northerly line of Dwight Way to the northerly terminus of said Avenue” **(Image 9)**:

Be it resolved by the Board of Trustees of the Town of Berkeley as follows:

Section 1. That the official grades and the widths of the sidewalks and roadways on Piedmont Avenue or Way from the northerly line of Dwight Way to the northerly terminus of said avenue shall be as shown on the improvement map and cross-sections attached hereto.

Section 2. All elevations shown on said improvement map and cross-sections are curb elevations above the official base of the Town of Berkeley. Between consecutive points the elevations of which are given the rate of grade shall be uniform.<sup>98</sup>

The improvements were undertaken by the Oakland Paving Company, with sewer work going to the Plumber Improvement Company.<sup>99</sup> Work progressed throughout the fall.

In October, the *Berkeley Daily Gazette* reported on the progress.

The most unique boulevard ever constructed in Berkeley is now in the process of construction in the extreme east limits of Berkeley, near the Blind Asylum extending toward the University site. This is Piedmont avenue [*sic*], from where the grandest panorama of the bay is obtained. Grading the street and removing of the old trees skirting the avenue is now in progress. A striking feature of the improvements of this avenue are the handsome little plots that are laid off in the center of the boulevard. These extend along the avenue from Dwight way to its most northern limit.<sup>100</sup>

By November, the curbs were being installed, and the water pipes were lowered to accommodate the new grading.

Added to the handsome attractions of beautiful trees and gardens of flowers on this avenue is the parking that is being provided for in the center of the avenue. Old residents of Berkeley will part reluctantly with the old walnut trees that have for so many years given that portion of the city an eastern and rural aspect, but are compensated in the plans for a handsome boulevard in the future.<sup>101</sup>

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<sup>98</sup> Resolution 646-A, 10 July 1900. Held by the Berkeley City Clerk Department.

<sup>99</sup> Minutes of the Berkeley Board of Trustees, 13 August 1900; 14 June 1900. Held by the Berkeley City Clerk Department.

<sup>100</sup> *Berkeley Daily Gazette*, 22 October 1900.

<sup>101</sup> Note that “parking” here refers to the median parks, not automobile parking. *Berkeley Daily Gazette*, 12 November 1900.



It is notable that the description of the existing Piedmont Way strongly resembles the proposal laid out by Olmsted for the roads running through the residential neighborhoods adjacent to the campus: shady lanes that emulate roads on the East Coast, planted with native trees that require no irrigation.

In March 1901, trees and shrubs from San José were planted on Piedmont Way “in the plots which were set along the spacious thoroughfare. The planting of the trees is in line with the general improvements that have been taken up by the residents of upper Dwight way [*sic*].”<sup>102</sup> These plantings are visible in historic photographs of the neighborhood (**Images 12-15**). The Oakland Paving Company petitioned to build sidewalks on the east side of Piedmont Avenue between Dwight Way and Kearney that same month.<sup>103</sup> The improvements to Piedmont Avenue were likely completed in 1901.

### **Development of the 2200 Block**

Berkeley’s population boom sharply increased the amount of new construction in the city, especially between 1905 and 1912; the majority of the building permits were issued in 1906, 1907, and 1908.<sup>104</sup> One consequence of this flurry of construction was the infill of new private residences along Piedmont Avenue, consisting mainly of single-family homes along with some group living quarters and apartment buildings (**Images 13-15**). To accommodate demand for new residences, remaining larger tracts were subdivided into smaller lots. At the northern terminus of Piedmont Avenue, a tract formerly owned by the widow of Captain Orrin Simmons was subdivided into multiple lots, and in 1909, the road was extended to create a cul-de-sac known as Piedmont Place (**Map 11**).

Along the west side of the 2200 block of Piedmont Avenue, three single-family homes were built in quick order on relatively small lots; 2222 Piedmont was built in 1908, and 2224 and 2232 Piedmont were both constructed in 1909. 2222, 2224, and 2232 Piedmont Avenue infilled the block between Piedmont Place to the north, and older homes—including the Christy and Day residences—to the south. On the east side of the 2200 block, the house currently located at 2234 Piedmont Avenue was constructed in 1908 on an infill lot at 2251 Piedmont, now the site of International House. In sum, four of the five extant Piedmont houses in the 2200 block were constructed on this block in 1908-1909 (**Map 12**). On the 2200 College Avenue block, several small cottages were added to existing properties to accommodate increasing housing demands, including the Cheney rental cottage at 2243

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<sup>102</sup> *Berkeley Daily Gazette*, 1 March 1901.

<sup>103</sup> Minutes of the Berkeley Board of Trustees, 11 March 1901. Held by the Berkeley City Clerk Department.

<sup>104</sup> Ferrier, 255.

College Avenue (circa 1902) and two cottages designed by Julia Morgan at the rear of the 2245 College lot.

The location of these homes was convenient not only to the University campus, but also to the Telegraph Avenue commercial district. Streetcar lines established during the late nineteenth and early twentieth centuries ran up College Avenue, down Bancroft Way, and along Telegraph Avenue.<sup>105</sup> Like neighboring dwellings to the south and southeast in other parts of the old Berkeley Property Tract, the houses in the 2200 block of Piedmont and College Avenues stood against the base of the Berkeley Hills, in a district that was easily accessible yet somewhat removed from the bustle and through traffic of other neighborhoods. At that time, Piedmont Avenue dead-ended just south of Strawberry Creek at Piedmont Place and had not yet been connected to the north side of campus via Gayley Road. In addition, neither Tunnel Road to the southeast, nor a through road up Strawberry Canyon to the northeast, yet existed to draw traffic through the district. Homes in the area were thus very advantageously located in a pleasantly developed, secluded cul-de-sac, but within a short walk to shopping, transportation, and the University. It is no surprise that the area was appealing to prosperous single-family homeowners during the early twentieth century.

As the Berkeley Property Tract continued to develop during the early twentieth century, the neighborhood became increasingly populated by residents not connected to the University who found it a pleasant and convenient place to live. At least some of these residents moved from the lower parts of Berkeley, a pattern repeated throughout twentieth-century Berkeley history as residents moved from the “Flatlands” to the more exclusive view districts of “the Hills” after a gain in material prosperity. At least two of the original occupants of the Piedmont houses—Doctor Benjamin Wall at 2234 Piedmont and Walter Kellogg at 2232 Piedmont—apparently followed this pattern, the former moving from Atherton Street and the latter from Oxford Street to their more elevated, custom-built, Piedmont residences. The neighborhood also remained the home for University families and some private student residences, particularly fraternal groups and residential clubs.

Three of the Piedmont Avenue houses in the study area were occupied by the same family from the date of construction until University acquisition decades later. The residents of the four single-family houses—2222, 2224, 2232, and the future 2234 Piedmont Avenue—appear to have had relatively easy commutes to their places of work, which quite likely contributed to their long periods of residence. Charles Bancroft at 2222 Piedmont and Walter Kellogg at 2232 Piedmont had business interests and

offices in downtown Oakland; from their homes they would have only needed to walk a few blocks to the College Avenue or Telegraph Avenue streetcars that provided reliable transportation to and from the center of Oakland. Dr. Wall, at 2251 Piedmont (now 2234 Piedmont), appears to have maintained his professional practice in his former home/office on Atherton Street, where Edwards Track Stadium stands today. Dr. Wall could have reached his office via a ten-minute walk down Bancroft Way or a stroll through the campus. Professor Charles Noble at 2224 Piedmont worked on campus in the Department of Mathematics. During much of his working life, Professor Noble would have had a short walk north across Strawberry Creek and down South Drive to Wheeler Hall or other academic buildings.

### **UNIVERSITY EXPANSION INTO THE BERKELEY PROPERTY TRACT**

During the 1920s, the University sought to expand its land holdings beyond the original campus boundaries. Properties in the Berkeley Property Tract adjacent to the campus were considered desirable, because they were contiguous to existing campus property.

### **California Memorial Stadium**

The biggest change to the study area occurred in 1923 when California Memorial Stadium was constructed in Strawberry Canyon. In the early 1920s, the University had decided to construct a football stadium dedicated to the alumni and students who had died in World War I. The stadium site originally was going to be in the southwestern corner of campus, which would allow campus athletics to be grouped together as intended under the master plan. However, the cost of acquiring the necessary property proved high, and by January 1922, the University decided to build the Stadium on land already partially owned by the University in Strawberry Canyon, adjacent to Piedmont Avenue.

The choice to site the stadium in Strawberry Canyon was extremely controversial. Residents decried the anticipated loss to their property value and perceived destruction of their neighborhood. At that time, Strawberry Canyon was used primarily for horticulture and as a nature preserve. During the late nineteenth and early twentieth centuries, as the residential neighborhood around Strawberry Canyon grew, paths and a carriage road were built to provide access through the Canyon to the ridge of the hills. In his report to the College of California, Frederick Law Olmsted had discussed the merits of providing comfortable access through the Canyon to provide both access to excellent views from the top and to enjoy the “great change of scenery within a short distance [which] will constitute a unique

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<sup>105</sup> The electric streetcars stopped running in Berkeley during the 1940s.

and most valuable appendage to the general local attractions of the neighborhood.”<sup>106</sup> William Henry Smyth described Strawberry Canyon before the construction of California Memorial Stadium as a place with paths and benches placed to enjoy the views of Strawberry Creek, native vegetation including bracken, wild currant, oaks, and bay trees, and wildlife like quail and rabbits.<sup>107</sup>

Critics said building in Strawberry Canyon would result in a loss to California taxpayers, because instead of having the University raise money to buy land from private property owners, State-owned land would be used for the Stadium—land that had been earmarked for reservoir construction and was currently a nature sanctuary.<sup>108</sup> A group known as the Campus Protective Association published a pamphlet protesting the choice. The objections were laid out in five arguments: 1) the stadium would be isolated from the remainder of campus athletics; 2) there would be serious problems with transportation and accessibility; 3) the size and orientation of the Canyon would make architectural design problematic—the equivalent of “crowding a large house on a small lot;” 4) the stadium would have a negative effect on the Greek Theatre; and 5) the construction would destroy an irreplaceable natural biology laboratory currently on the site.<sup>109</sup> Many University faculty members opposed the siting.

Campus architect John Galen Howard was also unhappy with the choice of the site. Howard objected that the Strawberry Canyon site was inaccessible, currently contained a nature preserve, and was not in keeping with the master plan, designed to keep all athletic uses in one spot. In an August 29, 1921 letter to University President David P. Barrows, Howard wrote:

Strawberry Canon [*sic*] site. Advantages: Already owned. Beautiful region. Large area. Disadvantages: Far from center of University life (about half an hour’s walk up hill. Nothing west of the swimming pool is wide enough; the vicinity of the Such dairy is the only part of the canon [*sic*] readily adaptable.) Very inaccessible for crowds at present, and difficult if not impossible to make conveniently accessible. No street cars or railway short of College Avenue. Very irregular, and mostly steeply sloping land, not favorable for stadium construction on the scale contemplated, and presenting great difficulties in handling crowds on account of lack of level space. Expensive for building operations; long uphill haul.<sup>110</sup>

<sup>106</sup> Frederick Law Olmsted, “Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland,” 29 June 1866. Reproduced in Ranney, 565.

<sup>107</sup> William Henry Smyth, *The Story of the Stadium: California Memorial Stadium* (Reprinted from *The Berkeley Gazette*, copyright by W.H. Smyth, 1923), 33.

<sup>108</sup> *Ibid.*, 38.

<sup>109</sup> Campus Protective Association pamphlet, located in Records of the California Memorial Stadium Executive Committee, 1920-1923. Held by the Bancroft Library.

Howard wrote a second letter in January 1922 outlining the difficulties of the site, warning about a potential catastrophe resulting from overcrowding and lack of access: “But most serious of all would be the impossibility of properly handling the crowds at the Stadium itself. The three approaches—from the campus, from Piedmont Way, and from Canyon Road—are utterly inadequate even for the west half of the bowl...”<sup>111</sup> Howard was opposed by consulting engineers Edward E. Carpenter and George F. Buckingham, who told the University regents that the Canyon site was more feasible and economical than the site at the southwest corner of campus.<sup>112</sup>

Despite Howard’s protests, on February 1, 1922, the Executive Committee of the California Memorial Stadium unanimously chose the Strawberry Canyon site because, in part, “The natural surroundings in Strawberry Canyon and the possibilities of attractive landscaping of the slopes of the proposed bowl, are particularly appealing to all.”<sup>113</sup> In February 1923, the Board of Regents announced the new design for California Memorial Stadium. The stadium was to be a combination of earth bowl and coliseum construction. Access was through “tunnels and stairways radiat[ing] from the interior to portals in the coliseum wall, which open on a wide surrounding plaza. Inclined pathways and short, easy flights of steps connect with Piedmont avenue [*sic*].”<sup>114</sup>

In order to accommodate the construction of California Memorial Stadium, several houses on the east side of the 2200 block had to be removed. In January 1923, the houses and most of the trees on the site were cleared, and a massive culvert was built to divert Strawberry Creek. At least five structures on the Stadium site, including one of the Palmer houses, were moved to the 2200 block of College Avenue. The site for the relocated buildings included the rear of the Cory property at 2227 College and a parcel of land to the north of the Cory property that was purchased by the University from the Pacific School of Religion in 1922. These buildings were put into various uses for campus programs and services. One building functioned as an office for Greek Theatre operations, two others were Music Department classrooms, and a fourth was used for “storage.” The relocated buildings were grouped near the rear, east side of the lots, rather than along the street front as was typical of the residential houses originally built on this stretch of College Avenue. The large lot

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<sup>110</sup> John Galen Howard to President D.B. Barrows, 29 August 1921, Records of the California Memorial Stadium Executive Committee, 1920-1923, “Correspondence, 1920-1923.” Held by the Bancroft Library.

<sup>111</sup> John Galen Howard to President D.B. Barrows, 12 January 1922, Records of the California Memorial Stadium Executive Committee, 1920-1923, “Correspondence, 1920-1923.” Held by the Bancroft Library.

<sup>112</sup> Sally Woodbridge, *John Galen Howard and the University of California* (Berkeley, California: University of California Press, 2002), 154.

<sup>113</sup> Executive Committee of the California Memorial Stadium to Board of Regents, 4 February 1922, Records of the California Memorial Stadium Executive Committee, 1920-1923, “Correspondence, 1920-1923.” Held by the Bancroft Library.

containing the moved buildings was accessed by its own, irregularly shaped driveway that ran east from College Avenue, turned at right angles to the north, and curved around to meet College Avenue again (**Maps 14 & 15**).

The removal of the houses on the east side of the block was not the only major change to occur to the neighborhood as a result of the stadium construction. In order to increase access to the Stadium site, Piedmont Avenue was connected on its northern end to a new road called Stadium Avenue, essentially ending Piedmont Avenue's life as a dead-end street (**Images 17 & 22**). Piedmont Place, the cul-de-sac that previously terminated Piedmont Avenue, was retained as an offshoot to the northwest (**Image 21**). The opening of the Stadium, the introduction of through traffic, and the advent of events at the Stadium likely considerably altered the character of the formerly secluded neighborhood.

By 1929, the west side of the 2200 block of Piedmont Way included the following structures starting from Bancroft Way and running north: the Clinton Day house at 2747 Bancroft Way; the "Bachelordon," a residential house designed by Reed & Corlett in the Tudor Revival style and constructed at 2250 Piedmont in 1924; the former Zeta Psi fraternity house, which had been moved to the rear of the 2240 Piedmont lot around 1911; the former Christy property at 2234 Piedmont; 2232 Piedmont; 2224 Piedmont; 2222 Piedmont; the Kappa Sigma fraternity at 2220 Piedmont; and a cluster of buildings around Piedmont Place (**Map 15**).

### **University Expansion: 1930 to Present**

In 1930, International House was constructed at the intersection of Piedmont Avenue and Bancroft Way (**Map 17 and Images 23-25**). In order to clear the site, the remaining houses on the east side of the 2200 block of Piedmont Avenue (**Map 16**) were removed in the late 1920s. Dr. Wall's house was removed from the International House site and relocated to its present lot at 2234 Piedmont. Cowell Hospital was also constructed in 1930 on the east side of the 2200 block of College Avenue, replacing at least some of the houses that had been moved there from the California Memorial Stadium site (**Map 17**).

Between 1942 and 1947, the layout of Piedmont Avenue was altered. The northern end of Piedmont Avenue was rerouted further west to connect to Gayley Road, cutting off the gracious arc of Stadium Drive (**Image 26 and Maps 17 & 19**). As a result, Piedmont Place was removed.

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<sup>114</sup> "New Design for the California Memorial Stadium," *The Architect and Engineer* 72 (February 1923): 75.

In 1950, the Boalt School of Law was constructed on the northeast corner of Bancroft Way and College Avenue (**Map 19 & Image 30**). To allow for the School of Law expansion, the fraternity house at 2731 Bancroft Way (1923) had to be moved to the lot at 2240 Piedmont. The former Zeta Psi house, which had been at the rear of the 2240 Piedmont lot, apparently at some point became a rooming house known as the Piedmont Lodge and was destroyed by fire in 1947.

By 1950, the west side of the 2200 block of Piedmont Way included the following structures from Bancroft Way running north: the Clinton Day house at 2747 Bancroft Way; the former “Bachelordon” at 2250 Piedmont; the current 2240 Piedmont building; the Dr. Wall house at 2234 Piedmont; 2232 Piedmont; 2224 Piedmont; 2222 Piedmont; the Kappa Sigma fraternity at 2220 Piedmont; and a private home at 2218 Piedmont (**Map 18**). The Cowell Hospital Annex was at the approximate location of now-removed Piedmont Place.

During the mid- to late twentieth century, the University continued to build new University structures in the 2200 block. Construction of Wurster Hall and Calvin Laboratory in the 1960s led to the demolition of the houses north of 2241 and 2243 College and the closure of College Avenue north of Bancroft Way (**Image 29**). The stretch of College Avenue from Bancroft Way to just north of the future Calvin Laboratory site was completely removed between 1962 and 1964, but a truncated block of the street remains today as a campus roadway between Minor Hall and the Haas Business School complex. Around 1965, the Boalt School of Law expanded at the northwest corner of Bancroft Way and Piedmont Avenue, resulting in the demolition of the former Clinton Day and LeConte residences on Bancroft Way, and likely 2250 Piedmont as well (**Map 21**). In the early 1990s, the Haas School of Business complex was constructed at the approximate intersection of Piedmont Avenue and Gayley Road, resulting in the demolition of Cowell Hospital and 2220 Piedmont Avenue.

#### **UNIVERSITY PLANS FOR THE SOUTHEAST CAMPUS**

The history of the study area, which is approximately bounded by the Haas School of Business to the north (close to where Strawberry Creek originally ran above ground), the east side of California Memorial Stadium to the east, Bancroft Way to the south, and the remnants of College Avenue to the west, is intertwined with the expansion of the central University campus and “off-campus” acquisitions. The University plans for the campus and development in and around the study area are discussed below.

### **University Land Acquisitions and Planning: Founding to 1890s**

The campus proper that was gifted by the College of California to the University in 1867 was about two-thirds the size of today's Central Campus. The remaining one-third, which consisted of the areas lying north of Bancroft Way and south of the south fork of Strawberry Creek, was generally still in private ownership when the University moved its campus to the Berkeley site in the early 1870s. The College of California's Berkeley Property Tract and College Homestead Tract subdivisions were part of this "off-campus" area.

At this time, the campus grounds ended to the north and northwest of the current study area. Bancroft Way did not touch the edge of the campus anywhere along its length. College Avenue (formerly Audubon Street) originally extended two full blocks north of Bancroft Way and would eventually become lined with private lots and buildings (**Maps 2 & 5**). Located on the west side of the 2200 block of College Avenue was the Hillegass Orchard or Hillegass Tract; this area remained primarily undeveloped through the end of the nineteenth century, except for a few lots and homes along Sylvan Way, a small, dead-end street that ran for a short block west from College Avenue (**Map 8**).

The southern campus border to the west of College Avenue at that time was the southern edge of Faculty Glade, located approximately where the Music Department buildings now stand. A historic photograph dating to the 1890s shows part of the undeveloped Hillegass Tract; in the distance, a low fence is visible at the edge of the campus with the trees of Faculty Glade and South Hall behind it (**Image 5**). East of College Avenue, the campus boundary largely paralleled the uneven, southern edge of the Strawberry Creek ravine. Thus, throughout the nineteenth century, the entire study area was in private ownership outside the campus proper.

During this era, there were several plans or diagrams of campus development prepared by a succession of designers: Olmsted in 1866; Wright and Sanders in 1868; Kenitzer and Farquharson in 1869, which resulted in the construction of South Hall, the first Berkeley campus building; and William Hammond Hall in 1874. None of these plans delineated any campus development on the study area. Olmsted's plan for the Berkeley Neighborhood specifically designated the study area for residential use, and the remaining plans did not cover the project area since it was already in private hands and not part of the campus.

### **University Land Acquisitions and Planning: 1890s to 1920s**



During the late nineteenth century, the University made some land acquisitions near the mouth of Strawberry Canyon, close to the study area. In 1900, the University and the Associated Students of the University of California acquired the Hillegass Tract property from the heirs of William Hillegass, who was the first American landowner of the parcel. This undeveloped parcel was designated for athletic facilities, in keeping with the Phoebe Hearst Architectural Plan approved that same year.<sup>115</sup> Therefore, the first University planning undertaken in the twentieth century for the general vicinity of the project area intended that the area to the west of the 2200 block would be used for athletics.

The Bénard Plan, and Howard's subsequent plans for the campus up through 1917, show the campus grounds extending up to the west side of the 2200 block of College Avenue but not extending into the study area. College Avenue remained a city street.

### **University Development**

The first University building in the vicinity of the study area was Hearst Hall, erected on the west side of the 2200 block of College Avenue in 1901. Hearst Hall stood on the current site of the southern end of Wurster Hall, across College Avenue from the present-day section of parking lot between 2241/2243 and 2251 College Avenue (**Map 12**). The structure was donated by Regent Phoebe Apperson Hearst, and placed on a private lot she had purchased as a gift to the University. Hearst Hall was designed by Bernard Maybeck as a private reception hall, and originally constructed in 1899 on Channing Way, next to a house where Hearst resided during her visits to Berkeley. After Hearst Hall was disassembled and moved to the College Avenue lot, it was converted into a gymnasium for female students, a purpose it would serve until it was destroyed by fire in 1922.

In 1905, the University built the first campus football stadium, California Field, on the Hillegass Tract using ASUC funding. This field, which was partially enclosed with wooden bleachers, stood approximately where Hearst Gymnasium and North Field are located today. Around 1915, a running track with its own bleachers was added west of California Field on the site where the temporary Hearst Field Annex stands today.

In the area near Strawberry Creek west of College Avenue and northwest of the study area, the first elements of the Faculty Club were completed in 1902. The log-cabin-style Senior Hall was completed adjacent to the Faculty Club in 1906 (**Map 14**).

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<sup>115</sup> Helfand, *The Campus Guide*, 198.

These four projects—Hearst Hall, California Field, the Faculty Club, and Senior Hall—were the primary University-built facilities near the study area in the early twentieth century. As the century drew on, additional University uses of the area immediately west of College Avenue occurred (**Map 14**). According to Harvey Helfand, the former Hillegass Tract became quite crowded:

...several temporary buildings designed by Howard were built for a variety of academic uses. These included the wooden Spreckels Physiological Laboratory...one of the first campus research labs, in 1903 and, the following year, the corrugated-iron Anthropology Building called the “tin bin” that housed Phoebe Apperson Hearst’s collections. West of these stood the wooden Fertilizer Control building...and the corrugated-iron Museum of Vertebrate Zoology (renamed the Decorative Art Annex 1930-1964), both built in 1909. And between California Field and Hearst Hall, the wooden Hygiene and Pathology Laboratory was inserted in 1908. Two wooden buildings designed by Clinton Day and originally built in 1898 were also moved to this congested area in 1921: the zoology laboratory East Hall and the Botany Building from the present sites of LeConte and Stephens Halls, respectively.<sup>116</sup>

Another early University development in the vicinity of the study area occurred in 1906, when the campus opened a temporary hospital for victims of the 1906 San Francisco Earthquake in an old residence, the Meyer House, located to the northwest of the project area on the present-day site of Minor Hall. The Meyer House had been acquired possibly in 1900 when the Hillegass Tract was purchased and had been used for campus storage prior to the Earthquake. This temporary hospital grew into the first students’ infirmary.

Thus, the pattern of University development in the vicinity of the study area limited itself in the early decades of the twentieth century to various utilitarian and student service facilities built or sited as the need arose, all standing west of College Avenue. The cluttered and congested aspect of the area described by Helfand above, and visible in photographs of the area, implies that campus administrators at the time saw this corner of the campus as a convenient piece of land to site various peripheral campus facilities rather than an integral part of the permanently developed campus containing large, stately, academic buildings.

In 1888, 1895, and 1909, the University also purchased pieces of property, ranging in size from .84 acres to 20 acres at the mouth of Strawberry Canyon, in the vicinity of present-day California Memorial Stadium. One of these purchases—possibly a gift—was apparently the more southern of the two Palmer Houses on the future Stadium site, and its grounds east of Piedmont Avenue, in 1909.

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<sup>116</sup> *Ibid.*, 198-199.

This property subsequently shows up on campus maps in University ownership. The acquisition of one of the Palmer Houses and its grounds would be the first expansion of the University into the study area.

### **Acquisitions on the 2200 Block**

In the early 1920s, the University made its first major land acquisition on the 2200 block of Piedmont and College Avenues when it purchased a parcel owned by the future Pacific School of Religion on the east side of the 2200 block of College Avenue. At the same time—around 1922—the University began purchasing land on the east side of the 2200 block of Piedmont Avenue to be used as a site for California Memorial Stadium. At least five structures were moved from the Stadium site to the newly acquired parcel on College Avenue, and were placed in a row running north-to-south on and north of the current site of Calvin Laboratory, behind wood houses already existing on the site. The uses of these buildings—none of which are still extant on campus—seem to repeat the pattern of small, miscellaneous facilities development described on the former Hillegass Tract. A circa 1927 map of the site shows the buildings designated as “Greek Theatre Office,” “Public Health,” “Music #1,” and “Music #2” (**Map 14**).

Also in the early 1920s, as noted above, the old Hearst Hall on College Avenue was destroyed by fire. Gift funds from William Randolph Hearst allowed the University to build a new and more elaborate women’s gymnasium surrounded by playing fields and courts. It was located to the west of the Hearst Hall site on the old California Field site that no longer needed for football after the 1923 completion of California Memorial Stadium. This project became the present-day Hearst Memorial Gymnasium (**Map 14**).

During the late 1920s and 1930s, the University began to actively acquire additional individual properties in the study area. These included:

- The present-day site of 2234 Piedmont Avenue, the old Professor Christy family home site, was purchased from a fraternity in 1925 (it is unclear if this purchase included just the land, or a house as well; also unknown is when the Christy house was removed).
- 2223 Bancroft Way (formerly the Professor Wickson family home on the present-day site of the Law School) was purchased from Wickson heirs in 1926.

- The former Harriet Lee property at 2245-2249 College Avenue was purchased from Glennie Davis for \$7,000 in 1926.
- A fraternity house at 2220 Piedmont Avenue (demolished in the 1990s to clear land for the Haas School of Business) was purchased in 1927.
- The old Professor Joseph LeConte family home at 2739 Bancroft Way was in University ownership by 1928. At this time, it became the headquarters of the newly established Institute of Child Welfare, which included a campus-run nursery school.
- The old Clinton Day family home at 2747 Bancroft Way was purchased in 1931 from Day's daughter.
- In 1935, the University purchased 2250 Piedmont Avenue (north of the Day House) from a fraternity.
- In 1937, the old Professor Frederick Slate house at 2239 College Avenue (just north of 2241/43 College) was purchased.
- In 1939, both of the Cheney houses at 2241/43 College Avenue were purchased from May Cheney.
- In 1941, 2222 Piedmont Avenue, the Charles Bancroft home, was purchased by the University.
- In 1943, the Sigma Phi fraternity house on Bancroft Way was purchased (it would be moved later that decade to its present site at 2240 Piedmont Avenue).
- Sometime during this general period, a vacant lot at the northeast corner of Bancroft Way and College Avenue was also acquired.

After 1943, there seems to have been somewhat of a hiatus in acquisitions on the block, perhaps due to World War II. In the 1950s, acquisitions resumed:

- In 1955, 2251 College Avenue (the old Zeta Psi fraternity house, now the Archaeological Research Facility) was acquired. The University provided the fraternity with the old Hilgard family home on the south side of the 2700 block of Bancroft Way, across from the 2200 block. It was removed, and the fraternity built a new chapter house on the lot.
- In 1958, 2232 Piedmont Avenue, the Kellogg House, was purchased from the Kellogg estate.
- In 1962, the Professor Noble house at 2224 Piedmont Avenue was purchased. The Noble house appears to have been the last privately owned property in the 2200 block.

In addition to the acquisitions listed above, the University also purchased several private properties at the extreme northeast corner of the 2200 block, north of 2220 Piedmont. These were all private homes and fraternal houses fronting on Piedmont Place, which had been formally laid out in 1909 (**Map 11**). The acquisition history of those properties has not been researched. All of the buildings acquired on Piedmont Place were later removed, and their lots are now part of either Gayley Road or the Haas School of Business complex.

### **University Planning: 1920s to 1940s**

During the 1920s and 1930s, no specific plan was formulated for incorporating the 2200 block into the central campus. Part of this may have had to do with the location of the block, which was then regarded as the extreme outer edge of the campus zone. Up through at least the early 1940s, when ample areas of developable land still remained on the original core campus north of Strawberry Creek, both University administrators and academic department heads were likely skeptical of adding the 2200 block to the central campus—viewing it as inconveniently distant from the campus core and impractical as a site for comprehensively planned academic facilities. During the early 1930s, however, University administrators and planners began informally discussing the 2200 block. Materials found in the Warren Perry Papers indicate that the pattern of acquisition on the 2200 block was consistent with the broad goal of ultimately adding the block to University ownership.

Architect Warren Perry served as Dean of Architecture at the University and designed buildings on campus including Edwards Track Stadium, the expansion of the Faculty Club, and the new School of Law building. He also provided periodic planning consulting to the University administration. In 1933, Perry was chairing the President's Committee on Campus Development and Building Location: a three-member body that also included University Controller Luther Nichols and Professor Baldwin Woods. In a memorandum dated October 1, 1933 and titled "A Re-Study of the Central Area of the Campus – University of California, Berkeley, California," the Committee reported to the President on the arrangement and expansion of the physical campus. The memo noted:

As the permanent buildings on the Campus increase in number it becomes possible to assign given areas to given uses with greater certainty than ever before. With the removal of the Physical Education plant (except for tennis courts) and the probably location elsewhere of the University Auditorium and Fine Arts Museum, what we have called the "Academic Area" between the two branches of Strawberry Creek is cleared for fairly logical and clean-cut segregation.<sup>117</sup>

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<sup>117</sup> Warren Perry Papers, Bancroft Library, BANC MSS 82/97c, Box 11, folder "Committee on Campus Development."

The memo then delineates the arrangement of academic groups north of Strawberry Creek and identifies preferred locations for other activities, including “Faculty and Student Welfare,” “Administration,” and “Circulation.”

The study block is mentioned in the memo under a section titled “Roadways and Entrances,” which contains a list of vehicular roadways on campus including “the Cross-Campus Road connecting College and La Loma Avenues (the future may well see the suppression of College Avenue within the Campus and the Cross-Campus road connecting Piedmont Avenue with Highland Place or La Loma Avenue)...”<sup>118</sup> The “Cross-Campus Road” refers here to the future Gayley Road. It is clear from this memo that the present-day alignment of Gayley Road—which runs from Hearst and La Loma Avenues to Piedmont Avenue—had already been envisioned in the 1930s. The statement also implies that the incorporation of the study block into the central campus was already being contemplated in the early 1930s, since that would be the most likely motivation for “suppressing” College Avenue as a city street north of Bancroft Way. At this time, Cowell Hospital had been completed just to the north of the study block, but the Institute of Child Welfare, occupying a converted home, was the only University facility on the block itself. There is no clear indication in the 1933 report that specific campus facilities were contemplated for the remainder of the 2200 block.

Five years later, on August 31, 1938, Acting President Monroe E. Deutsch sent a quick note to Professor Perry asking “if I might secure from you a very full statement of the reasons prompting the recommendation for the proposed site of the new Administration building and a general statement concerning plans for the future...”<sup>119</sup> In this case, the Administration Building referred to the future Sproul Hall (completed in 1941). Deutsch was apparently being asked by University Regents to explain why University staff members were proposing to site the building south of Strawberry Creek along what was still a commercial block of Telegraph Avenue, rather than elsewhere on the traditional campus. Perry replied to Deutsch with a letter on September 2, 1938, reaffirming the concept of siting primary academic facilities north of Strawberry Creek and keeping the central campus area “free for teaching.”<sup>120</sup>

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<sup>118</sup> *Ibid.*

<sup>119</sup> Warren Perry Papers, Bancroft Library, BANC MSS 82/97c, Box 11, folder “University of California.”

Perry then discussed the 2200 block:

...the area east of College Avenue and north of Bancroft Way has been thought of as the proper location of smaller self-contained units such as Child Welfare, Public Health and similar “institutes” which would be extended to include even the Law School; such units have little to do with the rest of the Campus, even with the Main Library.<sup>121</sup>

This statement reveals three major points. First, the University was considering the acquisition of the study block as early as the mid- to late 1930s. This provides clarity to the seemingly scattered sequence of individual house acquisitions by the University that began in the 1920s and accelerated through the 1930s. Secondly, the block was being considered as a site for University units that didn’t need to be located in the academic core of the campus. Finally, from at least the late 1930s, the study block was being considered as a site for the relocation of a major campus facility: the Law School. During the late 1940s, Perry would prepare several studies of possible sites for the Law School, including the southern edge of Faculty Glade where the Department of Music buildings now stand, and various configurations at the southern end of the study block. The new Law School building, which was designed by Perry, was ultimately sited on the southern end of the 2200 block along Bancroft Way, and was completed in 1950.

Therefore, although there was not yet an official plan to formally incorporate the study block into the central campus during the 1920s and 1930s, the materials in the Warren Perry Papers help explain why the University was willing to acquire properties parcel by parcel on the study block. There prevailed in this era a pattern of buying houses as the opportunity arose on the 2200 block and either renting them out to private residents, or putting them into use as offices. In contrast, the University elsewhere made comprehensive land purchases targeted with specific development proposals in mind.

After World War II, as the University began to rapidly expand, the 2200 block would have become much more desirable as a development area. One factor that probably hastened the migration of properties from private to University ownership on the 2200 block in that era is the fact that properties, at least on the south and west sides of the block, were also passing from the original owners into the hands of heirs who did not necessarily have the same attachment to the houses, and may not have used them as their primary residences.

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<sup>120</sup> *Ibid.*

<sup>121</sup> *Ibid.*

Several of the properties—the Slate House, the Wickson House, and the LeConte House—appear to have been purchased from the children of the original residents, all of whom had been faculty members at the University. This is also the era when the elderly May Cheney, just three years before her death, sold her two houses to the University. In all of these cases, it is reasonable to speculate that the private owners might have either approached the University about acquiring the property or been receptive to University offers, remembering the original residents' close affiliations with the campus. Those acquisitions recorded in University property records are presented as straightforward purchases, not condemnations.

### **University Development in the Vicinity: 1920s and 1930s**

During the 1920s and 1930s, another major physical change took place that may have had an impact on the future of the 2200 block and the way its private residents perceived it. The University began developing large facilities in a horseshoe around the residential properties on the 2200 block. To the west, across College Avenue, as noted earlier, there was an increasingly dense cluster of University storage and other utilitarian buildings and facilities. To the immediate north, Cowell Hospital, an impressive, multi-story concrete building, was completed in 1930 as the new home for the University Infirmary. To the east, California Memorial Stadium was completed in 1923; International House was completed in 1930, after purchase and removal of the several remaining houses southwest of the Stadium (**Map 17**).

In one respect, this incremental encirclement by University facilities was accidental, not planned. While the Hearst Gymnasium development to the west fit in with the Hearst/Howard campus plans from the early twentieth century, the development of a major stadium at the mouth of Strawberry Canyon was not originally planned. Howard had projected stadium sites at other locations on or near the campus. However, when California Memorial Stadium was proposed, the University ultimately decided to use the Canyon site. The practical consequence of this siting decision was that the campus, for the first time, had a major facility to the east of City-owned Piedmont Avenue, making the 2200 block appear as an extension of private development into the campus, rather than an area fully beyond the campus edge. A few years later, prompted by a private gift, the acquisition of land and construction of International House adjacent to the Stadium further extended the encirclement of the block by University facilities.

For a resident of the block in the late 1920s and early 1930s, a walk in the neighborhood would have revealed a dramatically different neighborhood scene than twenty or even ten years before. Four



large, new, and permanent University facilities—California Memorial Stadium, International House, Hearst Gymnasium, and Cowell Hospital—had arisen, three of them literally “next door” to or “across the street” from the remaining private homes.

In addition, during the 1920s, the University purchased several blocks southwest of the campus and developed the Edwards Stadium/Evans Baseball Diamond complex, followed shortly by the new Men’s Gymnasium (now Haas Pavilion) in the early 1930s. This moved the campus boundary south to Bancroft Way along a broad front, leaving only two relatively small areas of private ownership projecting into the newly enlarged campus: the 2200 block of College and Piedmont Avenues; and the blocks adjacent to Telegraph Avenue where it ran north to Sather Gate.

Given these cumulative developments, private owners on the 2200 block during the 1920s and 1930s would have been keenly aware that Bancroft Way, not Strawberry Creek, was now functioning as the southern border of the campus, and that University development and acquisition was likely, if not inevitable, on the remaining blocks north of Bancroft. Therefore, it is not surprising that several of the private properties on the block were sold to the University during the 1920s and 1930s.

### **1940s and Post-World War II Plans**

The first public University plan for the 2200 block appears to have come in the early to mid-1940s. Alumnus and architect Arthur Brown, Jr., appointed as University Supervising Architect in May 1938, prepared a 1944 General Plan for the campus that appears to be the first plan envisioning the entire 2200 block in University ownership, cleared of private dwellings, and built up with large academic structures. This, in various forms, would remain the planning vision for the 2200 block through the remainder of the century. Brown projected three new buildings labeled “Jurisprudence,” “Art – Household Art,” and “Unassigned,” as well as an expansion of Cowell Hospital. His plan, however, appears to have retained College Avenue as a public street on the west side of the block.

In 1950, presumably following the 1944 General Plan, the first unit of the current Law School—an “L” shaped building at the southwest corner of the block—was completed, after removal of the houses that had stood along the Bancroft Way frontage. This building would be expanded to the east in 1958/59 and again in 1965/67 until all of the old houses on Bancroft Way were removed, including the old LeConte house (later the Institute of Child Welfare) and the Clinton Day House (**Maps 19 & 21**).

The 1956 and 1962 Long Range Development Plans (LRDPs) for the campus showed variations on Brown's 1944 General Plan for the 2200 block. As with Brown's Plan, acquisition and removal of all the existing buildings was assumed, with various new academic buildings infilling the sites. The details of the 1956 and 1962 plans for the block differ slightly in the placement and the nature of proposed buildings, but the general theme remained the same; the block was now clearly regarded as part of "the campus," not a nearby neighborhood or transitional zone. The main difference between the two plans was that the 1956 Plan showed generic academic building footprints on the site, while the 1962 Plan incorporated the cylindrical Laboratory of Chemical Biodynamics (Calvin Laboratory) design and the Wurster Hall design to the west. A significant element of the 1956 Plan was that College Avenue north of Bancroft Way was eliminated as a public street, thus for the first time making the 2200 block into a fully contiguous "southeast corner" of the central campus, not simply a block filled with University buildings outside the traditional campus bounds.

### **Campus Development in the 1950s and 1960s**

During the 1950s and the 1960s, the interior of the 2200 block—which consisted of the rear yards of the College and Piedmont Avenue houses—was quickly being converted to parking. The surviving houses were converted to office uses. Between 1958 and 1959, 2220 Piedmont, 2222 Piedmont, 2232 Piedmont, and 2234 Piedmont all began being used for offices. In the case of two and perhaps three of these houses, residential renters were removed to make way for the office use, as is explained in more detail in the descriptions of the individual houses. The reason for the conversions was likely due to pressure from the University Regents and the City of Berkeley. Both wanted the increasing needs of the University to be met on campus, rather than having the University continue to expand outside its boundaries while supporting non-University uses—like rental properties or fraternity houses—on the campus proper.<sup>122</sup>

In the late 1950s and early 1960s, demolition of existing houses began again with removal of the old Slate house at 2231 College, and most probably its northerly neighbor, 2229 College, to allow for the construction of Calvin Laboratory, which was dedicated in 1964. At the same time, the section of College Avenue immediately north of Bancroft Way was removed to allow for the construction of Wurster Hall, and the roadway was realigned to the east as a curving pedestrian path.

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<sup>122</sup> Harvey Helfand, *An Architectural History of 2220 Piedmont Avenue At The University of California, Berkeley* (Department of Planning, Design and Construction, August 1992, amended September 1992), 29-32.

### **Campus Planning in the Study Area: 1960s to 1990s**

The 1962 Long Range Development Plan (LRDP) designated all of the older houses on the block as temporary, ultimately to be cleared for the construction of permanent buildings and installation of a uniform landscape, which Consulting Landscape Architect Thomas Church laid out in his complimentary 1962 landscape plan (**Map 20**). The specific terminology in the 1962 LRDP was that the campus expected to remove “buildings that have been acquired through campus expansion and put to interim use pending permanent development of their sites...”<sup>123</sup> The 1962 LRDP remained in force, with amendments, through 1990 when a new LRDP was adopted. In the early 1980s, the campus also undertook a space planning effort that had some elements of master planning, but was much more detailed than an LRDP in terms of focusing on existing building conditions, uses, and specific programmatic needs.

The 1981 Berkeley Campus Space Plan and 1990 LRDP continued to plan the same general type of development for the 2200 block as earlier LRDPs, and generally assumed that the smaller, older houses would be removed to allow for the construction of new, larger academic buildings. By the early 1980s, when the Campus Space Plan was completed, the 2200 block was being referred to as part of the “Arts, Music, and Professions” precinct of the campus, encompassing the existing programs which had facilities in the area at that time: the Department of Music, University Art Museum, Department of Art Practice, College of Environmental Design, School of Optometry, and School of Law. There were also some existing disciplines and departments in the vicinity that did not fit clearly with this designation, such as biochemical research in Calvin Laboratory, and the Department and Museum of Anthropology in Kroeber Hall. The “professions” aspect of the precinct would be strengthened in the late 1980s with the removal of Cowell Hospital and its replacement with the new, three-building complex of the Haas School of Business Administration.

The 1981 Plan noted:

[P]rojects which have been proposed and could be considered in this precinct include a fourth floor central addition to Wurster... an underground addition to Calvin Laboratory on the east...a new building for the School of Business Administration, an addition to the University Art Museum, and major changes in Cowell Hospital...The precinct as a whole lacks a sense of cohesion...The spaces east of Wurster Hall and east of Cowell Hospital are crying for attention. A relocated School of Business Administration in some portion of these spaces has been proposed...completion of this project would liberate considerable space in Barrows Hall, thus absorbing the activities now housed in many of the residences on College

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<sup>123</sup> University of California, Berkeley, *1962 Long Range Development Plan*, 19.

and Piedmont which would have to be demolished or relocated because of their old age and deteriorated condition.<sup>124</sup>

However, the 1981 Plan also noted that “because of their diversity of architectural style, and their domestic scales the buildings along Piedmont Avenue in particular provide an attractive edge to the precinct and the campus.”<sup>125</sup> The Plan did not specifically propose permanently preserving any of the houses on their current sites. In the case of one of the buildings, it suggested long-term relocation. The description of 2234 Piedmont stated, “should the University ever need the area for a larger building, this structure should be moved...and, if possible, restored.”<sup>126</sup>

Following the 1981 Campus Space Plan, and as a prelude to the 1990 LRDP, a set of “Working Papers” were prepared by the campus and private consultants in the late 1980s outlining issues and opportunities for central campus development. The 1990 LRDP largely adopted the recommendations of the Working Papers for the study area. The removal of Cowell Hospital and 2220 Piedmont were planned, along with their replacement with the Haas School of Business complex. Some renovations were projected for the Law School complex. The Piedmont houses and 2251 College were identified as a “Piedmont Avenue Reserve Site” in a slightly more complex “L” shape than what was shown in the 1988 Working Papers:

Designated reserve sites include the site occupied by the remaining Piedmont buildings and 2251 College. In conjunction with this site, the parking lot to the east of Wurster Hall is designated as an open space reserve site for the possible future development of a new glade.<sup>127</sup>

Actual physical changes in the immediate study area in the 1980s and 1990s included the demolition of Cowell Hospital and 2220 Piedmont (the former Kappa Sigma fraternity house), and shifting of the adjacent access road south, next to 2222 Piedmont, to create a site for construction of the three-building Haas School of Business complex. Other changes involved construction of a northern addition to the Law School, completed in 1996, which filled in the parking lot space between 2240 Piedmont and 2251 College and made some alterations to the remainder of the parking lot. The last remaining freestanding garage associated with the houses, located behind 2232 Piedmont, was demolished, and the brick foundations of 2241 and 2243 College were replaced. In 2001, an

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<sup>124</sup> University of California, Berkeley, *Art, Music and Professions, Phase I of Berkeley Campus Space Plan*, revised October 1991, III.7-III.8.

<sup>125</sup> *Ibid.*, III.3.

<sup>126</sup> *Ibid.*, III.13.4.

<sup>127</sup> University of California, Berkeley, *1990 Long Range Development Plan*, 36.

extensive seismic retrofit and renovation of 2251 College was undertaken; work was completed early in 2004.

Uses of some of the buildings in or adjacent to the study area changed, including conversion of the Law School's Manville Hall residential annex into Simon Hall, used as an office wing for the Law School. 2243 College was left vacant by the Space Assignments & Capital Improvements Committee (SACI) in 2003.

### **2020 Long Range Development Plan**

The 2020 Long Range Development Plan, adopted by the University Regents in 2005, does not perpetuate the precinct planning of the earlier era but plans holistically for the "historic 180 acre Campus Park, defined by Hearst on the north, Oxford/Fulton on the west, Bancroft on the south, and Gayley/Piedmont on the east."<sup>128</sup> The illustrative concept completed for the UC Berkeley New Century Plan, and included as Figure 2 in the 2020 LRDP, anticipates the removal of the College Avenue houses and Calvin Laboratory, and their potential replacement with new buildings. 2251 College and the Piedmont Avenue houses are shown as continuing campus buildings through the life of the Plan.

The landscape of the California Memorial Stadium environs is shown as rustic hill woodlands in the diagram of Campus Park Preservation Areas in Figure 7 of the Plan, while Figure 8 shows the area west of Piedmont Avenue as part of the "picturesque ensemble." According to the 2020 LRDP:

The campus identity is also shaped by another, more subtle ensemble: the variety of picturesque buildings along the creek, which also includes a number of historic structures. In contrast to the formality of the classical core, these picturesque buildings are designed as informal, highly articulated volumes that respond to the natural contours and features of the site. As exemplified by the Haas School of Business, new projects within the areas of picturesque influence should respect and continue these traditions.<sup>129</sup>

With respect to the landscape, the 2020 LRDP references the UC Berkeley Landscape Master Plan. As indicated in Figure 6 of the 2020 LRDP, "The Landscape Master Plan...designates the entire perimeter of the Campus Park as the Edges and Gateways Initiative: this group includes initiatives for each of the four perimeter roads and the entry points to the Campus Park."<sup>130</sup> For Gayley Road, the university-owned extension of Piedmont Avenue, the University's New Century Plan states the

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<sup>128</sup> University of California, Berkeley, *2020 Long Range Development Plan*, 5.

<sup>129</sup> *Ibid.*, 43.

campus should “Preserve and enhance the rustic character of Gayley Road as the seam linking the campus and the hills...[including] working with the City of Berkeley [to] refurbish the historic Olmsted streetscape from Haas Business School to Bancroft Way, improving the plantings and accommodating stadium crowds.”<sup>131</sup>

## 2240 PIEDMONT AVENUE

2240 Piedmont Avenue was built in 1923 for the Alpha Sigma Phi fraternity and designed by East Bay architect Gwynn Officer. Unlike the other four surviving houses on the 2200 block of Piedmont Avenue, the fraternity house was constructed for private group living use and was never used as a single-family residence. The fraternity house was originally located on a lot at 2731 Bancroft Way, located on the north side of Bancroft Way between College and Piedmont Avenues. In 1949, it was moved to its current location at 2240 Piedmont Avenue.

### Alpha Sigma Phi Fraternity

By the early 1920s, many group living quarters for students had been constructed in the neighborhoods surrounding the University campus. By 1929, the 2200 block contained at least five fraternity houses, including 2220 Piedmont Avenue (demolished in the 1990s) and 2251 College Avenue (**Map 15**). The destructive Berkeley fire of September 1923 had destroyed many fraternity chapter houses in the Northside neighborhood, and many fraternities decided to relocate to Southside. However, it appears that the Alpha Sigma Phi Fraternity began plans for a new fraternity chapter house prior to the fire, and the building currently at 2240 Piedmont Avenue may have already been under construction by September 1923. Very little is known about the architect of the building, Gwynn Officer. He is listed in the 1925 Oakland/Berkeley/Alameda city directory as an architect and interior decorator with a home and office at 2612 Regent Street in Berkeley.

On its original site, the fraternity house stood facing Bancroft Way to the south with a large, level lawn in the front. A driveway ran down the east side of the house to the back of the property. The building was accessed by a semi-circular entry path converging on curved brick steps leading to a brick terrace located between the projecting wings of the building (**Images 19 & 20**). The main entry was finished with a large, projecting, Tudor-style portico capped with a balustrade (**Image 20**). It is unknown when this feature was removed. The building followed a fairly common plan for fraternity houses, with a large living room, dining room, kitchen, and entrance hall on the first floor, bedrooms

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<sup>130</sup> *Ibid.*, 3.1-30.

<sup>131</sup> University of California, Berkeley, *New Century Plan*, January 2003, 84.

and shared baths on the second floor, and a private room beneath the large, pitched roof on the third floor used for chapter meetings. In some other fraternities, the chapter room was located in the basement.

### **University Acquisition of 2240 Piedmont Avenue**

In 1943, the Alpha Sigma Phi fraternity sold their chapter house and property to the University. The fraternity purchased and moved to the Thorsen House, located at 2307 Piedmont Avenue, where they still remain. The sale was completed in April 1943. The University's reasons for purchasing the fraternity house are unclear. By the early 1940s, the University had already acquired a number of properties on the 2220 block, including the houses at 2739 and 2747 Bancroft Way, located just east of the original site of the fraternity house. The 1944 General Plan for the campus envisioned the 2200 block as part of the University campus, so acquiring the fraternity house would have been a logical step. However, it has not been determined whether the fraternity or the University initiated the acquisition discussion.

### **University Uses of 2240 Piedmont Avenue**

No University uses have been clearly identified for the fraternity house in the early years of University ownership. During World War II, many fraternities temporarily closed and their houses were rented to women students, who then constituted the majority on campus. Military programs, which took over facilities including International House, displaced other students, and these students were also moved to fraternity houses. Given the size and location of the fraternity house, it is unlikely that the building would have remained vacant while students were being displaced from other accommodations and war workers were flooding into the Berkeley area. A specific use, however, has not been identified.

In 1947, fire destroyed a privately owned group residence called "Piedmont Lodge," located at the rear of the 2240 Piedmont Avenue lot (**Map 15**). Piedmont Lodge was apparently the former Zeta Psi fraternity house, which had been moved from its original location at 2251 College Avenue around 1911. Later that year, the University purchased the site of the demolished Piedmont Lodge, continuing its property consolidation on the block. In November 1949, 2731 Bancroft Way was moved to the 2240 Piedmont Avenue site, where it remains today. The exact route of the move is unknown, but it could possibly have taken place through the interior of the block. The brick chimneys of the house were presumably removed and rebuilt on the new site. The brick porch was

not retained, and a single, utilitarian brick entry path replaced the semi-circular entry path. The Tudor portico on the main entrance may have been removed at this time.

2240 Piedmont Avenue was almost certainly moved from its original lot to clear the site for the construction of the Boalt School of Law, built in 1950 along the north side of Bancroft Way (**Map 18**). It is unclear why the house was moved instead of demolished. The University may have considered the large house, less than 30 years old, worth the cost of moving and reusing, and the newly empty lot on Piedmont Avenue allowed for an easy relocation. Additionally, there may have been sentiment expressed by influential alumni, perhaps those of Alpha Sigma Phi, that the house should be preserved. Similar alumni interest is said to have preserved 2251 College Avenue from demolition after University acquisition in the same era.

Once the building was relocated to 2240 Piedmont Avenue, the mystery of its exact early University uses continued. In 1950, floor plans of the building were prepared, suggesting that the University facilities staff was studying the structure for future use. By the mid-1950s, the use of the house is documented in University records. The Institute of Personality Assessment and Research, founded in 1949, is shown as the building occupant in the 1956-57 campus directory. The Institute remained in the building through at least 1977. At some point after 1977, the Institute moved to Tolman Hall.

In 1978, the campus facilities database (FDX) indicated the building as designated for “alteration” and assigned to “Law.” The house was vacant when inventoried for the State Historic Resources Inventory in 1979. In the 1981 Berkeley Campus Space Plan, it was noted, “2240 Piedmont has been reassigned for joint use by the Jurisprudent and Social Policy Program and the Center for Study of Law and Society. Extensive alterations have been made, particularly to the two upper levels.” Groups relating to the Law School have continued to occupy the building through the present.



## **COMPOSITE PLANS**

The following composite plans detail the evolution of the College Avenue and Piedmont Avenue project area from the mid-nineteenth century to 2005.

### **1868**

The 1868 composite plan shows a portion of Olmsted's 1866 map for the Berkeley Neighborhood overlaid with W.F. Boardman's 1868 map of the Berkeley Property. This section of Olmsted's plan includes two roads: one road running south from the campus to Oakland; and a second road leading east up Strawberry Canyon. The road to Oakland closely correlates with Olmsted's conception of Piedmont Way and the surveyed alignment of Piedmont Way as shown by Boardman in 1868. It is notable that the Boardman Map appears to be a copy of an 1865 map by Edward Miller, Olmsted's surveyor, with a title added later. Prospect Street, although unnamed, aligns with Olmsted's eastbound road. Audubon Street (now known as College Avenue) and Bancroft Way are both included in the survey. The surrounding lots, some which are shown to be a half-acre in size, were likely subdivided more than once since they are smaller than Olmsted's envisioned one- to five-acre lots.

### **1911**

On the 1911 Sanborn Fire Insurance Map, houses fill all but one of the lots in the study area. Houses show a diversity of setbacks from Piedmont Avenue and College Avenue, although a pattern of 50-foot setbacks from Piedmont Avenue is emerging within the study area on the west side of the block. Houses on the east side of Piedmont are set high on the rising slope rather than along the street frontage.

C.L. Huggins' 1900 layout of Piedmont Avenue, showing the medians, aligns with the 1911 Sanborn Map with the exception of the appearance of a cul-de-sac at the northern end of Piedmont Avenue known as Piedmont Place. Piedmont Place was mapped as a street in 1909 to provide access to eleven parcels subdivided from a single parcel owned by the widow of Captain Simmons.

Victorian-era houses fill the lots on the east side of College Avenue, with multiple structures occupying some of the larger lots. A large fraternity building just south of the study area replaced an older fraternity house that appears on the 1903 Sanborn Map. Outside the study area to the west along Sylvan Way, houses are closely spaced to form a denser residential street edge than within the study area. The center line of College Avenue defining the study area appears to also demark the limit

of the University in this time period; residential buildings occupy the east side of College Avenue, while the west side of College Avenue is occupied by several University facilities including Hearst Hall and the girls' basketball courts.

### **1929**

The significant element in the 1929 plan is the completion of California Memorial Stadium and the subsequent loss of residential character on the east side of Piedmont Avenue north of Bancroft Way. Other changes have occurred beyond the study area and include the loss of Hearst Hall in a 1922 fire, culverting of Strawberry Creek, and the expansion of University facilities to the west and north.

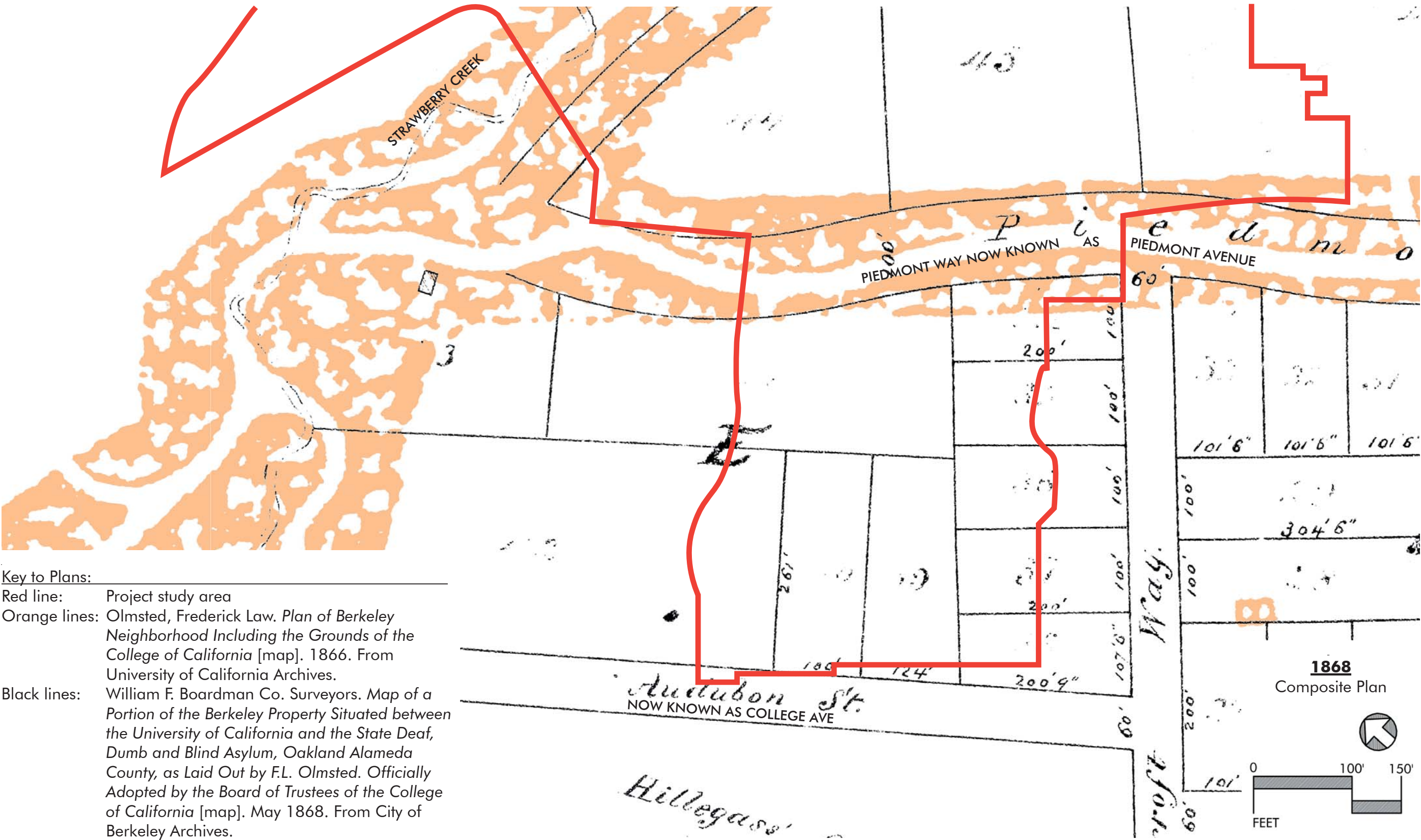
### **1950**

The 1950 Sanborn Fire Insurance Map shows increasing development around the project area. International House has been constructed at the intersection of Piedmont Avenue and Bancroft Way, and the Boalt Hall School of Law and the Garret McEnerney Memorial Law Library have replaced houses along Bancroft Way. To the north, the Cowell Hospital Annex has replaced Piedmont Place.

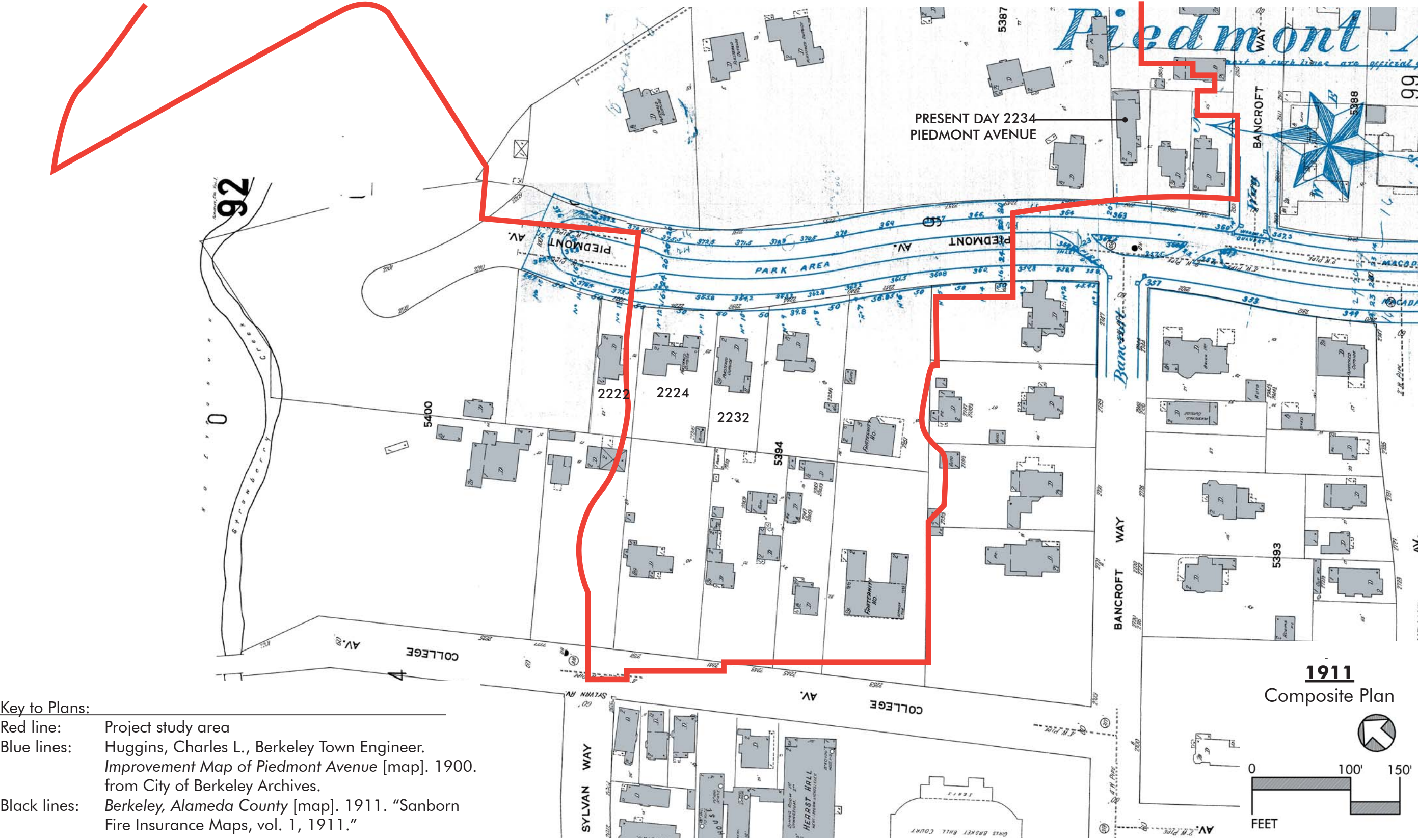
Within the project area, road and lot alignments remain the same, but some buildings have either been demolished or moved. The fraternity house located deep in the lot now occupied by 2240 Piedmont Avenue has been destroyed by fire and replaced by the fraternity house that was moved from Bancroft Way. Dr. Wall's house at 2234 Piedmont Avenue has been moved from its former location on the International House site. Buildings neighboring the project area are increasingly large in scale and mass.

### **2005**

The 2005 plan shows the increasing encroachment of large-scale University buildings on the former residential street. The section of College Avenue within the project area is closed to vehicular traffic and has become a curvilinear pedestrian and bike path. Surface parking lots affect the front and rear landscapes of the College Avenue houses and the rear of several of the Piedmont Avenue houses. The houses north of 2241 College Avenue have been demolished for Calvin Laboratory. Beyond the project area, the Law School has also expanded, resulting in the demolition of the former Clinton Day House and other buildings at the northwest corner of Bancroft Way and Piedmont Avenue. The Haas School of Business has replaced Cowell Hospital and 2220 Piedmont Avenue. Piedmont Avenue has been connected to Gayley Road, causing the northern end of Piedmont Avenue to be realigned.







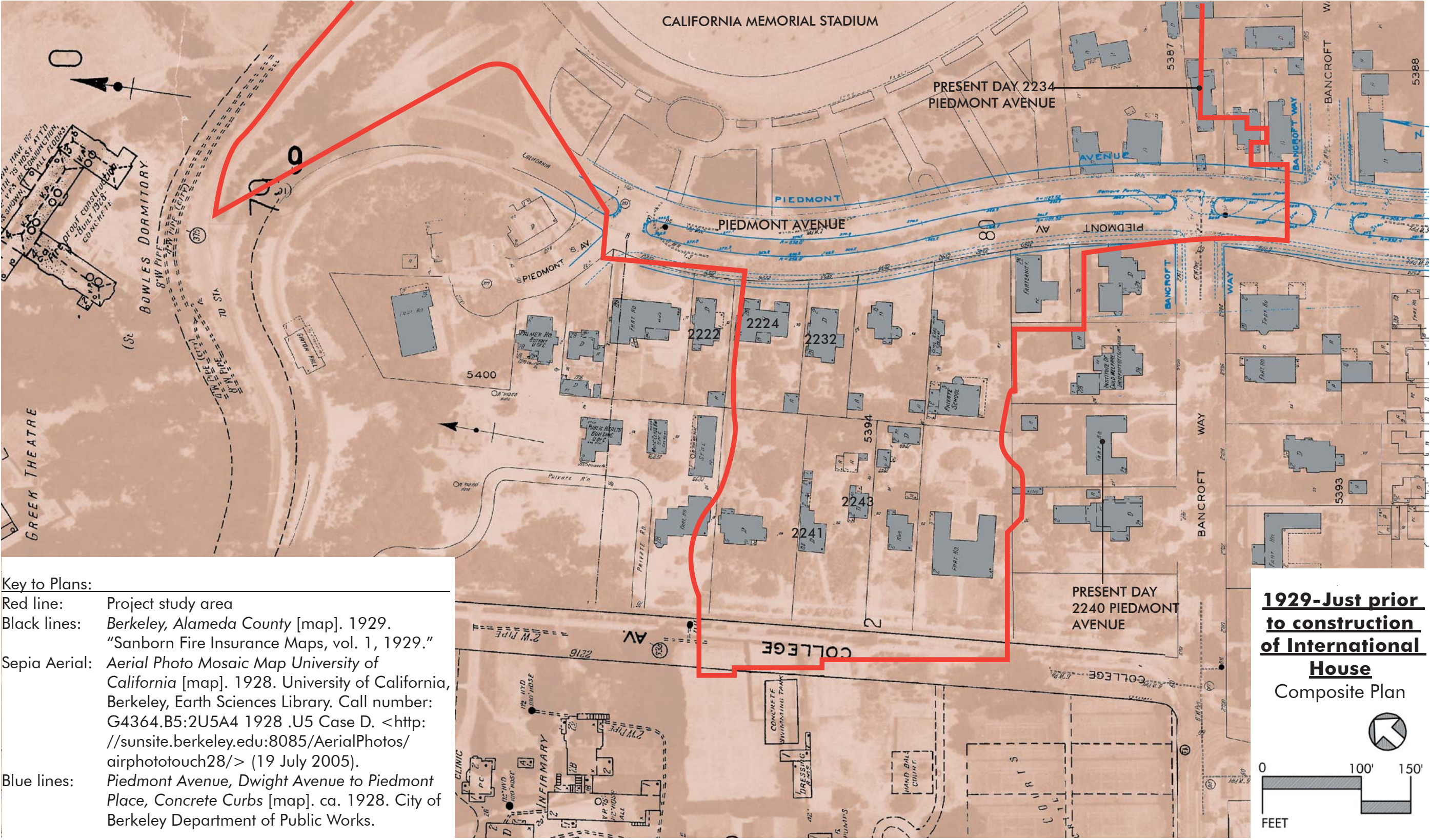
Key to Plans:

Red line: Project study area

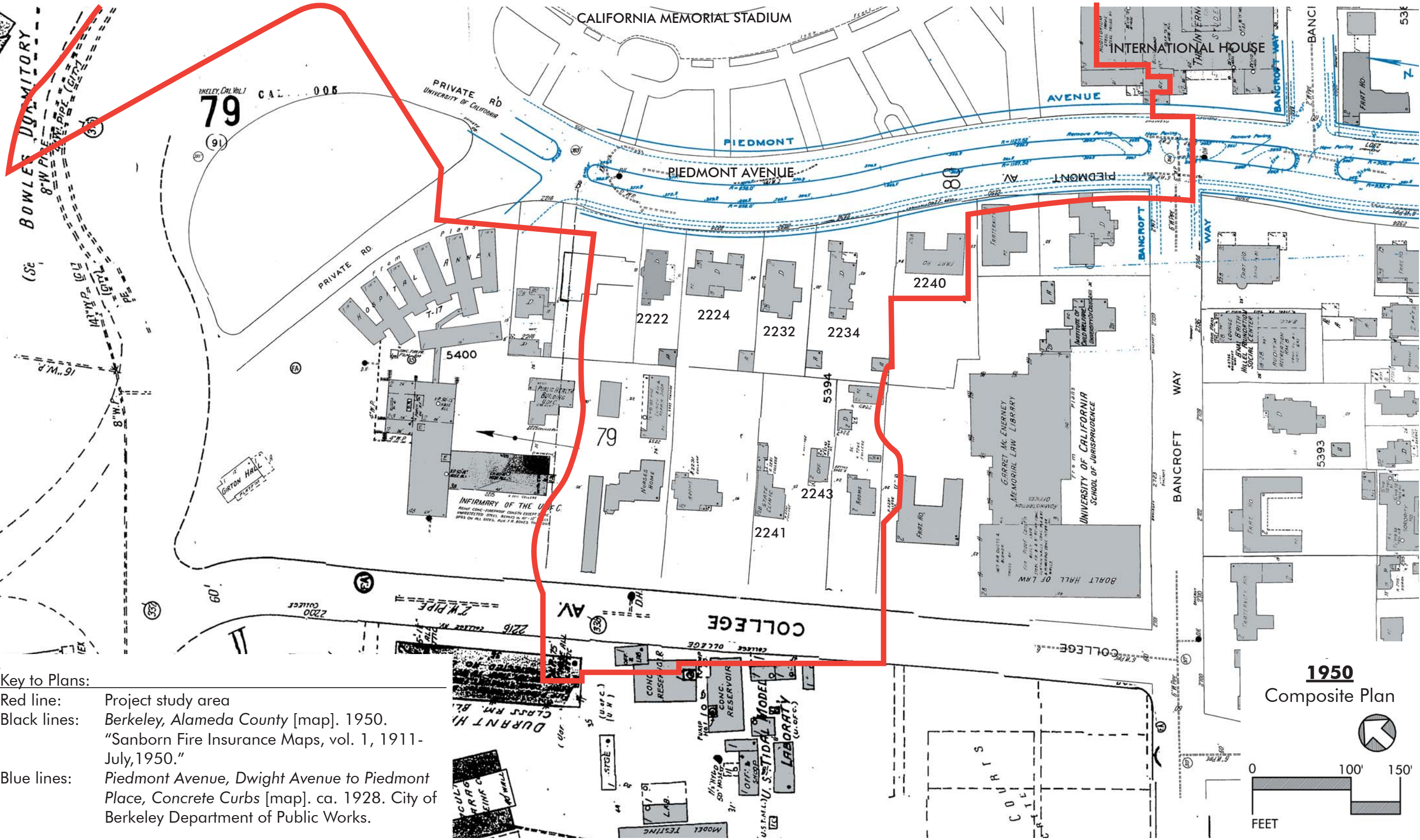
Blue lines: Huggins, Charles L., Berkeley Town Engineer. *Improvement Map of Piedmont Avenue* [map]. 1900. from City of Berkeley Archives.

Black lines: Berkeley, Alameda County [map]. 1911. "Sanborn Fire Insurance Maps, vol. 1, 1911."

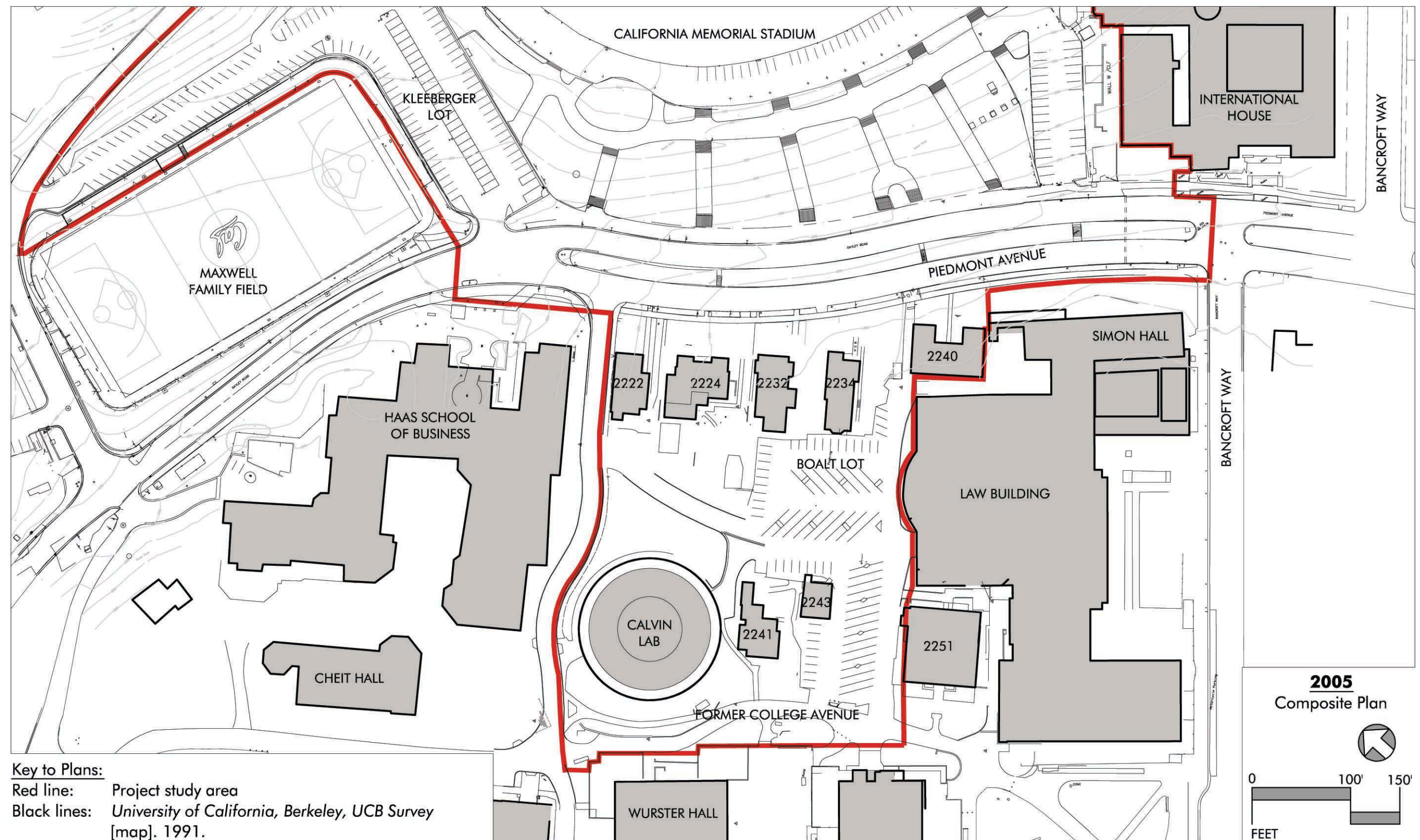












### III. DESCRIPTION & CONDITIONS ASSESSMENT

The following section provides a description of the site, landscape, and structure at 2240 Piedmont Avenue, including a room-by-room inventory of the building. The conditions assessment identifies the condition of each element based on the following rankings:

- **Excellent (E)** – The element is in near original condition.
- **Good (G)** – The element is mostly intact.
- **Fair (F)** – The element is showing signs of wear or deterioration.
- **Poor (P)** – The element is badly damaged, missing, or not functioning.
- **Unknown (U)** – The element was not accessible for inspection.

#### SITE AND LANDSCAPE

The character of the site surrounding the five houses fronting Piedmont Avenue is fairly consistent. All five of the houses are set back approximately 50 feet from Piedmont Avenue on generous lots (**Figures 58 & 62**). The east façade of each house faces its own large lawn with a selection of trees, shrubs, and foundation plantings. A concrete sidewalk and tree-planting strip separate the front lawns from Piedmont Avenue. Each house has a path leading to the front door from the sidewalk. Some houses also have narrow side paths and driveways that extend to the rear of the lots. According to historic Sanborn Fire Insurance maps, garage structures were originally located behind most of the dwellings. Although the garages have been removed, two concrete pads are still visible today at the rear of 2224 Piedmont Avenue.

The **Existing Conditions Inventory for Landscape (III. Description & Conditions Assessment)** provides further elaboration on the location of hardscape and vegetation. The tree numbers below are references to the **2005 Tree Inventory (X. Appendix)**. Ratings for the condition and size of each tree can also be found in the Inventory.

#### Site Condition

During the early twentieth century, the houses along Piedmont Avenue characteristically had highly maintained residential landscapes, as shown in historic photographs (**Images 14, 15, & 23**). In 2005, maintenance of these former residential landscapes is less meticulous than it was during the early to mid-twentieth century. Overall, the landscape elements at 2240 Piedmont Avenue appear to be in good condition.



## **Landscape Elements**

### **Vehicular ways and parking**

*Description:*

A nine-foot-wide asphalt driveway/pedestrian path runs past the north side of the building, connecting the sidewalk at Piedmont Avenue to the Boalt Parking Lot (**Figures 67, 68, & 69**). A concrete access drive leading to the adjacent Law School buildings runs along the west (back) side of the building (**Figure 71**).

*Condition:* Good

### **Pedestrian pathways**

*Description:*

A six-foot-wide brick entry path connects the sidewalk at Piedmont Avenue to the mortared brick and concrete ADA ramp that ascends to the entrance of 2240 Piedmont Avenue (**Figure 62**). The field pattern is a mortared basketweave with no edge course.

*Condition:* Good

### **Fencing and site walls**

*Description:*

On the rear, west side of the building, there is a cast-in-place concrete retaining wall that separates the higher elevation of the house from the concrete access drive leading to the adjacent Law School buildings (**Figures 72-74**). This wall was constructed around 1986.

*Condition:* Good

### **Vegetation at eastern side**

*Description:*

A lawn lies between the sidewalk at Piedmont Avenue and the foundation plantings. Five large Hollywood Juniper shrubs (*Juniperus chinensis* 'torulosa'), Tree Nos. 390-394, punctuate foundation plantings at the front entry and along the southeastern side of the building (**Figures 60 & 62**). A mature 36-inch diameter at breast height (dbh) Deodar Cedar (*Cedrus deodara*), Tree No. 340, is located on the front lawn (**Figure 63**).

*Condition:* Good











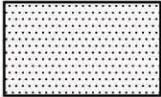





### **Vegetation at western side**

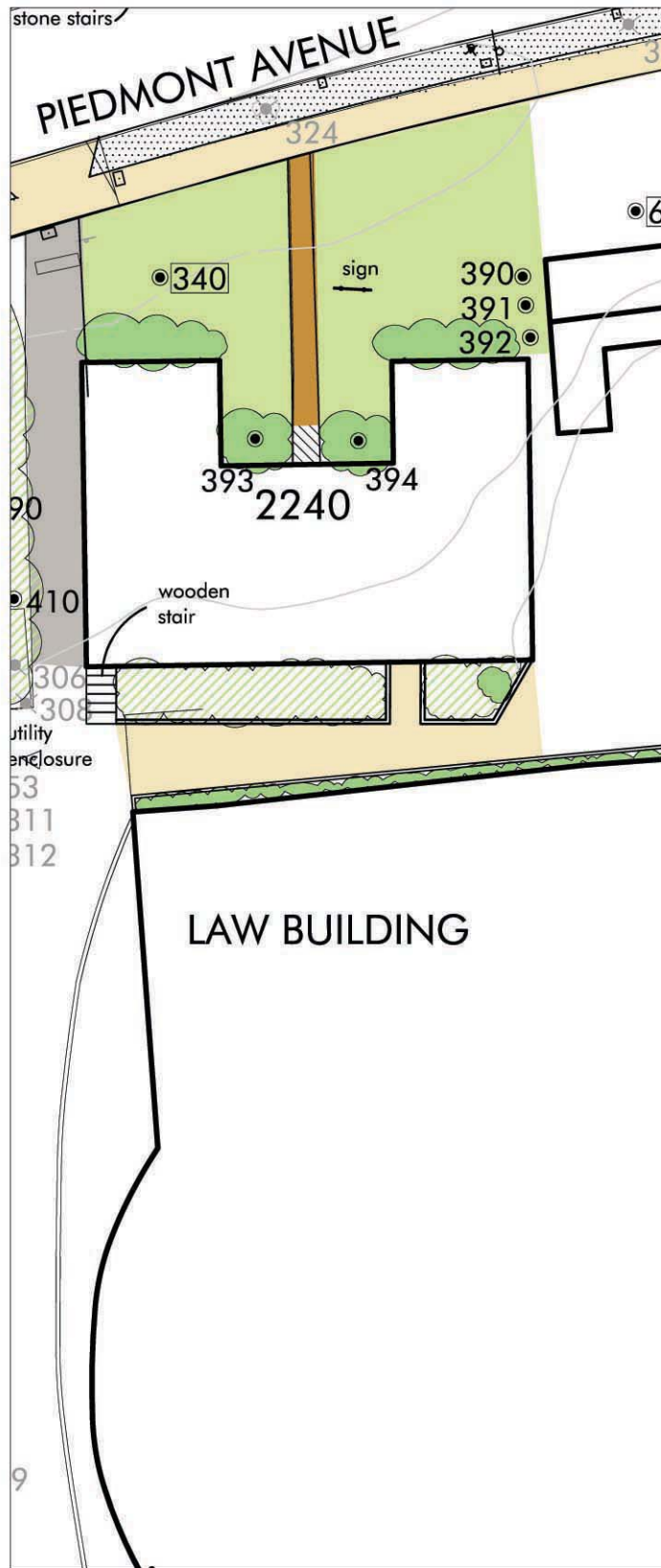
*Description:*

The rear, west side of the house has Canary Island Ivy (*Hedera canariensis*) and one Hollywood Juniper shrub planted in the bed formed by the concrete retaining wall (**Figures 72 & 73**).

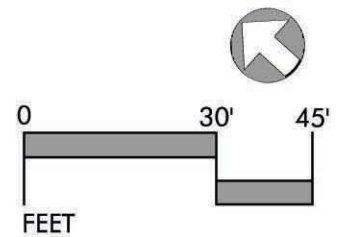
*Condition:* Good

## 2005 EXISTING CONDITION INVENTORY LEGEND

	Asphalt Pathway		Wall
	Asphalt road or Parking Area		Wall
	Concrete Paving		Fence
	Brick Pathway		Sign
	Shrub Masses	•305	Existing tree shown on 1991 UCB provided survey
	Groundcover Masses	●390	Field located by PGA, not included on 1991 UCB Survey
	Unplanted Landscape Area	✱329	Tree no longer exists, was shown on 1976 UCB tree inventory
	Lawn Area	●340	Specimen Tree per UCB Specimen Tree Program
	Concrete ADA Ramp		Unimproved pedestrian pathway
	Wooden ADA Ramp		
	Aggregate Paving		



**BUILDING 2240:**  
 2005 Existing  
 Conditions Inventory



## **BUILDING EXTERIOR**

2240 Piedmont Avenue is a three-story structure clad in stucco with wood trim and half-timber detailing. Architect Gwynn Officer designed the former fraternity chapter house in the Jacobethan/English Tudor Revival style.

### **Jacobethan/English Tudor Revival Style**

The English medieval revival mode has been known by many different names following its introduction to the United States around 1900. The term “Jacobethan” was coined by architectural historian Henry Russell Hitchcock to define one particular period revival style. The Jacobethan style appropriated architectural elements and proportions from the hybrid Medieval/Renaissance architecture that evolved in England during the reigns of Elizabeth I and James I. It was popularized as a style for upper-middle-class housing in England during the 1890s and served largely the same purpose in suburban areas of the United States. Affluent streetcar suburbs in most large eastern and Midwestern cities feature developments of “Stockbroker Tudors” on large verdant lots.

As realized in Southern California during its brief period of popularity, the Jacobethan/English Tudor Revival style was frequently rendered in the “Hansel and Gretel” cottages of Hollywood. In the San Francisco Bay Area, the style usually achieved a higher level of verisimilitude, frequently emulating the informal picturesque cottages of the Cotswolds or the half-timbered dwellings of East Anglia. The hallmark characteristics of the Jacobethan/English Tudor Revival style in Northern California include informal plans and picturesque massing, steeply pitched cross-gabled roofs and dormers, pointed arch windows with leaded muntins, tall, faceted chimneys, and brick, stucco, and/or hand-adzed half-timbering. The overall effect is that of picturesque informality and age. Due to its expense, picturesque styles such as the Jacobethan/English Tudor Revival were used almost exclusively in the design of expensive single-family housing, particularly in affluent tracts developed in the 1910s and 1920s, such as Forest Hill and St. Francis Wood in San Francisco, and the Berkeley and Oakland Hills. Not surprisingly, the Berkeley Property Tract once featured many Jacobethan/English Tudor Revival structures; the two extant properties in the 2200 block are 2222 and 2240 Piedmont Avenue. Other examples, now occupied by fraternities and sororities, survive on Prospect Street, Warring Street, and further south on Piedmont Avenue.

### **East Façade**

Facing Piedmont Avenue, the east façade is the primary elevation of 2240 Piedmont Avenue. The east façade is divided into three major parts: a central part corresponding to the main section of the dwelling, and two projecting wings that intersect the central section. Unlike the other three façades, the east façade is symmetrically organized and moderately finished, as befitting its proximity to the street. The façades of the two wings appear to be identical; both consist of three-sided chamfered bays encompassing the first and second floors that are surmounted by gable-roofed elements at the third floor level (**Figure 1**). The east elevations of both wings consist of two pairs of eight-light casement windows facing the street and individual eight-light windows on the chamfered sections. The windows are each surmounted by four-light fixed transom windows. Half-timbered stucco spandrel panels demarcate the intersection of the first and second floor levels. The fenestration of the second floor level is identical to the first floor with the exception that the windows are six-light casements and there are no transoms. The gabled third floor of each wing is divided into sections by ornamental half-timbering with stucco occupying the rest. The scalloped bargeboards are supported by carved wood brackets.

The main, central part of the east façade is symmetrically organized into three bays without any decorative half-timbering (**Figure 2**). The center bay contains the main entry. Accessed by a non-historic concrete wheelchair-accessible ramp with metal pipe railings, the segmental-arched entry features a recessed wood panel door and a two-light segmental-arched transom (**Figure 3**). The main entry was originally finished with a large Tudor portico (**Image 20**). The door is made of polished oak with hardware, including a thumb-latch, a key cylinder, and a plate with the address emblazoned on it. The entry also features what appears to be a historic brass-plated, ceiling-mounted hurricane lamp. Directly above the entry, at the second floor level, is a pair of six-light wood casement windows. Above this, at the third floor level, is a hip-roofed dormer containing two double-hung wood windows flanking a band of louvers. The dormer originally contained three double-hung windows (**Image 20**). The bays flanking the entry bay mirror each other. The first floor level of each bay is articulated by a band of six-light wood casement windows and the second floor level contains pairs of six-light casement windows.

In general, the east façade appears to be in good condition.

### **North Façade**

The north façade of 2240 Piedmont faces a narrow paved driveway that separates the building from the adjoining property to the north (**Figure 4**). As a secondary façade, the architectural character of the stucco-clad north façade is quite restrained. The fenestration pattern is guided primarily by utility rather than aesthetic considerations. Because the windows are arranged exclusively with interior function in mind, there is no clear bay organization, although the façade is roughly divided into three vertical bands. The easternmost band features a single, six-light wood casement window on the first and second floor levels. The first floor level of the central band features a hybrid window consisting of a four-light fixed sash above and a double-hung, two-over-two sash window below. The second-floor level of the central band features two pairs of eight-light wood casement windows. The westernmost band features a cluster of three combination fixed-light/double-hung windows separated by 6-inch-wide wood mullions. Aside from narrow sills and the narrow jambs that barely project beyond the stuccoed wall plane, none of the windows have any decorative trim. In fact, the only decorative trim evident on the north façade is the sparse half-timbering in the gable on the third floor level. The north façade appears to have undergone relatively few major alterations aside from the addition of an aluminum downspout and louvered vents at the water table level.

In general, the north façade is in good condition. Due to its northerly exposure and shaded environment, there is some biological growth occurring on the stucco.

### **West Façade**

The west façade is the most complicated of the four exterior elevations (**Figure 5**). As a tertiary elevation facing the rear of the property, it was never embellished to the same degree as the east façade. In addition, the west façade appears to have undergone a series of alterations when the building was converted from a fraternity house into University offices.

The stucco-clad west façade is roughly eight bays wide although the pattern is not immediately discernible. The northernmost bay features a combination fixed-light and double-hung wood-sash window on the first floor and a six-light casement window on the second floor level. In addition, there are two non-contributing wood louvered vents. The second bay in from the north features a four-light wood panel door and a non-historic wood porch on the first floor, and a six-light wood casement window on the second floor. Moving south, the third bay contains a four-light wood casement window on the first floor, and a six-light casement window on the second floor. The fourth and fifth bays are nearly identical; featuring paired six-light wood casement windows on the first floor

and non-historic double-hung wood windows on the second floor. The fifth bay features an additional four-light casement window on the first floor. The windows on the second floor level are inset within a band of plywood paneling that appears to be an infilled sleeping porch. The sixth bay is identical to the fourth bay. The seventh bay features a six-light wood panel door on the first floor level and a band of three-light wood casement windows above. The door is accessed by a non-historic wood stair and sheltered beneath a hip-roofed porch roof supported by wood brackets. The eighth bay features a six-light wood casement window and a brick chimney. The chimney extends above the roof level to the height of the ridge beam. The chimney steps back approximately 10 feet from the top before flaring out again in a series of corbels. The chimney is tied back to the roof by steel rods at the buttress level and again at the top. The chimney appears to be original to the building, and was likely rebuilt after the structure was moved.

The third floor level is primarily confined to a large gable with scalloped bargeboards supported by ornately carved wood brackets. The area within the gable is clad in stucco with painted wood half-timbering. At its center is an unglazed rectangular opening. This opening illuminates a narrow alcove at the rear of which is a pair of redwood panel doors. A non-historic steel fire escape provides emergency egress from the third floor to the ground.

In general, the west façade is in good condition. When maintenance occurs in the future, the plywood covering the windows on the second floor should be removed and wood casements matching the originals should be installed.

### **South Façade**

The south façade is partially concealed behind plantings arrayed along the concrete retaining wall, which was added around 1986 (**Figure 6**). The first floor features a pair of six-light casement windows in the west bay, a six-light casement window in the central bay, and an eight-light casement window with a fixed four-light transom in the easternmost bay. The second floor level features a single six-light casement window in the westernmost bay, a band of four, six-light wood casement windows in the central bay, and a six-light wood casement window in the easternmost bay. An exterior brick chimney separates the second and third bays. Similar to the chimney on the west façade, the chimney on the south façade steps back approximately 10 feet from the flue and flares out again near the top, imitating traditional English Tudor architecture of the sixteenth century. The uppermost portion of the chimney above the “shoulder” or “buttress” features incised ornament (**Figure 7**).

The chimney appears to be original to the building, and was likely rebuilt after the structure was moved.

The second and third floor levels are demarcated by horizontal half-timbering. The third floor level is contained within the end gable. The gable itself is framed by scalloped bargeboards supported by wood brackets. The bargeboard and cornice extend across the face of the chimney. The stucco-clad gable features decorative half-timber detailing and a pair of six-light wood casement windows placed off-center.

In general, the south façade is in good condition. Prolonged exposure to sun has resulted in paint delamination and some minor ultraviolet damage to the exposed wood beneath the paint. Exposed wood elements should be repainted often to avoid damage.

### **Exterior Condition**

The exterior of 2240 Piedmont Avenue is in good condition. The exterior appears to be regularly maintained and it does not appear to suffer from significant structural or surface deterioration problems. The wood elements on the south façade should be repainted often to avoid ultraviolet damage to exposed wood. Similarly, biological growth occurring on the north façade should be treated to avoid damage to the stucco and wood detailing. Missing elements on the south façade, particularly the plywood infilled window openings on the third floor, should be restored to their original condition.

### **BUILDING INTERIOR**

The former fraternity chapter house at 2240 Piedmont Avenue is a C-shaped residence with three habitable floors and a partial basement. On the first floor, two flanking wings contain meeting areas open onto a north-south oriented central entry foyer. Staff offices, toilet rooms, and a kitchen are located in the rear. Former sleeping and study quarters on the second floor have been converted into office space. A former meeting hall in the attic has been converted into an open workspace containing carrels. The flanking wings on the third floor have been converted into offices.

The interior finishes of 2240 Piedmont Avenue are influenced by the Tudor Revival movement. The public rooms on the first floor feature polished oak woodwork, multi-paneled doors, and darkly stained, beamed ceilings. Windows are multi-light, wood-sash casements with fixed transoms. In the secondary rooms, the woodwork is generally painted and the historic ceilings are plaster. The majority



of windows in the secondary areas are wood-sash casement windows, although some rooms contain double-hung windows. The historic floors are oak with oak thresholds. In the secondary areas, some of the original flooring has been replaced with carpet. Walls were originally finished with plaster. The south wing of the building contains a cast-cement fireplace with Gothic detailing, a typical feature of Tudor Revival interiors. The fireplace was a gift to the fraternity from women affiliated with the chapter.

## **Basement**

### **Room B-1**

*Description:* The partially excavated, unfinished basement is utilized for storage and contains the building's systems (**Figure 8**). The basement was presumably constructed when the building was relocated to the site in 1949. The ceilings are exposed wood framing and the floors are poured concrete. Exposed ductwork is protected by insulation and sheets of pressed tin or aluminum. The storage area is delineated by poured concrete to a height of 32 inches and exposed wood framing. East of the storage area is a partially excavated portion of the basement with a dirt floor and poured concrete walls. The sections of the basement underneath the flanking wings are unexcavated. The basement is accessed from the first floor by a straight-run unfinished wood staircase without risers. The walls and ceiling in the stairwell are finished in plaster. The west wall includes an exterior wood-panel door with four fixed lights and wire glazing (**Figure 9**). The door has a wood frame and new hardware. An incandescent ceiling fixture with a bare bulb provides illumination.

*Condition:* Fair

The basement is in fair condition. The plaster walls and ceiling in the stairwell are deteriorated, and lathe is exposed near the top of the stairs. The concrete floor is stained and cracked.

## **First Floor**

### **Room 100: Entrance Hall**

*Description:* Room 100, which serves as the building's entrance hall, has a beam-and-plaster ceiling and oak hardwood floors (**Figure 10**). The walls are finished in plaster and feature a stained wood base trim and cornice. The main entrance, located in the east wall, consists of a seven-panel diamond relief patterned oak door with brass hardware (**Figure 11**). Above the door is semi-circular transom with two fixed lights. The door and transom are trimmed in oak. Also in the east wall are eight six-light casement windows trimmed in oak and fitted with brass hardware (**Figure 12**). At each end of the hall, paired eight-panel oak doors lead to adjacent meeting halls. An oak straight-run staircase rises from the main entrance hall to the second floor. The oak hardwood treads and risers are covered with a carpet runner. The staircase features an open railing containing flat balusters with simple strapwork, and square newel posts capped by spherical finials (**Figure 13**). An incandescent light fixture with a leaded glass shade hangs at mid-ceiling.

*Condition:* Good

This corridor is generally in good condition, although the east wall shows signs of minor paint delamination and cracking.

### Room 102: Conference Room

*Description:* Room 102 is utilized as a conference room. It was originally a large living room consisting of both Rooms 102 and 108, but was divided into two spaces by a partition wall after 1950, according to University floor plans. The room features a beam-and-plaster ceiling and carpet-over-hardwood flooring (**Figure 14**). The walls are finished in plaster and include a stained wood base trim and cornice. The three-sided bay window at the east end of the room features six eight-light casement windows with wood sashes and trim (**Figure 15**). Above each casement window is a fixed transom with four lights. Two six-light casement windows are located in the south wall. On the south wall is a large cast-cement fireplace featuring the fraternity's coat-of-arms and Gothic Revival detailing, including a bas-relief of pointed arches with tracery (**Figure 16**). The room features two sets of paired door: paired eight-panel wood doors that lead to the entrance hall (**Figure 17**), and paired twelve-light French doors that lead to the exterior. Both sets of doors have brass hardware and are trimmed with wood. The lighting in the room is ceiling-hung fluorescent with surface conduits.

*Condition:* Good

The conference room is in generally good condition. The plaster, however, exhibits minor vertical cracking in the north wall and diagonal cracking in the east wall. In addition, the cement fireplace hearth is cracked.

### Room 108: Office

*Description:* Room 108 is utilized as an office (**Figure 18**). It was originally a large living room consisting of both Rooms 102 and 108, but was divided into two spaces by a partition wall after 1950, according to University floor plans. The room features a beam-and-plaster ceiling and hardwood flooring (**Figure 19**). The walls are finished in plaster and include a stained-wood base trim and cornice. Portions of the south and east walls are covered in wood wainscot. A paneled wood door with six lights and brass hardware in the west wall leads to the exterior, while a hollow-core door with aluminum hardware leads to Room 110. The room has three six-light casement windows with brass hardware and wood trim. At the east wall, a former fireplace has been plastered over. The lighting is fluorescent.

*Condition:* Good

Room 108 is in generally good condition, with the exception of minor cracking in the ceiling plaster.

### Room 110: Office

*Description:* Room 110 is utilized as an office (**Figure 20**). The room features a plaster ceiling and hardwood flooring. The walls are finished in plaster and include painted base trim and a cornice. Located in the west wall are two six-light wood-sash casement windows with brass hardware and wood trim. The office is accessed by a wood-panel door with bronze hardware. A single-panel wood door with aluminum hardware leads to an adjacent toilet room (Room 110A). The lighting is fluorescent.

*Condition:* Good

Room 110 is in good condition.

#### **Room 110A: Toilet Room**

*Description:* Room 110A is utilized as a toilet room and contains a contemporary sink, toilet, and bathtub (**Figure 21**). The walls and ceilings are finished in plaster. The walls feature ceramic tile wainscoting. The floor is finished in small hexagonal ceramic tiles. The room is accessed by a single-panel wood door with aluminum hardware. There is one four-light casement window with wood sash and trim in the west wall. The window hardware is brass and steel. The lighting is incandescent.

*Condition:* Good

Room 110A is in good condition.

#### **Room 112: Office**

*Description:* Room 112 is utilized as an office (**Figure 22**). The room features a plaster ceiling and carpet flooring. The walls are finished in plaster and include a painted wood base trim and cornice. Located in the west wall is one six-light wood-sash casement window with brass hardware and wood trim. The office is accessed by a single-panel wood door with brass hardware. The lighting is fluorescent.

*Condition:* Good

Room 112 is in good condition.

#### **Room 114: Office**

*Description:* Room 114 is utilized as an office (**Figure 23**). The room features acoustical tile on the ceiling and carpet flooring. The walls are finished in plaster and include a painted wood base trim and cornice. Located in the west wall is a set of paired six-light wood-sash casement windows with brass hardware and wood trim. The office is accessed by a single-panel wood door with brass hardware. The lighting is fluorescent. Sprinkler pipes are exposed.

*Condition:* Good

Room 114 is in good condition.

#### **Room 116: Toilet Room**

*Description:* Room 116 is utilized as a toilet room with a contemporary toilet and a corner wall-hung sink (**Figure 24**). The walls and ceilings are finished in plaster. The walls feature wood base trim and a chair rail. The floor is finished in rollout vinyl. The room is accessed by a solid-core fire door with aluminum hardware. There is one four-light casement window with a wood sash and trim and brass hardware. The lighting is fluorescent.

*Condition:* Good

Room 116 is in good condition.

#### **Room 118: Kitchen**

*Description:* Room 118 is utilized as a kitchen, as it was during the building's original use as a fraternity house (**Figures 25 & 26**). The room is partitioned into two areas: the western portion serves as the food preparation area, and the smaller eastern portion serves as a mail distribution area. The ceilings are finished in gypsum board. The walls are plaster with vinyl base trim, and the flooring is rollout vinyl. The food preparation area contains built-in wood cabinetry with original latches and hinges. Floor-to-ceiling storage cabinets are located along the west wall, and a built-in counter with drawers and cabinets is located along the south wall. Along the north wall is a sink with built-in ceramic tile counters and wood cabinetry. In the eastern portion of the room is a linoleum-topped counter on metal brackets, and floor-to-ceiling wood casework that includes

drawers, mail slots, and cabinets. Three 2/2 double-hung windows with wood sash and trim are located in the north wall above the sink (**Figure 27**). Above each double-hung window is a wood-sash four-light hopper window. In the west wall is a single double-hung window topped by a four-light hopper window.

Three doors access the room. In the east wall, an eight-panel wood door with brass hardware leads to the adjacent library (Room 120). In the south wall, a single-panel wood door leads to the corridor. In the west wall, an exterior two-panel wood door with four lights containing wire glazing leads to the rear of the building (**Figure 28**). Appliances include a refrigerator and a gas stove. The lighting is fluorescent.

*Condition:* Fair to Good

The kitchen is in fair to good condition. The rollout vinyl flooring, counters, and cabinetry exhibit signs of wear.

### **Room 120: Library**

*Description:* Room 120 is utilized as a library and was originally used as the dining room (**Figure 29**). The room features a beamed ceiling with acoustical ceiling tile. The floor is hardwood. The walls are finished in plaster with wallpaper and include stained wood base trim, a chair rail, and a cornice. The three-sided bay window at the east end of the room features six eight-light casement windows with wood sashes and trim (**Figure 30**). Above each casement window is a fixed transom with four lights. One six-light casement window is located in the north wall. The room is accessed from the entrance hall by a pair of eight-panel wood doors (**Figure 31**). A single eight-panel door leads to the kitchen (Room 118), and a pair of twelve-light French doors leads to the exterior (**Figure 32**). All doors have brass hardware and are trimmed with wood. The lighting in the room is ceiling-hung incandescent.

*Condition:* Good

Room 120 is in good condition.

## **Second Floor**

### **Room 202: Office**

*Description:* Room 202 is utilized as an office (**Figure 33**). Originally, this room and Room 204 were a single room; the south and west walls in Room 202 were inserted to divide the original space into two offices before 1950, according to University floor plans. The north and west walls are finished in plaster with painted wood base trim and a simple picture rail. The south and east walls appear to be gypsum board. The ceiling is covered with acoustical ceiling tile and the floor is carpeted. The room is accessed by a single-panel wood door with a wood frame, brass hardware, and an oak threshold. The room contains four six-light casement windows with wood sashes and surrounds. On the east wall is half of the three-sided bay window that was divided down the middle by the later south wall; the half bay contains three windows, two of which are paired. Another window is located on the north wall. The room has fluorescent ceiling lights, electric base heaters, surface conduits, and shelving installed on wall brackets. It also has exposed sprinkler pipes and surface conduits.

*Condition:* Good

Room 202 is in good condition.

#### **Room 204: Office**

*Description:* Room 204 is utilized as an office (**Figure 34**). Originally, this room and Room 202 were a single room; the north wall and the interior east wall in Room 204 were inserted to divide the original space into two offices before 1950, according to University floor plans. The south, east, and west walls are finished in plaster with painted wood base trim and a simple picture rail. The north wall appears to be gypsum board. The ceiling is covered with acoustical ceiling tile and the floor is carpeted. The room is accessed by a wood-panel door with a wood frame, aluminum hardware, and an oak threshold. The room contains four six-light casement windows with wood sashes and surrounds. On the east wall is half of the three-sided bay window that was divided down the middle by the later north wall; the half bay contains three windows, two of which are paired. Another window is located on the south wall. The room has fluorescent ceiling lights, electric base heaters, and shelving installed on wall brackets. It also contains exposed sprinkler pipes and surface conduits.

*Condition:* Fair to Good

Room 204 is in fair to good condition. The doorframe, picture rail, and window sash exhibit minor splitting, but otherwise, this room appears to be in good condition.

#### **Room 206: Office**

*Description:* Room 206 is utilized as an office (**Figure 35**). The ceiling is covered with acoustical ceiling tile and the floor is carpeted. The walls are finished in plaster and feature painted wood base trim and a simple cornice. The southeast corner features a low built-in wood bookcase and the northwest corner features a ceiling-height built-in wood bookcase (**Figures 36 & 37**). The room is accessed by a wood-panel door with a wood frame, wood trim, and an oak threshold. The room contains four six-light casement windows with wood sashes and surrounds. Room 206 has fluorescent ceiling lights and electric base heaters; an original steel heat vent is located in the north wall of the room. The room has exposed sprinkler pipes and surface conduits.

*Condition:* Good

Room 206 is in good condition.

#### **Room 208: Office**

*Description:* Room 208 is utilized as an office (**Figure 38**). The walls are finished with V-channel wood paneling with painted wood base trim and a simple cornice. The ceiling also features V-channel wood paneling. The floor is hardwood and is raised 3 inches from the corridor floor. The room is accessed by a single-panel wood door with brass hardware, a wood frame, and wood trim. The south wall contains a six-light casement window with wood sash and surrounds and steel hardware. The west wall contains five three-light casement windows with wood sashes, frames, and sills (**Figure 39**). The room has fluorescent ceiling lights, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Good

Room 208 is in generally good condition. The casement window in the south wall is missing a stile.

### Room 209: Office

*Description:* Room 209 is utilized as an office (**Figure 40**). The ceiling is finished with acoustical ceiling tile and the flooring is carpet over hardwood. The east, south, and west walls are finished in plaster. The north wall, which is a later tenant improvement, is finished in gypsum board and covered with wallpaper. The plaster walls feature painted wood base trim and a simple cornice. The wood-panel door has a wood frame and trim and brass hardware. In the east wall are two six-light casement windows with wood sashes, frames, and sills. The room has fluorescent ceiling lights, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Fair to Good

The ceiling tile suffers minor damage from water infiltration from the sprinkler system. The wood window sashes and sill show minor deterioration, including some splitting.

### Room 210: Office

*Description:* Room 210 is utilized as an office (**Figure 41**). The south and east walls are finished with V-channel wood paneling. The west wall is finished with plaster with V-channel wood wainscoting. The north wall, which is a later addition, is constructed of homasote. The ceiling is covering with V-channel wood paneling. The floor is carpeted and is raised 3 inches from the corridor floor. The room is accessed by a single-panel wood door with brass hardware, a wood frame, and wood trim. The west wall contains a double-hung window with wood surrounds and steel hardware. The room has fluorescent ceiling lights and electric base heaters. The room has exposed sprinkler pipes and surface conduits.

*Condition:* Good

Room 210 is in good condition.

### Room 212: Office

*Description:* Room 212 is utilized as an office (**Figure 42**). The east and west walls are finished in plaster with V-channel wood wainscoting. The north and south walls, which are later additions, are constructed of homasote. The ceiling is covered with V-channel wood paneling. The floor is carpeted and is raised 3 inches from the corridor floor. The room is accessed by a single-panel wood door with brass hardware, a wood frame, and wood trim. The west wall contains a double-hung window with wood surrounds and steel hardware. The room has fluorescent ceiling lights and electric base heaters. The room has exposed sprinkler pipes and surface conduits.

*Condition:* Good

Room 212 is in good condition.

### Room 214: Office

*Description:* Room 214 is utilized as an office (**Figure 43**). The west wall is finished in plaster with V-channel wood wainscoting and wood chair and picture rails. The south wall, which is a later addition, is constructed of homasote. The east and north walls are finished with V-channel wood paneling. The ceiling is finished with acoustical ceiling tile. The floor is carpeted and is raised 3 inches from the corridor floor. The room is accessed by a single-panel wood door with brass hardware, a wood frame, and wood trim. The west wall contains a double-hung window with wood surrounds and brass or steel hardware. The window's wood frame appears to have been replaced. The room has fluorescent ceiling lights and electric base heaters. The room has exposed sprinkler pipes and surface conduits.

*Condition:* Good

Room 214 is in good condition.

### **Room 216/218: Toilet Room**

*Description:* Room 216/218 is utilized as a toilet room and contains two toilets and two sinks (**Figure 44**). The walls and ceiling are finished in plaster. The floors are covered in ceramic tile, which extends up the walls to wainscot height. The room is accessed by a wood-panel door with a wood frame, wood trim, a brass push plate, and a marble threshold. In the west wall are three six-light wood-sash casement windows with wood frames. The ceiling lighting is incandescent, and there is an exposed sprinkler system. The former shower area has been converted into a furnace room.

*Condition:* Fair

This toilet room is in fair condition. The ceramic tile floor and wainscot is cracked and worn, and the plaster walls and ceilings are deteriorated.

### **Room 220: Office**

*Description:* Room 220 is utilized as an office (**Figure 45**). The ceiling is finished with acoustical ceiling tile. The flooring is carpet and is raised 1 inch from the corridor level. The walls are finished in plaster and feature wood base trim and cornices. The room is accessed by a wood-panel door with a wood frame and threshold. In the north wall are two six-light casement windows with wood sashes, frames, and sills. The room has fluorescent ceiling lights, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Good

Room 220 is in good condition.

### **Room 221: Office**

*Description:* Room 221 is utilized as an office (**Figure 46**). The ceiling is finished with acoustical ceiling tile and the flooring is carpet over hardwood. The east, north, and west walls are finished in plaster. The south wall, which is a later addition, is finished in gypsum board and covered with wallpaper. The plaster walls feature painted wood base trim and a simple cornice. The wood-panel door has a wood frame and trim, and brass hardware. In the east wall are two six-light casement windows with wood sashes, frames, and sills. The room has fluorescent ceiling lights, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Fair to Good

Room 221 is in fair to good condition. The wood window sashes and sill show minor deterioration, including some splitting.

### **Room 222: Office**

*Description:* Room 222 is utilized as an office (**Figure 47**). The ceiling is finished with acoustical ceiling tile. The flooring is carpet and is raised 1 inch from the corridor level. The walls are finished in plaster and feature painted wood base trim and simple cornices. The room is accessed by a wood-panel door with a wood frame and threshold. In the north wall are two six-light casement windows with wood sashes, frames, and sills. The room has fluorescent ceiling lights, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Good

Room 222 is in good condition.

### Room 226: Office

*Description:* Room 226 is utilized as an office (**Figure 48**). The ceiling is finished with acoustical ceiling tile and the flooring is carpet and is raised 1 inch from the corridor level. The walls are finished in plaster and feature painted wood base trim and a simple cornice. The room is accessed by a wood-panel door with a wood frame. The threshold is aluminum-over-wood. The room has eight six-light casement windows with wood sashes, frames, and sills. The room has fluorescent ceiling lights, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Good

Room 226 is in good condition overall. However, the casement windows exhibit paint delamination and some glazing is cracked.

### Room 228: North Corridor

*Description:* Room 228 is the northern part of the second floor corridor, and runs in an east-west direction (**Figure 49**). The ceiling is finished in plaster. The floor is finished in oak hardwood with a carpet runner. The walls are finished in plaster and feature painted wood base trim. There is one six-light casement window with a wood frame, sash, and sill. The hall has incandescent ceiling light fixtures with glass globe shades, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Fair to Good

This section of the corridor is in fair to good condition. The plaster wall is cracking below the window, and the windowsill exhibits paint delamination and minor gouging.

### Room 230: Central Corridor

*Description:* Room 230 is the central part of the second floor corridor and runs in a north-south direction (**Figure 50**). The ceiling is finished in plaster. The floor is finished in oak hardwood with a carpet runner. The walls are finished in plaster and feature painted wood base trim. The west wall features a storage closet with two sets of paired wood-panel doors. At the south end of the west wall is a fixed four-light window with obscure glazing that has been painted over. The stairwell features an oak open railing with flat balusters and square newel posts with spherical finials (**Figure 51**). The hall has incandescent ceiling light fixtures with glass globe shades, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Good

This section of the corridor is in good condition.

### Room 232: South Corridor

*Description:* Room 232 is the southern part of the second floor corridor and runs in an east-west direction (**Figure 52**). The ceiling is finished in plaster. The floor is finished in oak hardwood with a carpet runner. The walls are finished in plaster and feature painted wood base trim. There is one six-light casement window with a wood frame, sash, and sill. The hall has incandescent ceiling light fixtures with glass globe shades, electric base heaters, exposed sprinkler pipes, and surface conduits.

*Condition:* Good

This section of the corridor is in good condition.



### **Third Floor/Attic**

#### **Room 300: Workspace**

*Description:* Room 300 is utilized as an open workspace (**Figure 53**). This room features plaster walls with painted wood base trim, a peaked ceiling with exposed rafters and insulation, and a carpeted floor. A straight-run staircase with carpeted risers runs from the second-floor corridor to the center of the room. The stairwell is bounded on two sides by a simple wood railing. A simple cornice caps the newel posts. A chamfered wood panel door in the north wall leads to Room 304, and a hollow-core door in the east wall leads to Room 302. A pair of six-light wood-sash casement windows with wood surrounds is located on the south wall (**Figure 54**). Hanging fluorescent ceiling lights illuminate the room.

*Condition:* Fair

Room 300 is in fair condition. This area exhibits minor water damage near the base of some of the rafters, minor horizontal and vertical cracking in the plaster walls, and some shifting of the rafters. The windows exhibit minor paint delamination.

#### **Room 302: Office**

*Description:* Room 302 is utilized as an office (**Figure 55**). This room features plaster walls with a wood base trim and a carpeted floor. The peaked ceiling features exposed rafters with insulation covered by homasote. This room is accessed by a hollow core wood door with a wood frame and brass hardware. Two six-light casement windows are located in the east wall. Two domed skylights are installed in the northern portion of the ceiling. The larger skylight is fixed, while the smaller skylight opens via a hydraulic latch mechanism. Hanging fluorescent ceiling lights illuminate the area, and electric base heaters are attached to the wood base trim.

*Condition:* Fair

Room 302 is in fair condition. This room exhibits minor water damage near the base of the rafters and walls, especially near the skylights, with stains and some spalling of paint in these areas. There is minor water damage to the windows, including spalled paint and biological growth. The wood window sashes exhibit minor cracking. Reinforcement hardware has been installed at the base of some of the rafters.

#### **Room 304: Workspace**

*Description:* Room 304 is a large rectangular room extending almost the width of the building. It is utilized as an open workspace containing twelve carrels (**Figure 56**). The room was formerly used as the fraternity chapter room. The room features plaster walls with a wood base trim and unfinished crenellated wood picture molding (**Figure 57**). The peaked, gabled ceiling has exposed rafters with insulation. The floor is carpeted. A pointed arch alcove is located on the south end of the room. A pair of chamfered wood doors with brass hardware flanks the alcove. One door leads into Room 300, while the other leads into a closet in the southwest corner of the room. In the west wall is a pair of wood panel doors with wood surrounds, steel hardware, and a wood threshold leading to the fire escape. Two double-hung windows with anodized aluminum sashes and wood surrounds are located in the east wall. An outtake fan is located between the windows. Hanging fluorescent ceiling lights illuminate the area, and electric base heaters are attached to the wood base trim.

*Condition:* Fair

Room 304 is in fair condition. This area exhibits minor water damage near the base of the rafters and walls, especially in the gable; minor splintering of the rafters; diagonal cracking in the plaster walls near the fire escape doors; and some broken crenellations in the picture molding.

### **Room 304A: Office**

*Description:* Room 304A is utilized as an office. This room, which is similar in design to Room 302, features plaster walls with a wood base trim and a carpeted floor. The peaked ceiling features exposed rafters with insulation covered with homasote. This room is accessed by a hollow core wood door with a wood frame and brass hardware. A half-sized wood panel door with steel hardware accesses a closet in the northwest corner of the room. Two six-light casement windows are located in the east wall. Two domed skylights are installed in the northern portion of the ceiling. The larger skylight is stationary, while the smaller skylight opens via a hydraulic latch mechanism. Hanging fluorescent ceiling lights illuminate the area, and electric base heaters are attached to the wood base trim.

*Condition:* Fair

Room 304A is in fair condition. This area exhibits minor water damage near the base of the rafters and walls, especially near the skylights, with stains and some spalling of paint in these areas. The plaster walls are slightly cracked near the edges. The wood windowsills exhibit minor cracking.

#### IV. AREAS OF SIGNIFICANCE

The following section identifies the building's character-defining features and assesses their historical significance. The landscape is assessed in a similar manner, describing character-defining features that contribute to the historic landscape character of 2240 Piedmont Avenue and the broader Southeast Campus area. When evaluating the significance and condition of a resource, a scale is often used to rate the landscape architectural and historic value of the resource and its individual elements. The typical rating scale employs four categories: "Very Significant," "Significant," "Contributing," and "Non-Contributing." The definitions of these categories are included below:<sup>132</sup>

- **Very Significant (VS)**
  - The building/element was built during the period of significance.
  - It is architecturally significant.
  - It is associated with a significant individual or event.
  - It remains intact or with only minor alterations.
  - It is physically in good to excellent condition.
  - It is highly sensitive to change.
- **Significant (S)**
  - The building/element was built during the period of significance.
  - It is of secondary importance.
  - It has been altered.
  - It is in deteriorated condition.
  - It was not built during the period of significance, but is architecturally significant.
  - It is sensitive to change.
- **Contributing (C)**
  - The building/element was built during the period of significance, but is not architecturally significant.
  - It is of secondary importance.
  - It has been altered.
  - It is in deteriorated condition.
  - It was not built during the period of significance, but is architecturally significant.
  - It is sensitive to change.
- **Non-Contributing (NC)**
  - The building/element was not built during the period of significance.
  - The building/element has been subjected to major additions or incompatible alterations.
  - It is incompatible in style, material, scale, character or use with the original building.
  - It is in poor to deteriorated or critical condition.
  - It is not particularly sensitive to change.

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<sup>132</sup> Please note that the use of the terms in this rating scale does not equate the meaning as used by the California Environmental Quality Act (CEQA) to determine a project's potential impact on the environment.

### **Specimen Trees**

The rating of trees as Specimen is based upon the Campus Specimen Tree Program established by the University. The specimen rating can be applied to trees and other plants such as shrubs and grasses. In general, the specimen should be in good health and not pose a hazard to traffic, existing buildings, or utilities. This specimen must possess one or more qualities in the following categories: Aesthetics, Historical, Educational, Strawberry Creek, or Natural Area. The Historical quality, which is most relevant for this report, is described as follows:

Historical: The tree was planted as part of a memorial planting or is a particularly outstanding example of the original botanical garden plantings. The tree is identified by landmark status, named with a plaque, is identified as a contributing feature in an historic structures report and/or identified in the LHP [Landscape Heritage Plan] as a character defining feature of the landscape.<sup>133</sup>

### **LANDSCAPE**

The following discussion evaluates the areas of significance for the landscape around 2240 Piedmont Avenue. Ratings for the historical value and condition of each tree can be found in the **2005 Tree Inventory (X. Appendix)**.

### **Landscape Summary**

The section of Piedmont Avenue north of Bancroft Way undoubtedly represents a good deal of what Frederick Law Olmsted originally envisioned for the Berkeley Property Tract. As described in more detail in Part II, the current road alignment is the result of this vision and the more detailed, tangible work of later surveyors. Although the use of the road has changed over time, especially when Piedmont Avenue became a through road rather than one ending in a cul-de-sac, the dominant character-defining qualities of a verdant, shaded, divided road remains.

The first lots sold in the Berkeley Property Tract were large in size, in keeping with the parcel size recommended by Olmsted. These parcels included the Palmer, Stiles, and Slocum lots on the east side of the 2200 block of Piedmont Way. Large lots permitted more choice for house placement, and significant elevation changes offered good views. These qualities invited siting dwellings both high and back from the street, as the Palmer brothers did with their houses in the 1870s (**Images 1, 2, & 4**). The houses on the east side of the 2200 block took advantage of the small ridge that permitted views both west to the bay and north into Strawberry Creek canyon. These houses had large park-like gardens running down to Piedmont Avenue.

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<sup>133</sup> University of California, Berkeley, 2020 Long Range Development Plan, 4.3.

On the west side of the 2200 block of Piedmont Avenue, the majority of the remaining houses were developed in a two-year period between 1908 and 1909. As discussed above, the population and construction boom in Berkeley led to pressure for further land subdivision. Few of the available parcels had elevated locations that provided views, and most of them were substantially smaller than the parcels purchased in the nineteenth century. As a result, the parcels on the west side were developed with houses that had smaller and more uniform setbacks. The houses at 2222, 2224, and 2232 Piedmont Avenue are the most intact surviving examples of this development on the 2200 block. Although the buildings at 2234 and 2240 Piedmont Avenue were not originally located on the west side of the block, they accurately reflect the setback, scale, mass, and architectural character of the original three houses. This group of five buildings is critical in establishing the character of one of the edges of the 2200 block and represents a condition that was, at one time, similar to much of the rest of Piedmont Avenue south of Bancroft Way, where large private homes with generous front gardens were established.

Pressure for development ultimately increased on the east side of Piedmont Avenue as well. On the Palmer parcel, an additional house was built fronting the street, and to the south of the Palmer lot, three houses were constructed on smaller parcels closely fronting Piedmont Avenue. These four houses, added by 1911, were related to the extant houses on the opposite side of the 2200 block in their date of construction, placement on their lots, and architectural scale. The construction of International House resulted in the removal of these four houses, one of which was relocated to the lot at 2234 Piedmont Avenue.

However, pressure to build additional houses closer to the street front did not reach the parcels north of the Palmer Houses. In this part of the block, there were three large houses located between the Palmer Houses and Strawberry Creek, and all three were located deep and high on their lots. There is no record of development between these buildings and the street other than landscaping for house gardens. These houses were removed as part of the construction of the Stadium in the early 1920s. Today, the Stadium's paths, promenades, and plantings lie at the original locations of these front gardens. As a result, this land has been open space since before American or Mexican times; first as native ground, then as private gardens of gracious Victorian houses, and currently, as a public landscape associated with California Memorial Stadium. This is distinguishing, as it appears that all other parts of the Berkeley Property Tract were developed.

Lot sizes varied within the Berkeley Property Tract. Lots on the west side of the 2200 block of Piedmont Avenue were between 60 and 85 feet wide. Most of the buildings in the Tract were set back approximately 50 feet from the street (**Images 14 & 15**), but several were set back considerably more, such as the former fraternity house that originally occupied the lot at 2240 Piedmont Avenue (**Images 17, 18, & 22, Map 12**). It was set deep into a wide lot and was accessed by a 120-foot-long driveway that culminated in a circular turnaround at the building. The setback might be explained, however, by the fact that this building was moved from the 2251 College Avenue lot just behind the 2240 Piedmont Avenue lot (**Maps 10 & 12**). It may have simply been easier to move the building to the rear of the lot because of the sloping topography; this may also explain why the building was turned 90 degrees in its new location. The original house occupying the lot at 2234 Piedmont Avenue, and two of the houses north of 2222 Piedmont Avenue (now demolished), had semicircular drives or walks that came to the front entries of the houses (**Image 17**). This pattern of varied lot sizes, large houses with generous setbacks, and elegant curved entry drives and walkways, is highly characteristic of the houses along Piedmont Way during the peak of the Berkeley Property Tract in the first third of the twentieth century.

### **Hardscape Character-Defining Features**

#### **Brick front entry pathway**

*Significance:* Non-Contributing

The front entry brick pathway is constructed of red pressed clay bricks, most likely installed during the relocation of the building in 1949 (**Figure 62**). On its original location, the building had a semicircular entry path leading to a set of curved brick steps and a brick terrace, but these features were not recreated at the current site (**Images 19 & 20**).

#### **Front setback**

*Significance:* Significant

The setback of the relocated former fraternity house emulates the setback established by the houses to the north, reaffirming the streetscape character of the west side of the 2200 block of Piedmont Avenue.

### **Landscape Character-Defining Features**

#### **Front lawn**

*Significance:* Significant

The lawn that remains today is significant as it likely dates to the residential period of the 2240 Piedmont Avenue property (**Figure 58**). Generous front lawns were a hallmark of the neighborhood, where large houses were typically constructed with 50-foot setbacks (**Images 14 & 15**).

## **Deodar Cedar**

*Significance:* Significant

The Deodar Cedar (*Cedrus deodara*), Tree No. 340, is a significant landscape feature (**Figure 63**). Judging by its size, the Cedar may date to the early residential period on the block, prior to the relocation of the current building.

*Specimen Trees:* Historical

Based on age and condition, the Cedar is determined to be part of the original landscape of the property.

## **BUILDING EXTERIOR**

The building's exterior has remained largely intact and is reflective of the original massing, configuration, and appearance.

*Significance:* Very Significant

*Character-Defining Features:*

- Building massing
- Half-timbered and stucco siding
- Wood molding and trim
- Building's roofline and roof profile inclusive of dormers and chimneys
- Wood doors and door surrounds
- Wood-sash windows and window surrounds

## **BUILDING INTERIOR**

### **Basement**

#### **Room B-1: Storage**

*Significance:* Non-Contributing

*Character-Defining Features:* None

### **First Floor**

#### **Room 100: Entrance Hall**

*Significance:* Very Significant

*Character-Defining Features:*

- Beam-and-plaster ceiling
- Plaster walls
- Wood trim
- Oak hardwood floors
- Wood treads and risers
- Handrail, balusters, and newel posts
- Main entry door, door surround, transom, and hardware
- Paneled wood double doors and door surrounds
- Casement windows, window surrounds, and hardware
- Leaded glass light fixture

### **Room 102: Conference Room**

*Significance:* Very Significant

*Character-Defining Features:*

- Beam-and-plaster ceiling
- Plaster walls
- Wood trim
- Oak hardwood floors
- Paneled wood doors, door surrounds, and hardware
- French doors, door surrounds, and hardware
- Casement windows, window surrounds, and transoms
- Cast-cement fireplace

### **Room 108: Office**

*Significance:* Significant

*Character-Defining Features:*

- Beam-and-plaster ceiling
- Plaster walls
- Wood trim
- Wood wainscot
- Oak hardwood floors
- Paneled wood door, door surrounds, and hardware
- Casement windows, window surrounds, and hardware

### **Room 110: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster ceiling
- Plaster walls
- Wood trim
- Hardwood floors
- Single panel wood door
- Casement windows, window surrounds, and hardware

### **Room 110A: Toilet Room**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster ceiling
- Plaster walls
- Ceramic tile wainscot
- Ceramic tile flooring
- Casement window, window surround, and hardware



**Room 112: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster ceiling
- Plaster walls
- Wood trim
- Wood-panel door
- Casement window, window surround, and hardware

**Room 114: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Wood-panel door, door surround, and hardware
- Casement windows, window surround, and hardware

**Room 116: Toilet Room**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster ceiling
- Plaster walls
- Casement window, window surround, and hardware

**Room 118: Kitchen**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood cabinetry
- Eight-panel wood door, door surround, and hardware
- Double-hung windows and window surrounds
- Hopper windows and window surrounds

**Room 120: Library**

*Significance:* Very Significant

*Character-Defining Features:*

- Beamed ceiling
- Plaster walls
- Wood trim
- Oak hardwood floor
- Eight-panel wood doors, door surrounds, and hardware
- French doors, door surrounds, and hardware
- Casement windows, window surrounds, and transoms

## **Second Floor**

### **Room 202: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Single-panel wood door, door surround, and hardware
- Casement windows and window surrounds

### **Room 204: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Paneled wood door and door surround
- Casement windows and window surrounds

### **Room 206: Office**

*Significance:* Significant

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Paneled wood door and door surround
- Casement windows and window surrounds
- Built-in bookcases

### **Room 208: Office**

*Significance:* Significant

*Character-Defining Features:*

- V-channel wood walls and ceiling
- Hardwood floors
- Wood trim
- Paneled wood door and door surround
- Casement windows and window surrounds

### **Room 209: Office**

*Significance:* Contributing

- Plaster walls
- Wood trim
- Paneled wood door, door surround, and hardware
- Casement windows and window surrounds

**Room 210: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- V-channel wood walls and ceiling
- Wood wainscot
- Wood trim
- Paneled wood door, door surround, and hardware
- Double-hung wood windows and window surround

**Room 212: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- V-channel wood ceiling
- Wood wainscot
- Wood trim
- Paneled wood door, door surround, and hardware
- Double-hung wood windows and window surround

**Room 214: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- V-channel wood paneling
- Wood trim
- Paneled wood door, door surround, and hardware
- Double-hung wood windows and window surround

**Room 216/218: Toilet Room**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Plaster ceiling
- Ceramic tile floor
- Ceramic tile wainscot
- Paneled wood door, door surround, and hardware
- Wood casement windows and window surrounds

**Room 220: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Paneled wood door and door surround
- Wood casement windows and window surrounds

**Room 221: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Paneled wood door, door surround, and hardware
- Wood casement windows and window surrounds

**Room 222: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Paneled wood door and door surround
- Wood casement windows and window surrounds

**Room 226: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Casement windows
- Wood panel door

**Room 228: North Corridor**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Wood trim
- Paneled wood door and door surround
- Wood casement windows and window surrounds

**Room 230: Central Corridor**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Plaster ceiling
- Wood trim
- Staircase railing, balusters, and newel posts
- Hardwood floor
- Paneled wood closet doors
- Fixed wood window

**Room 232: South Corridor**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Plaster ceiling
- Wood trim
- Hardwood floor
- Casement window and window surround

**Third Floor/Attic**

**Room 300: Workspace**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Exposed rafters
- Wood trim
- Wood railing, newel posts, and cornice
- Chamfered paneled wood door and door surround
- Casement windows and window surrounds

**Room 302: Office**

*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Exposed rafters
- Wood trim
- Casement windows and window surrounds

**Room 304: Workspace**

*Significance:* Significant

*Character-Defining Features:*

- Plaster walls
- Exposed rafters
- Wood trim
- Crenellated picture molding
- Pointed arch alcove
- Chamfered wood panel doors, door surround, and hardware
- Wood paneled double doors and door surround

**Room 304A: Office**

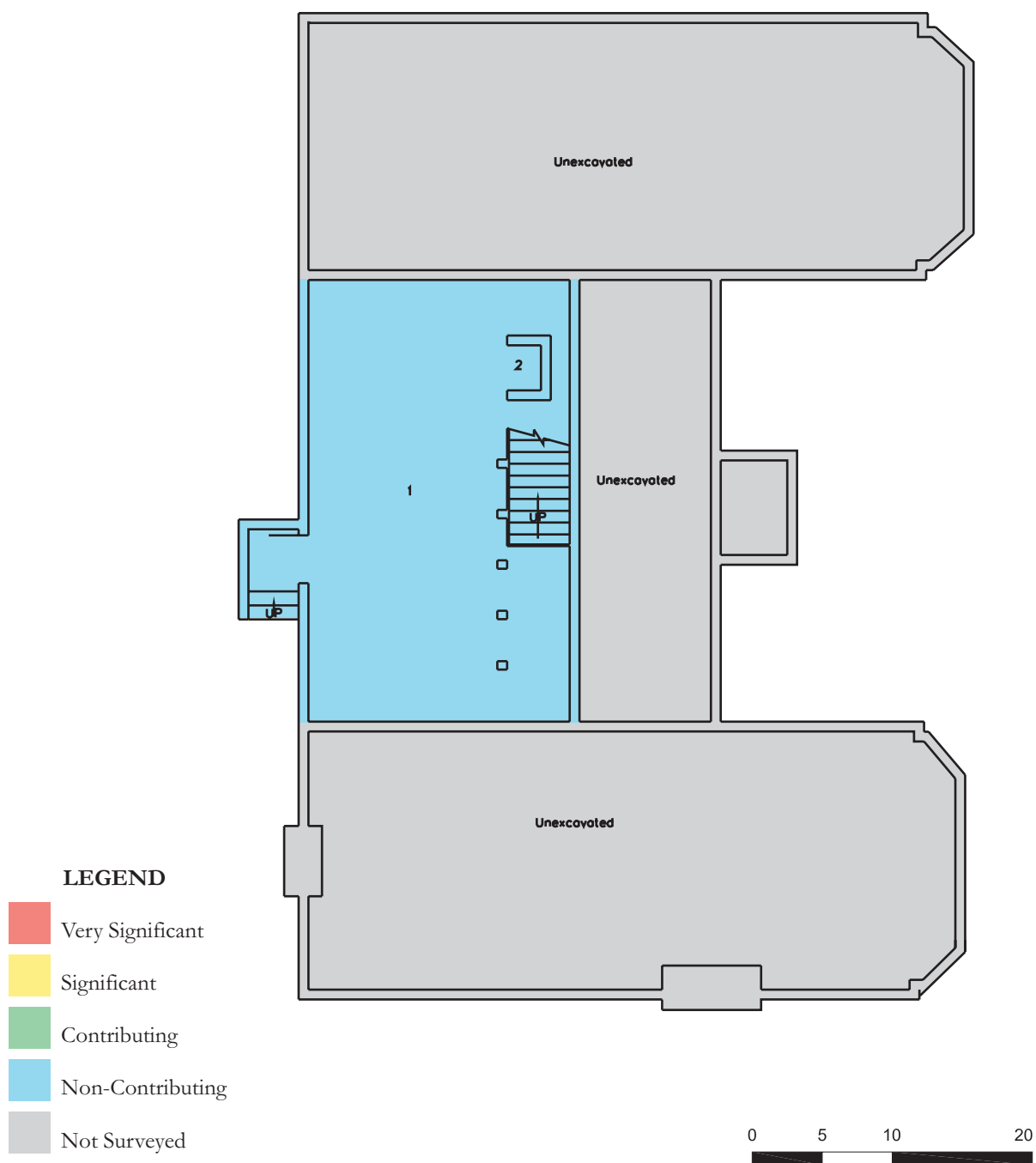
*Significance:* Contributing

*Character-Defining Features:*

- Plaster walls
- Exposed rafters
- Wood trim
- Wood panel closet door
- Casement windows and window surrounds

### **SIGNIFICANCE DIAGRAMS FOR BUILDING INTERIOR**

The following diagrams assign levels of significance to the interior of 2240 Piedmont Avenue using the categories defined at the beginning of this section. The diagrams are based on floor plans provided by the University. The floor plans on file generally date to the 1981 Campus Space Plan and do not necessarily reflect the layout of the building in 2005. Page & Turnbull made minor changes to the floor plans to more accurately represent the layout of 2240 Piedmont Avenue; however, creating up-to-date floor plans was not part of the scope of work for this HSR, and the floor plans on the significance diagrams should not be used as entirely accurate representations of the layout of the building in 2005. Instead, the building description provided above should be used as the baseline documentation.

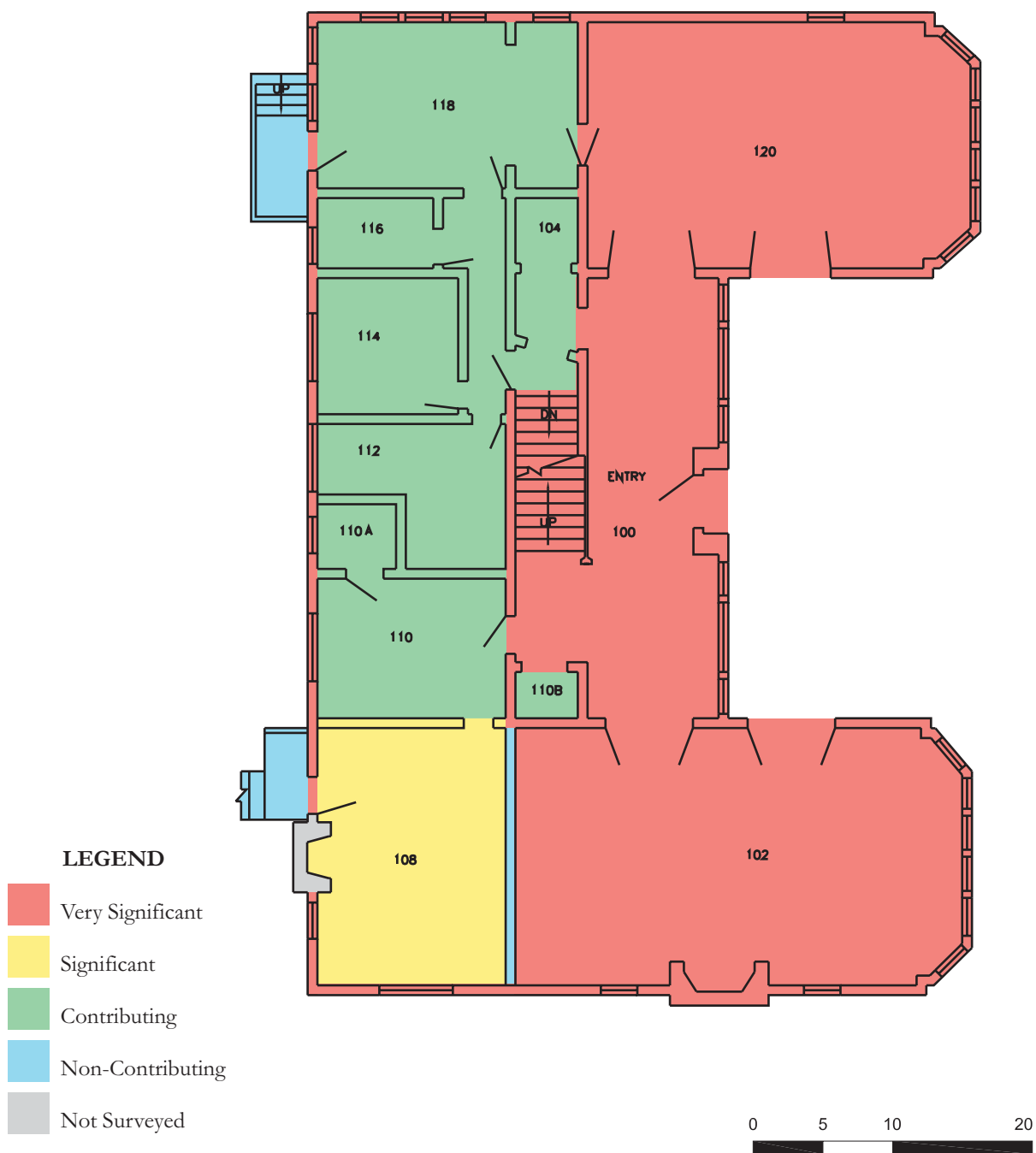


University of California, Berkeley  
Space Mgmt & Capital Programs  
203 Architects & Engineers Bldg  
Berkeley, California 94720-1512

2240 PIEDMONT AVENUE (CAAN 1224)  
BASEMENT

Drawing date: N/A PPCS (UNVERIFIED)





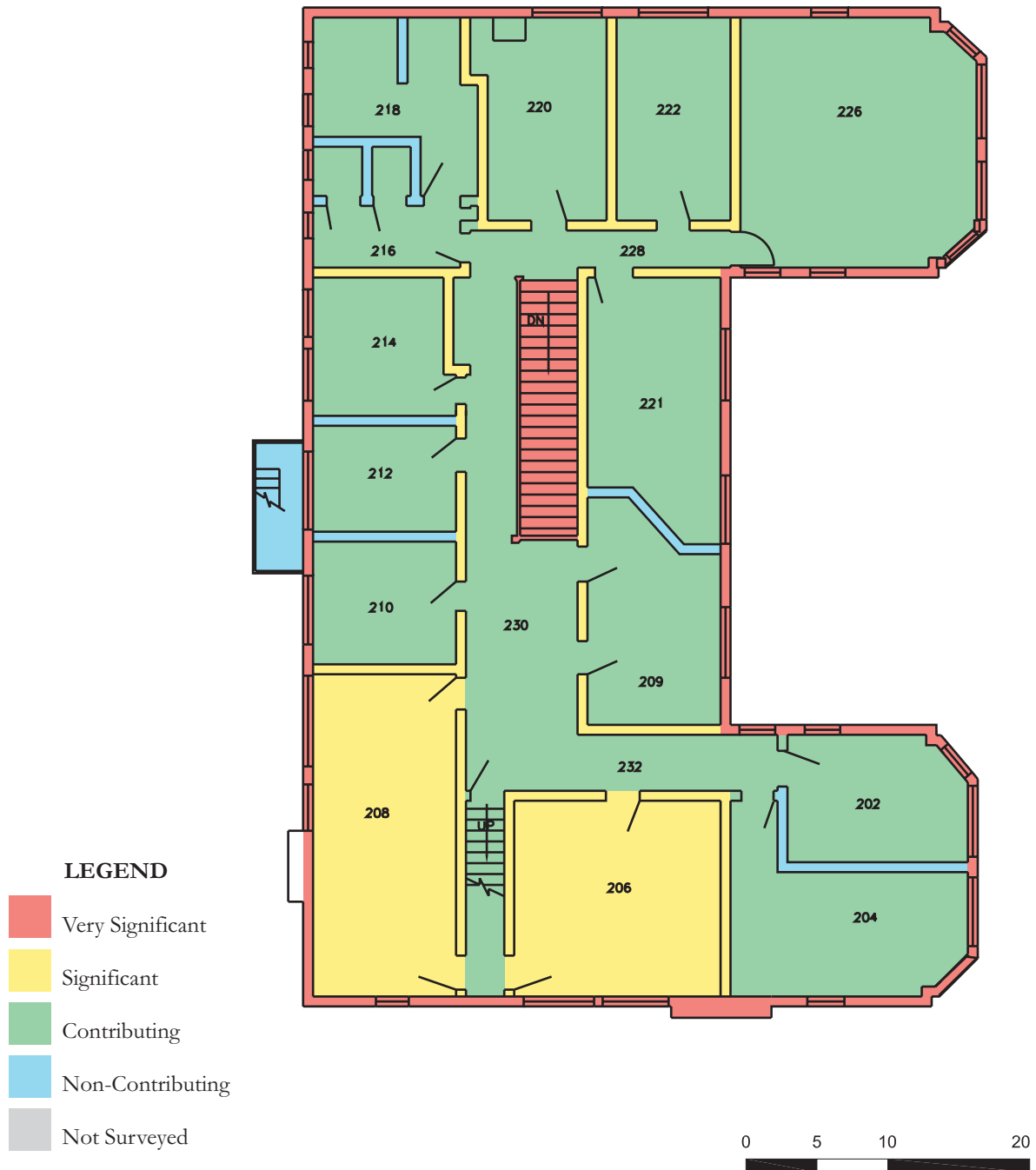
University of California, Berkeley  
Space Mgmt & Capital Programs  
203 Architects & Engineers Bldg  
Berkeley, California 94720-1512

2240 PIEDMONT AVENUE (CAAN 1224)  
FIRST FLOOR

Drawing date: N/A PPCS (UNVERIFIED)





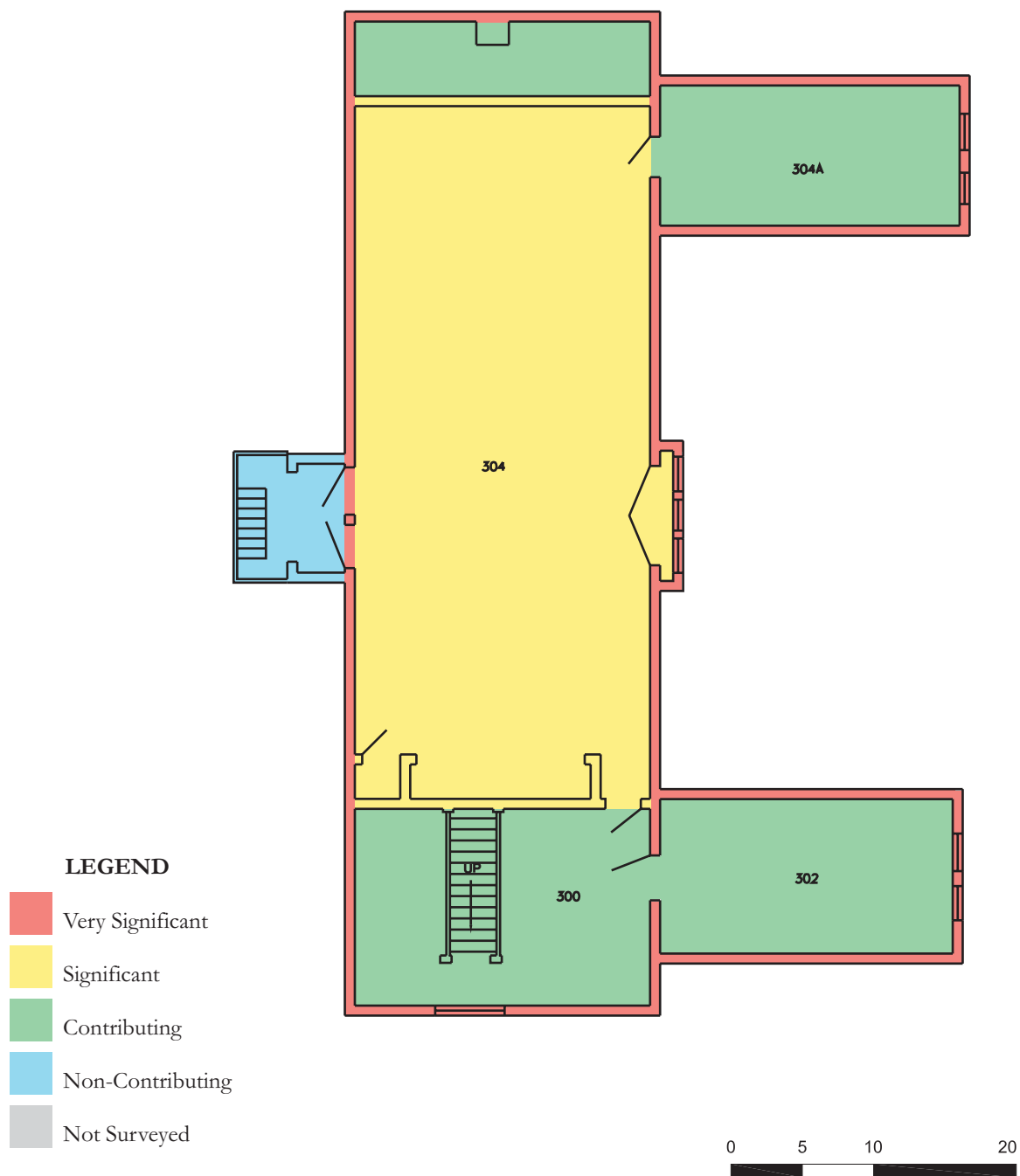


University of California, Berkeley  
Space Mgmt & Capital Programs  
203 Architects & Engineers Bldg  
Berkeley, California 94720-1512

# 2240 PIEDMONT AVENUE (CAAN 1224) SECOND FLOOR

Drawing date: N/A PPCS, Rev. 11-17-04 Sni (UNVERIFIED)





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Berkeley, California 94720-1512

2240 PIEDMONT AVENUE (CAAN 1224)  
THIRD FLOOR

Drawing date: N/A PPCS (UNVERIFIED)



## V. HISTORICAL SIGNIFICANCE

### CURRENT HISTORIC STATUS

2240 Piedmont Avenue is currently assigned a National Register of Historic Places status code of “3S” by the State of California Office of Historic Preservation (OHP). National Register Status Codes are assigned to properties listed in or under review by the OHP. The ratings, which range from “1” to “7,” are given to properties in order to establish their historical significance in relation to the National Register or California Register. The code “3S” signifies that 2240 Piedmont Avenue has been found individually eligible for the National Register.

The section of Piedmont Avenue between Dwight Way and Gayley Road—which includes 2240 Piedmont Avenue—was designated as California Historical Landmark No. 986 in 1989 for its association with noted landscape architect Frederick Law Olmsted. In 1990, it was listed as a City of Berkeley Landmark. This section of Piedmont Avenue is currently assigned a National Register of Historic Places status code of “7L.” The code “7L” signifies that the resource is a state historical landmark or point of historical interest designated before January 1998 that needs to be reexamined under current standards.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation’s most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, determination of eligibility for listing in the National Register applies to resources over fifty years of age; however, resources under fifty years of age can be eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district.

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, a property qualifies for the National Register by: 1) “Being associated with an important historic context”; and 2) “Retaining historic integrity of those features necessary to convey its significance.”<sup>134</sup> There are four criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. The four criteria are as follows:

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<sup>134</sup> *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, 1998), 3.

Criterion A (Event): Resources associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Resources associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Resources that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Resources that have yielded, or may be likely to yield, information important in prehistory or history.

In addition to qualifying for listing under at least one of the National Register criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”<sup>135</sup> According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, the seven characteristics that define integrity are as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

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<sup>135</sup> California Code of Regulations Title 14, Chapter 11.5

## **EVALUATION OF SIGNIFICANCE**

### **Historic Context**

The first step in determining the significance of a resource is to identify its historic context to provide a framework for evaluation. A resource can be considered significant on a national, state, or local level, and must be significant in the history, architecture, archaeology, engineering, or culture of an area. As described in Part II of this HSR, the historic context for 2240 Piedmont Avenue is the second period of residential development in the Berkeley Property Tract (1901-1929). This period was marked by rapid growth and land subdivision as a result of the population boom in Berkeley during the early twentieth century. The formalization of Piedmont Avenue in 1900 by Charles Loyal Huggins heralded the ascension of the Berkeley Property Tract during the early twentieth century to become one of the most desirable residential areas in the city. During this time period, the elegant, secluded, upper-middle-class neighborhood was characterized by large, single-family houses designed by prominent architects and sited on spacious lots with front lawns and gardens. In addition, several group residential buildings, including fraternity houses, were constructed in the neighborhood because of the close proximity of the University campus. The building currently located at 2240 Piedmont Avenue was part of that development.

### **Significance of 2240 Piedmont Avenue**

The following discussion evaluates the individual eligibility of 2240 Piedmont Avenue for the National Register. It does not evaluate the property's eligibility as a contributor to a potential historic district. The boundaries of this potential historic district would possibly conform to the original boundaries of the Berkeley Property Tract: north to Strawberry Creek, east beyond Prospect Street, south to Dwight Way, and west to College Avenue (**Map 2**).

#### **Criterion A (Event)**

2240 Piedmont Avenue does not appear to be individually eligible for the National Register under Criterion A (Event). The building is not known to be associated with any events important in our history.

#### **Criterion B (Person)**

2240 Piedmont Avenue does not appear to be individually eligible for the National Register under Criterion B (Person). The building is not known to be associated with any persons significant to our history.

### **Criterion C (Design/Construction)**

2240 Piedmont Avenue does not appear to be individually eligible for the National Register under Criterion C (Design/Construction). Although a nice example of a Jacobethan/English Tudor Revival structure, the building is not a particularly distinguished example of the form, is not the work of a master, and does not possess high artistic values. However, it does appear that the building would be eligible as a contributor to a potential National Register district.

### **Criterion D (Information Potential)**

Criterion D is most commonly applied to properties that contain, or are likely to contain, information relating to the field of archeology. The analysis of 2240 Piedmont Avenue for eligibility under National Register Criterion D (Information Potential) is beyond the scope of this report.

### **Integrity of 2240 Piedmont Avenue**

The structure at 2240 Piedmont retains a moderate degree of integrity. In terms of setting and association, 2240 Piedmont has lost some integrity. Changes to the neighborhood due to the expansion of the University, especially the removal of the houses on the east side of Piedmont Avenue, and the construction of the Haas School of Business, which destroyed the houses on the northern end of the block, have degraded the feeling of a secluded, upper-middle-class residential neighborhood. However, the presence of the remaining neighboring buildings in the 2200 block—2222, 2224, 2232, and 2234—retain the sense of a neighborhood made up of freestanding, single-family dwellings set on gracious lots along a landscaped boulevard. Although 2240 Piedmont Avenue was not constructed as a single-family dwelling, its use as a fraternity house is consistent with the mixed use of the neighborhood during the early twentieth century, when several fraternity houses were located on the 2200 block. 2240 Piedmont retains much of its original exterior massing, cladding, and detailing. The interior has been altered to accommodate University use, mainly resulting in the insertion of partition walls, and some historic fabric has been removed. 2240 Piedmont retains a moderate degree of integrity of design, materials, workmanship, and feeling.

In terms of location, the building was moved from its original site on Bancroft Way in 1949, and such has lost its integrity of location. In the case of a moved building, the National Park Service states:

A moved property significant under Criterion C [Design/Construction] must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association...moved properties must still have an orientation, setting, and general environment that are comparable to

those of the historic location and that are compatible with the property's significance.<sup>136</sup>

2240 Piedmont Avenue appears to retain sufficient historic features to have integrity of design, materials, workmanship, feeling, and association. The building was moved to an adjacent lot on the same block. It was set back from the street front and oriented to face the street as it had on its original site. Therefore, although 2240 Piedmont does not appear to be individually eligible for the National Register, it does appear to retain sufficient integrity to be eligible for listing on the National Register if it was determined to be a contributor to a potential district.

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<sup>136</sup> *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, 1998), 29-30.

## VI. HISTORIC PHOTOGRAPHS

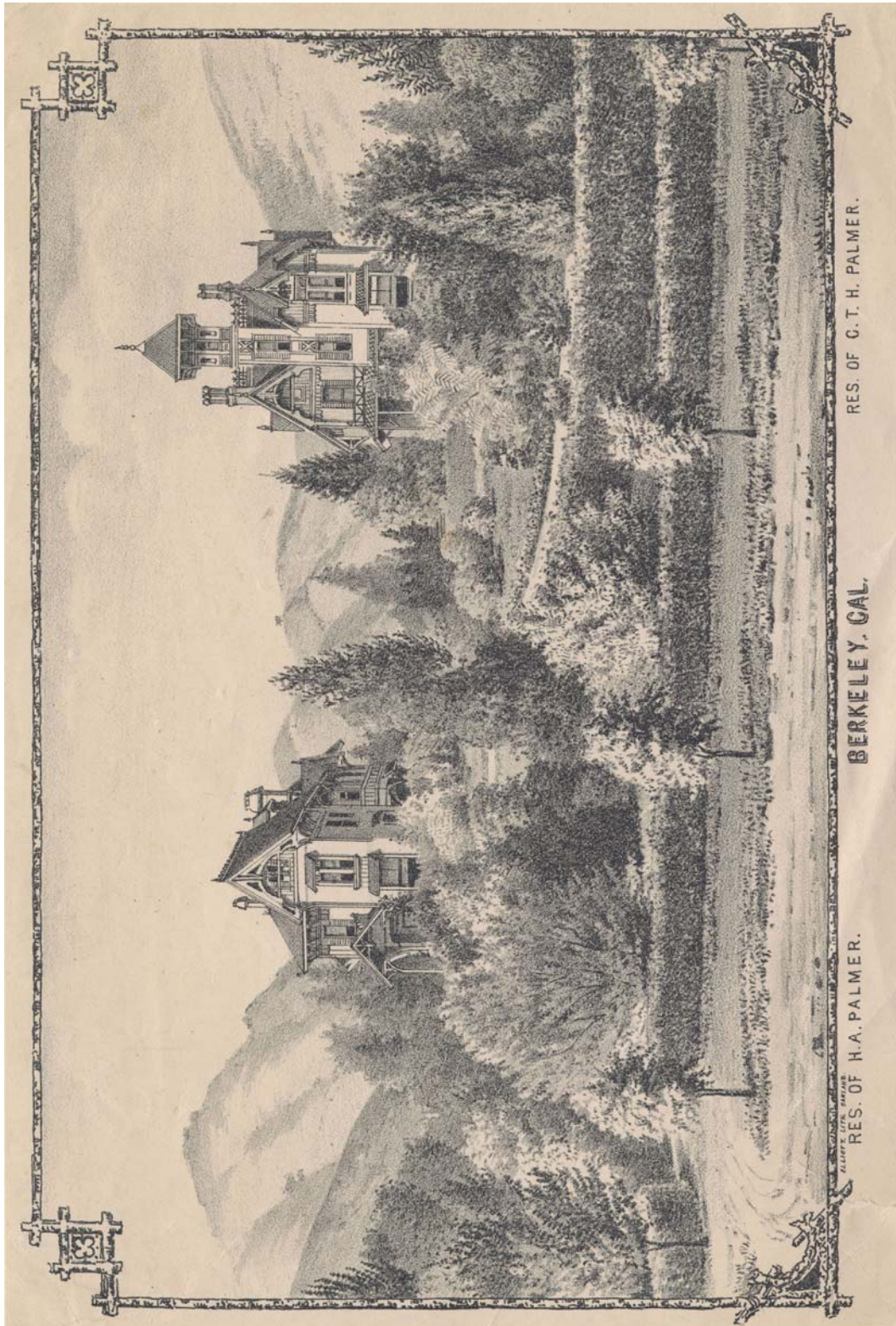


Image 1. The two Palmer Houses above Piedmont Avenue, on the California Memorial Stadium site, ca. 1882. Note apparent divided median on Piedmont Avenue at the bottom of the photograph. (Bancroft Library, UARC PIC 14Q:5)



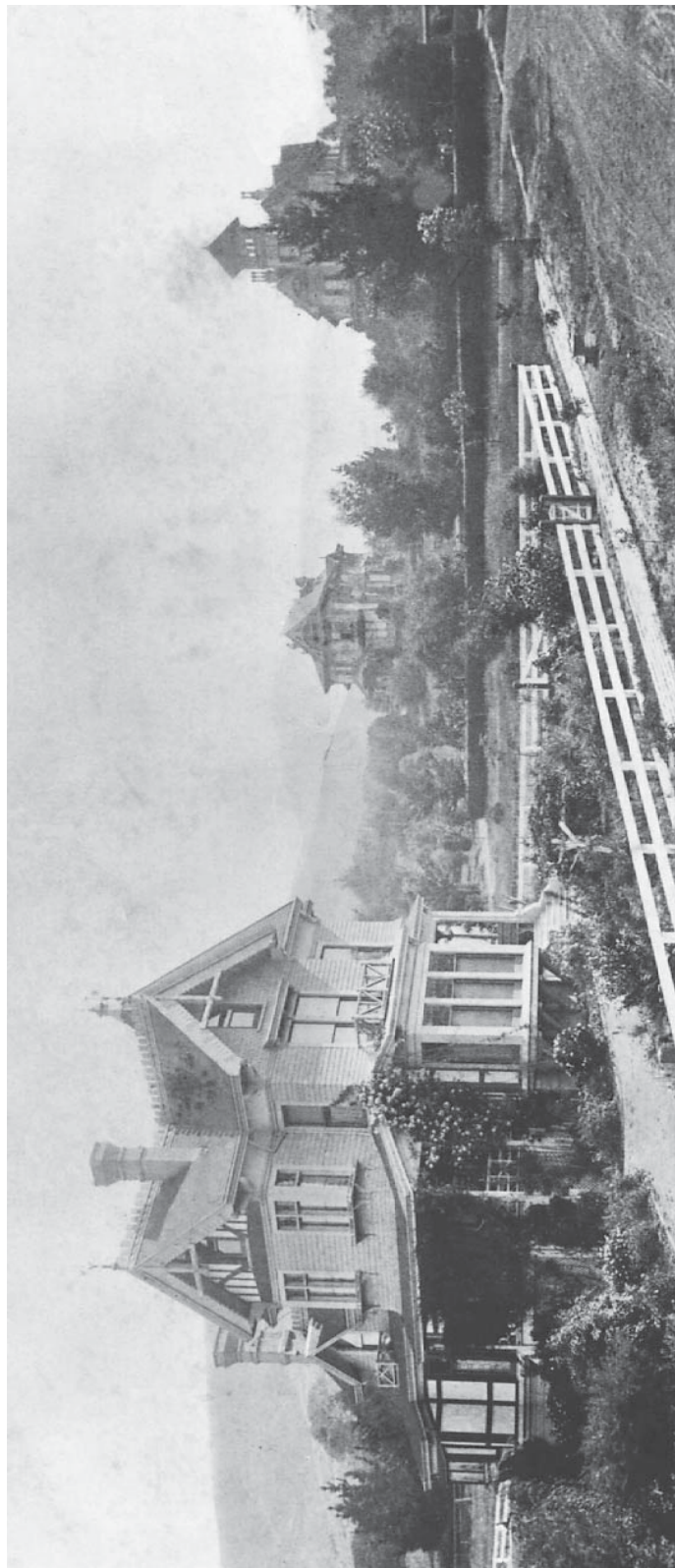


Image 2. View of Clinton Day house at the corner of Piedmont and Bancroft Ways looking east, with the Palmer Houses in the background, ca. 1885  
(Clinton Day Collection, Berkeley Architectural Heritage Association)

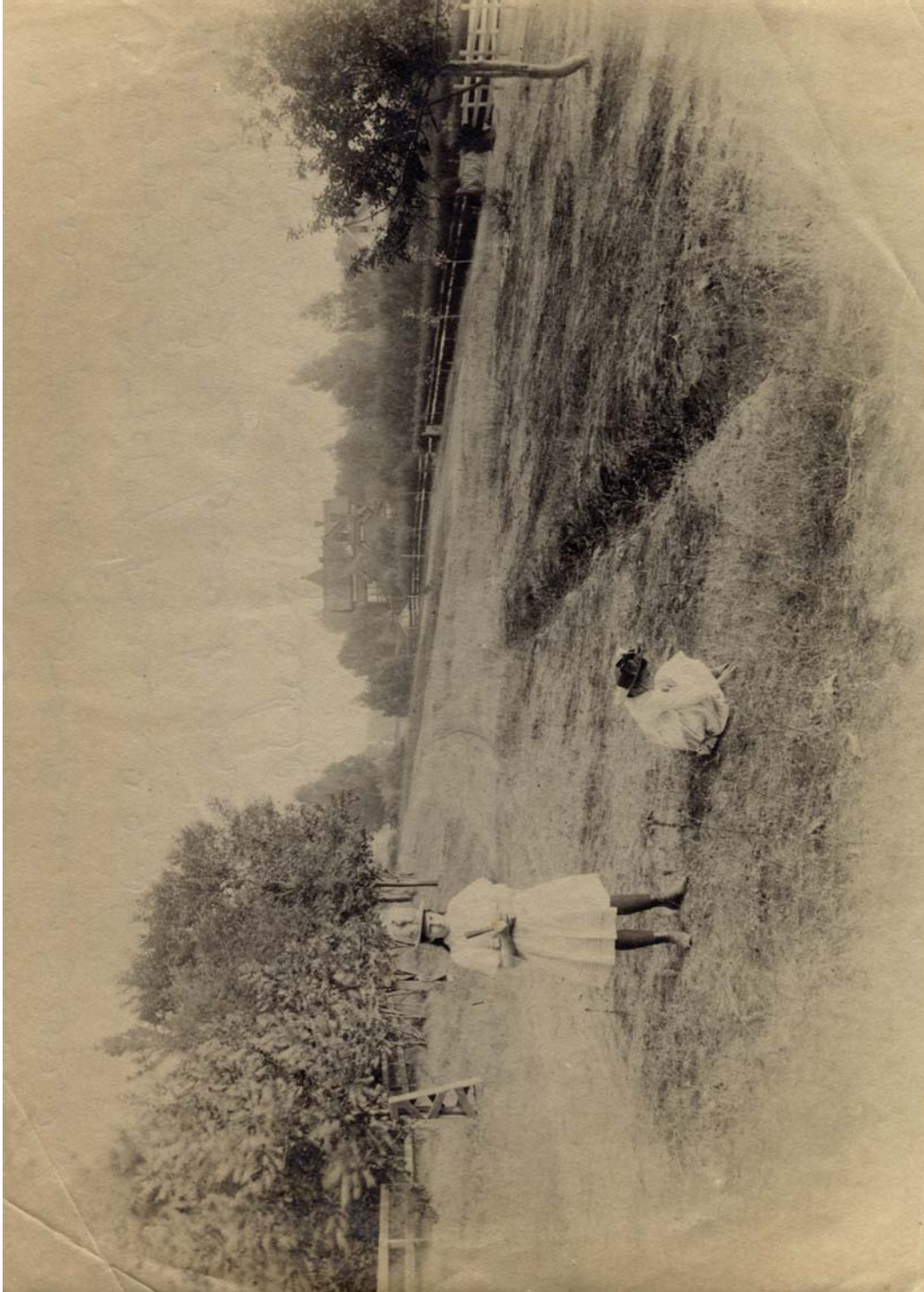


Image 3. View of Piedmont Way looking south from present day Gayley Road, ca. 1890 (Clinton Day Collection, Berkeley Architectural Heritage Association)





Image 4. View of Piedmont Way and the Palmer Houses looking east from the Clinton Day House, ca. 1890 (Clinton Day Collection, Berkeley Architectural Heritage Association)



Image 5. Hillegass Tract near the intersection of College Avenue and Bancroft Way, looking north towards campus, 1890s  
(Bancroft Library, UARC PIC 03:074)





**Image 6. The Clinton Day House at the corner of Piedmont and Bancroft Ways, looking northwest, ca. 1890 (Clinton Day Collection, Berkeley Architectural Heritage Association)**



Image 7. View from Panoramic Hill with buildings on Piedmont Avenue in the foreground, 1890s. The house with a tower in the lower lefthand corner is one of the Palmer Houses. (Bancroft Library, UARC PIC 03:265)



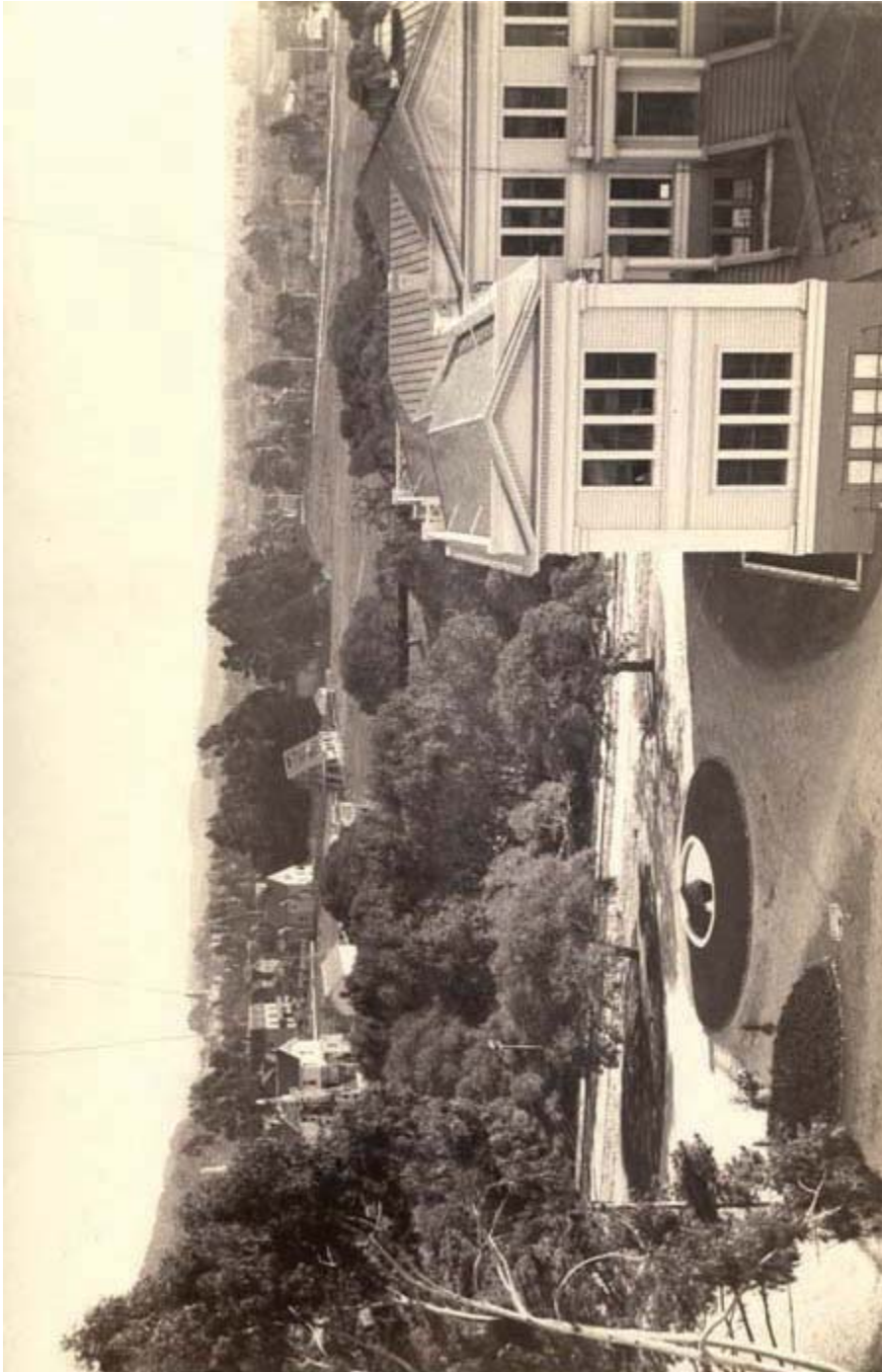


Image 8. View from the vicinity of present-day LeConte Hall on the University campus, looking south, ca. 1899. East Hall in the foreground. In the middle right is the Hillegass Tract, and at the far left of the photograph is College Avenue. (University of California, Berkeley)

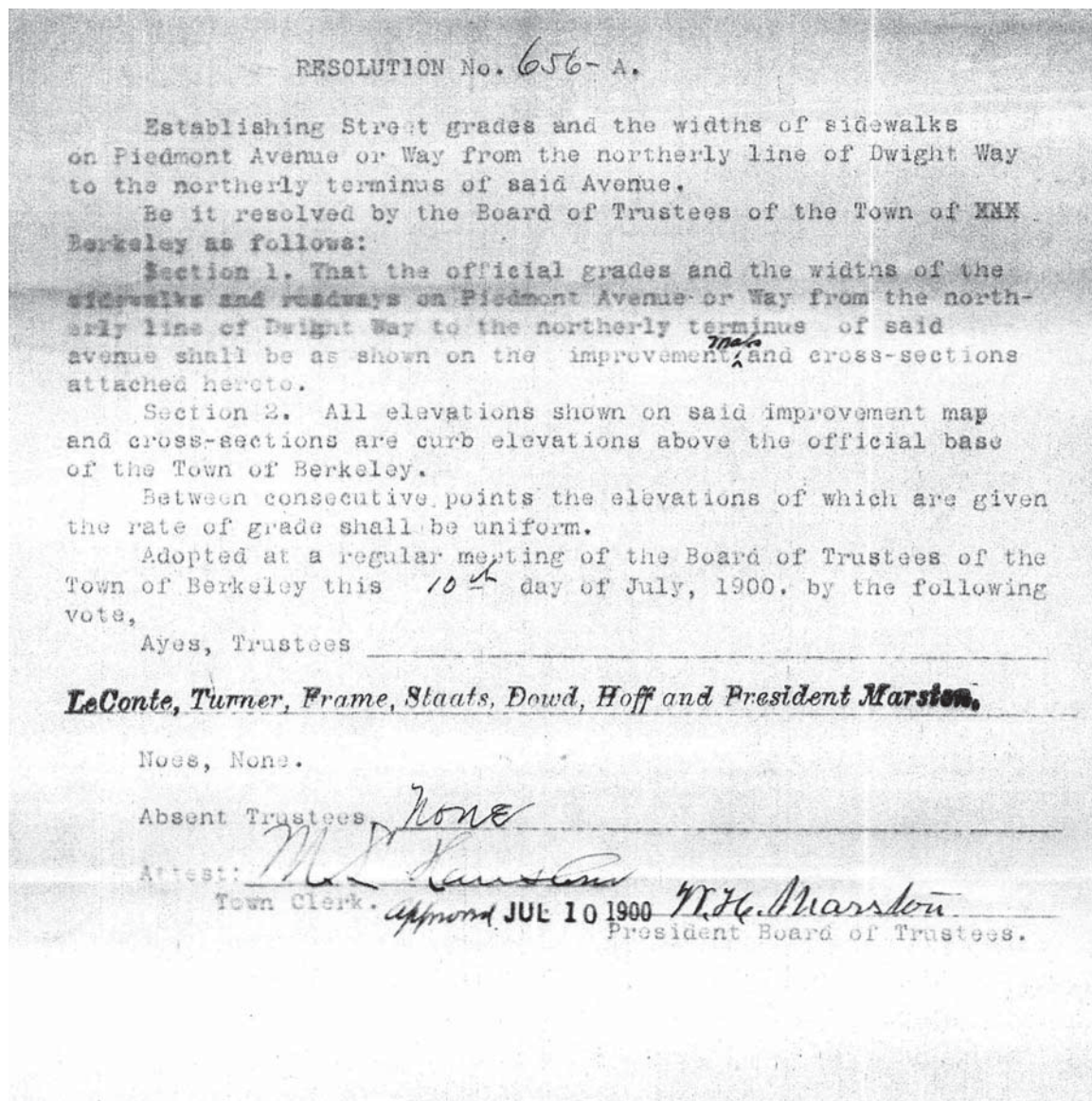


Image 9. Resolution authorizing work on Piedmont Way, July 1900 (Berkeley City Clerk Department)



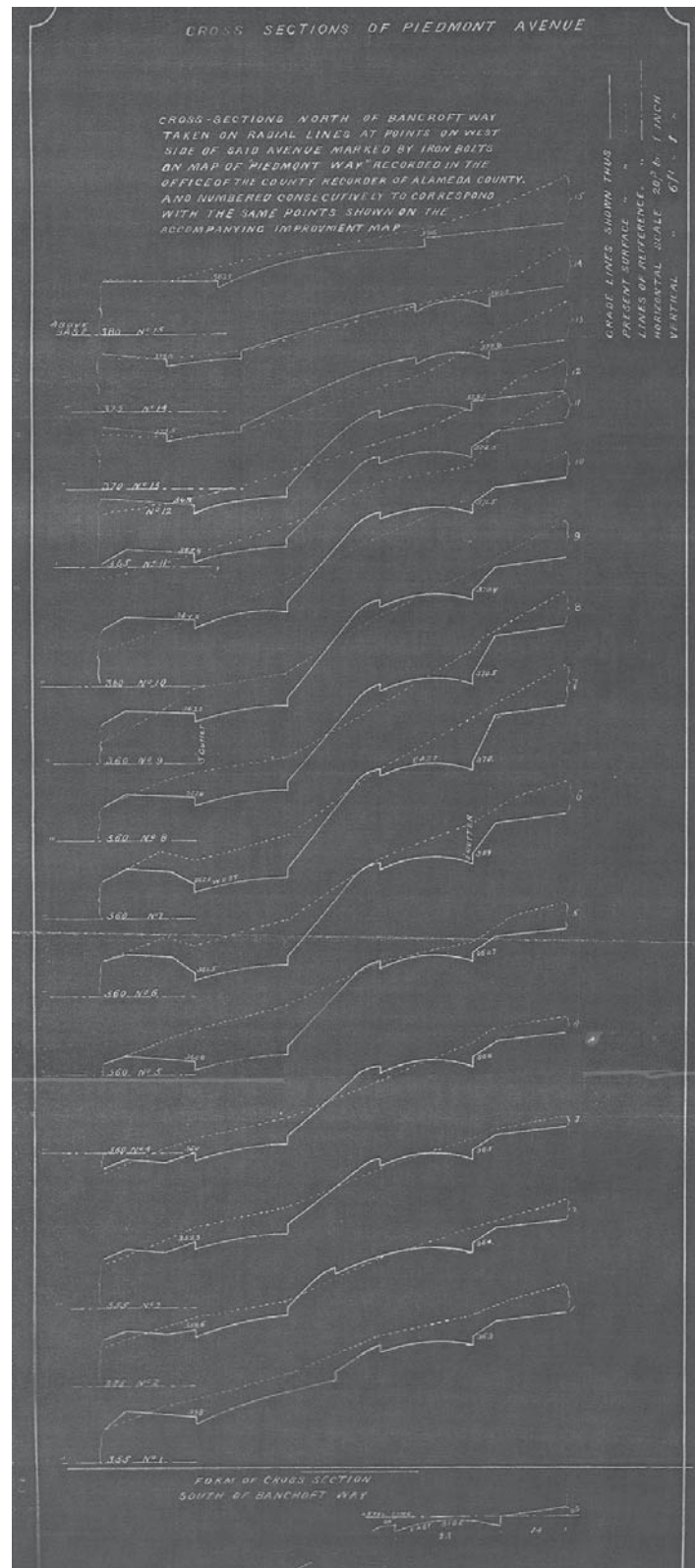


Image 10. Cross-sections of Piedmont Way noted by Charles Loyal Huggins, 1900 (Berkeley City Clerk Department)



Image 11. View of Berkeley looking west towards San Francisco Bay, ca. 1903 (University of California, Berkeley)





**Image 12. Piedmont Avenue at Bancroft Way, ca. 1905 (Clinton Day Collection, Berkeley Architectural Heritage Association)**



Image 13. Looking south on Piedmont Avenue from Bancroft Way, ca. 1908  
(Clinton Day Collection, Berkeley Architectural Heritage Association)





Image 14. 2200 Block of Piedmont Avenue looking north, ca. 1910  
(Postcard; image obtained from University of California, Berkeley)



Image 15. Thorsen House (2307 Piedmont) and Hicks House (2311 Piedmont) near the corner of Channing Way and Piedmont Avenue, 1915 (Berkeley Architectural Heritage Association website)





Image 16. Aerial view of campus looking east, ca. 1920. College Avenue is running through the center of the photograph; the northern part of the 2200 block of College and Piedmont Avenues is at the right (Bancroft Library, UARC PIC 03:067)



**Image 17. 1928 aerial of Piedmont Avenue and California Memorial Stadium  
(University of California, Berkeley, Earth Sciences & Map Library)**





**Image 18. California Memorial Stadium, 1928. 2222, 2224, and 2232 Piedmont Avenue are visible at the top of the photograph. The future 2234 Piedmont Avenue is to the left of the Stadium near the intersection of Bancroft Way, and the future 2240 Piedmont Avenue is at the top left corner on Bancroft Way behind the semi-circular drive. (Bancroft Library, photo number Brk00004295\_24a)**



Image 19. 2240 Piedmont Avenue prior to its move, late 1920s  
(Alpha Sigma Phi Alumni)



Image 20. 2240 Piedmont Avenue prior to its move, undated but before 1949  
(Alpha Sigma Phi Alumni)





Image 21. View of Piedmont Avenue and Piedmont Place looking west likely from California Memorial Stadium, late 1920s. The Haas School of Business is currently at the site of the large fraternity house (2220 Piedmont Avenue) in the center of the photograph; the future site of Calvin Laboratory is to the left behind 2222 Piedmont Avenue (photograph from undated newspaper article courtesy of the Denny Family)



Image 22. Aerial view of campus looking east, ca. 1931. Piedmont Avenue is running parallel to the Stadium; the 2200 block is to the left of International House (Bancroft Library, UARC PIC 03:041)





**Image 23. View of International House and Piedmont Avenue from 2234 Piedmont, 1934 (courtesy of the Denny Family)**

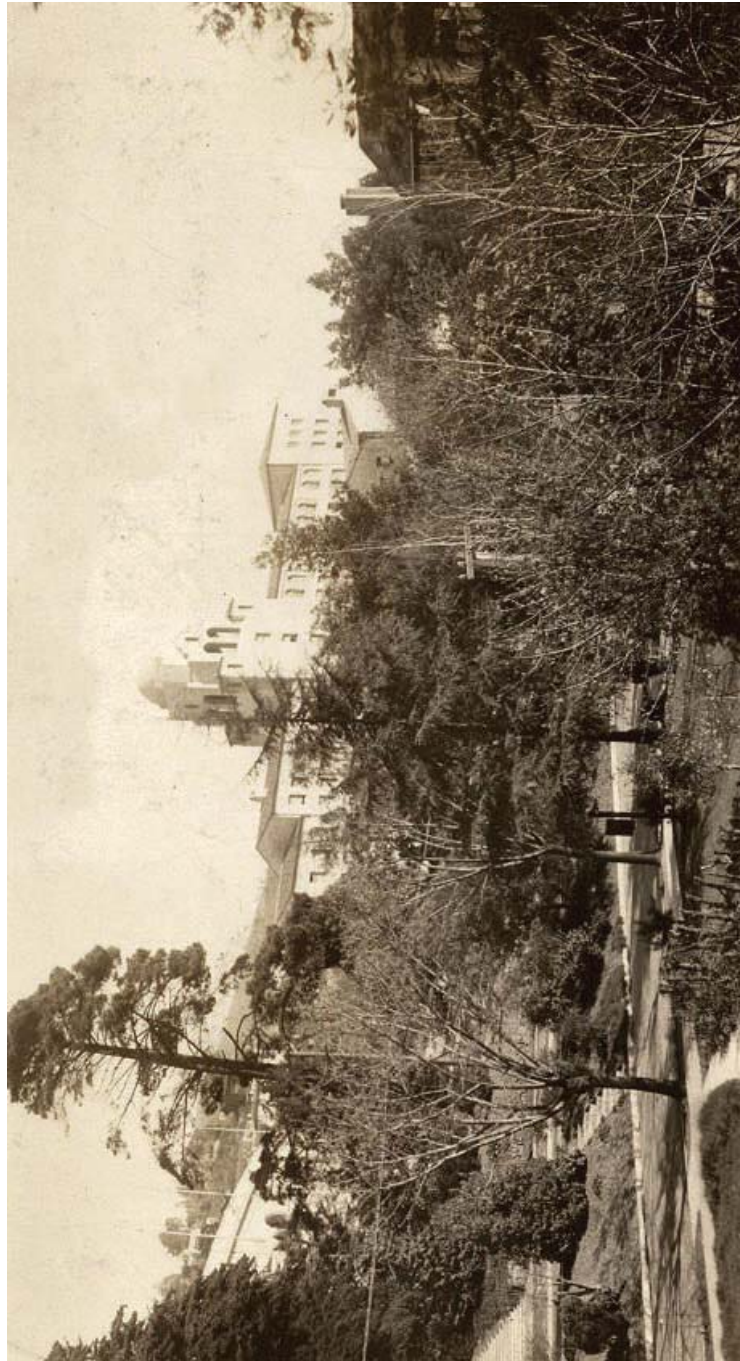


Image 24. View of International House and Piedmont Avenue from 2234 Piedmont, 1934 (courtesy of the Denny Family)



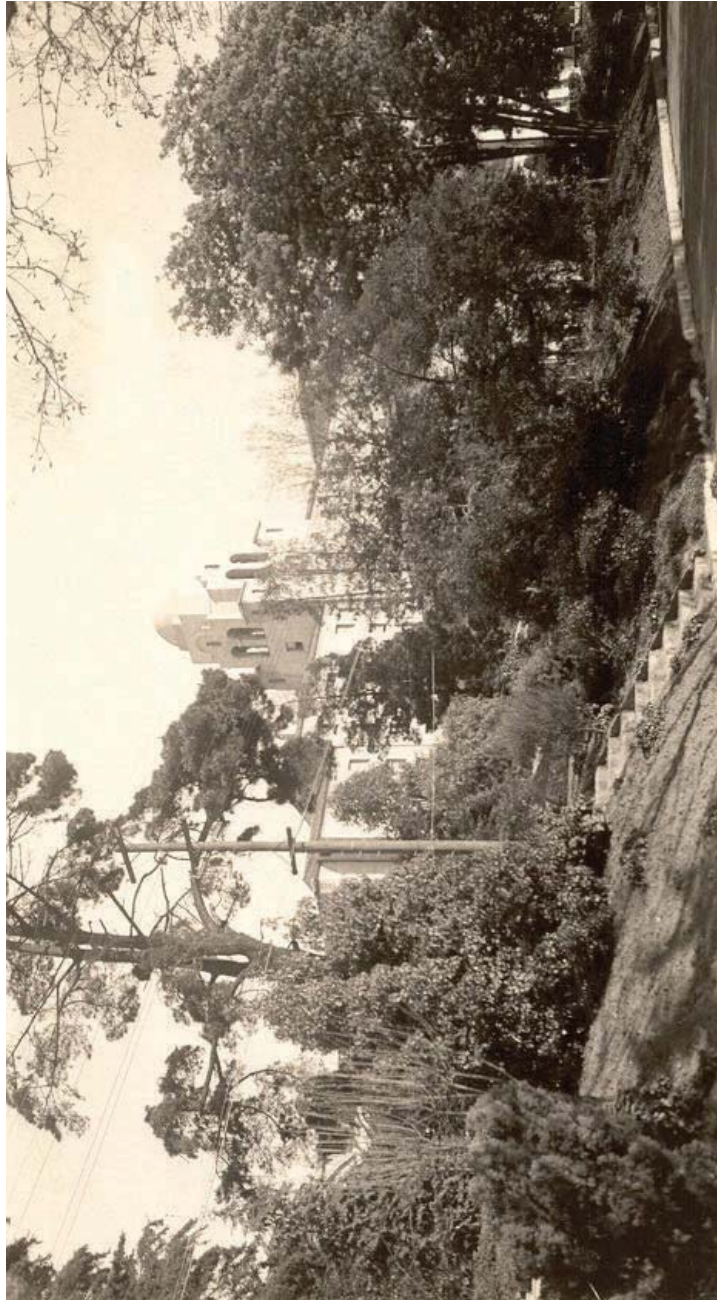


Image 25. View of International House and Piedmont Avenue from 2234 Piedmont, 1934. Note the median steps and high curbs (courtesy of the Denny Family)

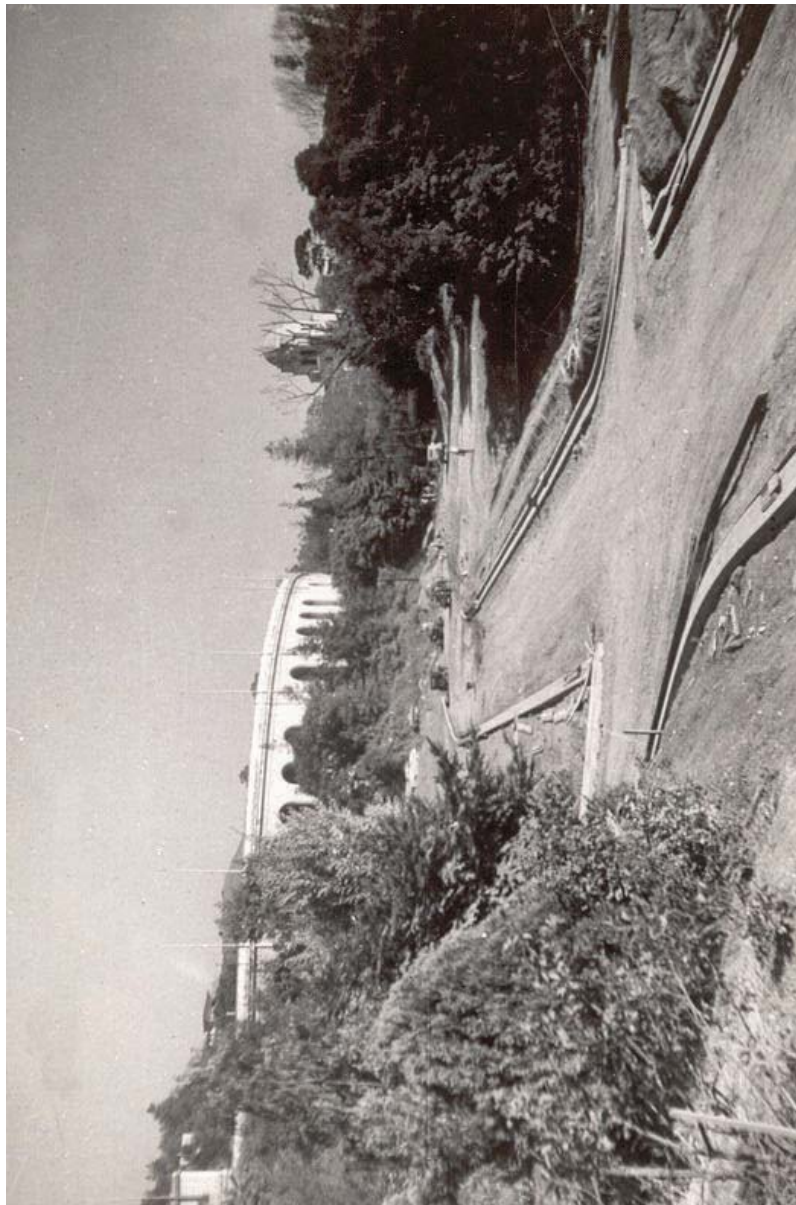


Image 26. Gayley Road under construction. View looking south near the intersection of Stadium Rim Way and Gayley Road, 1940s (courtesy of the Denny Family)





**Image 27. 2224 (left) and 2222 Piedmont Avenue (right), looking north, 1950s  
(courtesy of the Denny Family)**



**Image 28. 2232 (left) and 2224 (right) Piedmont Avenue, 1958  
(Ormsby Donogh Real Estate File, Berkeley Architectural Heritage Association)**

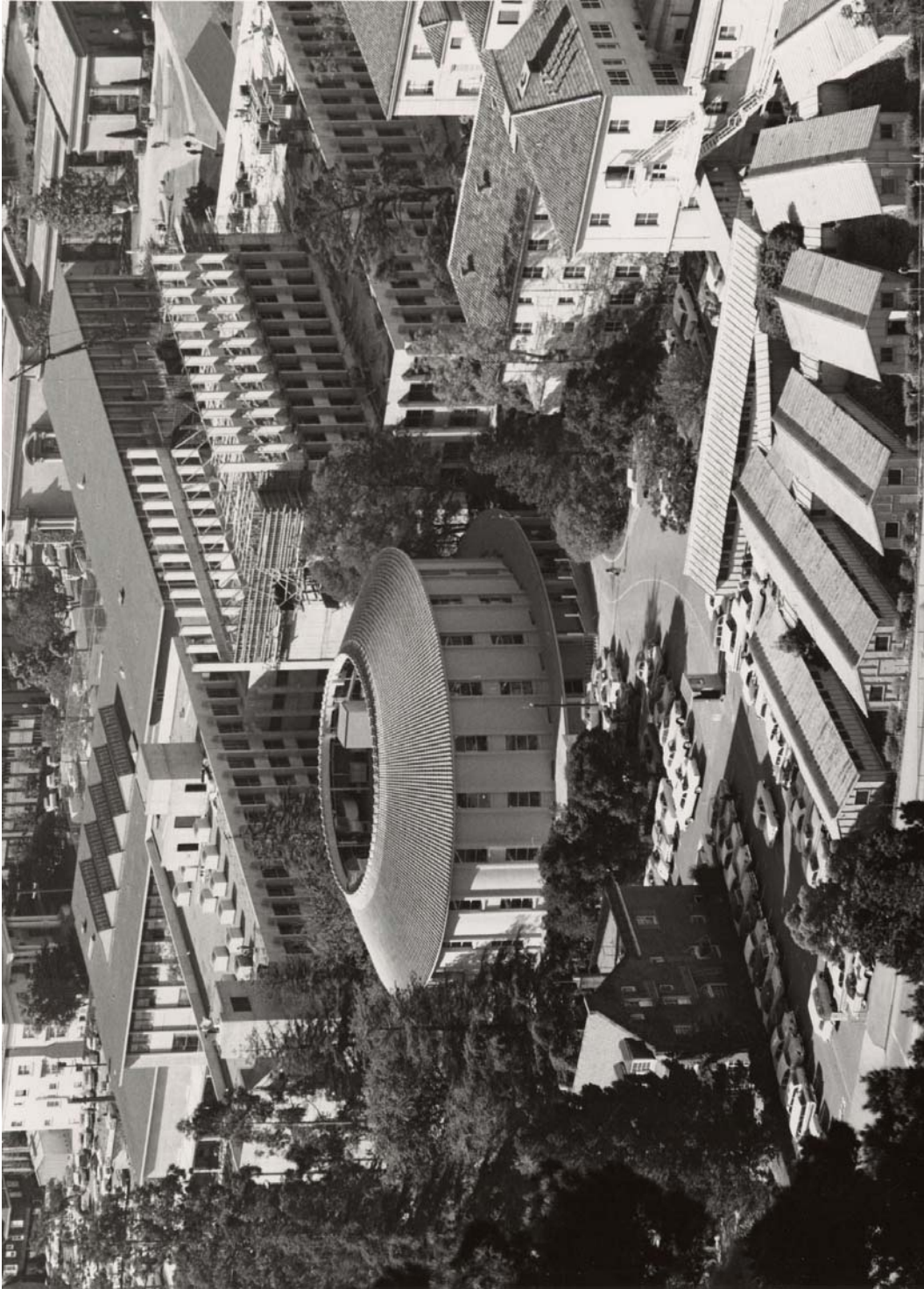


Image 29. Calvin Laboratory, ca. 1964. The radial structures in the foreground are part of the Cowell Hospital Annex; to the left is 2220 Piedmont. (Bancroft Library, UARC PIC 26V:6)





Image 30. Northwest corner of Bancroft Way and Piedmont Avenue, 13 January 1965. The Clinton Day house is still extant at the corner next to the new Law School. The Le Conte House appears to be hidden by trees. 2250 Piedmont is also extant to the right of the Day House. (Boalt School of Law Archives, William Benemann, Archivist)

## VII. EXISTING CONDITIONS PHOTOGRAPHS

### BUILDING PHOTOGRAPHS



Figure 1. 2240 Piedmont Avenue, east façade



Figure 2. 2240 Piedmont Avenue, east façade



Figure 3. 2240 Piedmont Avenue, main entry on east façade



Figure 4. 2240 Piedmont Avenue, north façade



Figure 5. 2240 Piedmont Avenue, west façade



Figure 6. 2240 Piedmont Avenue, south façade





Figure 7. 2240 Piedmont Avenue, detail of chimney on south façade



Figure 8. Basement, Room B-1



Figure 9. Basement, Room B-1



Figure 10. First floor, Room 100



Figure 11. First floor, Room 100



Figure 12. First floor, Room 100



**Figure 13. First floor, Room 100, detail of main staircase**



**Figure 14. First floor, Room 102**



**Figure 15. First floor, Room 102**



**Figure 16. First floor, Room 102, detail of fireplace**



**Figure 17. First floor, Room 102**



**Figure 18. First floor, Room 108**



**Figure 19. First floor, Room 108**



**Figure 20. First floor, Room 110**



**Figure 21. First floor, Room 110A**



**Figure 22. First floor, Room 112**



**Figure 23. First floor, Room 114**



**Figure 24. First floor, Room 116**





Figure 25. First floor, Room 118



Figure 26. First floor, Room 118



Figure 27. First floor, Room 118



Figure 28. First floor, Room 118



Figure 29. First floor, Room 120



Figure 30. First floor, Room 120



Figure 31. First floor, Room 120



Figure 32. First floor, Room 120



Figure 33. Second floor, Room 202



Figure 34. Second floor, Room 204



Figure 35. Second floor, Room 206



Figure 36. Second floor, Room 206





Figure 37. Second floor, Room 206



Figure 38. Second floor, Room 208



Figure 39. Second floor, Room 208



Figure 40. Second floor, Room 209



Figure 41. Second floor, Room 210



Figure 42. Second floor, Room 212



Figure 43. Second floor, Room 214



Figure 44. Second floor, Room 216/218



Figure 45. Second floor, Room 220



Figure 46. Second floor, Room 221



Figure 47. Second floor, Room 222



Figure 48. Second floor, Room 226



Figure 49. Second floor, Room 228



Figure 50. Second floor, Room 230



Figure 51. Second floor, Room 230



Figure 52. Second floor, Room 232



Figure 53. Third floor, Room 300



Figure 54. Third floor, Room 300





**Figure 55. Third floor, Room 302**



**Figure 56. Third floor, Room 304**



**Figure 57. Third floor, Room 304**



## LANDSCAPE PHOTOGRAPHS



Figure 58. 2240 Piedmont Avenue, east façade



Figure 59. 2240 Piedmont Avenue, east façade



Figure 60. 2240 Piedmont Avenue, east façade



Figure 61. Sidewalk in front of 2240 Piedmont Avenue, looking south



Figure 62. 2240 Piedmont Avenue, east façade and brick front entry walk



Figure 63. Specimen cedar tree on east side of 2240 Piedmont Avenue





**Figure 64. Specimen cedar tree on east side of 2240 Piedmont Avenue**



**Figure 65. 2240 Piedmont Avenue, north façade**



**Figure 66. Specimen cedar tree on east side of 2240 Piedmont Avenue**



**Figure 67. 2240 Piedmont Avenue, north façade, looking west**



**Figure 68. 2240 Piedmont Avenue, west façade, looking east toward Piedmont Avenue**



**Figure 69. 2240 Piedmont Avenue, west façade, looking east toward Piedmont Avenue**



Figure 70. 2240 Piedmont Avenue, west façade



Figure 71. 2240 Piedmont Avenue, west façade, looking south



Figure 72. 2240 Piedmont Avenue, west façade, looking south



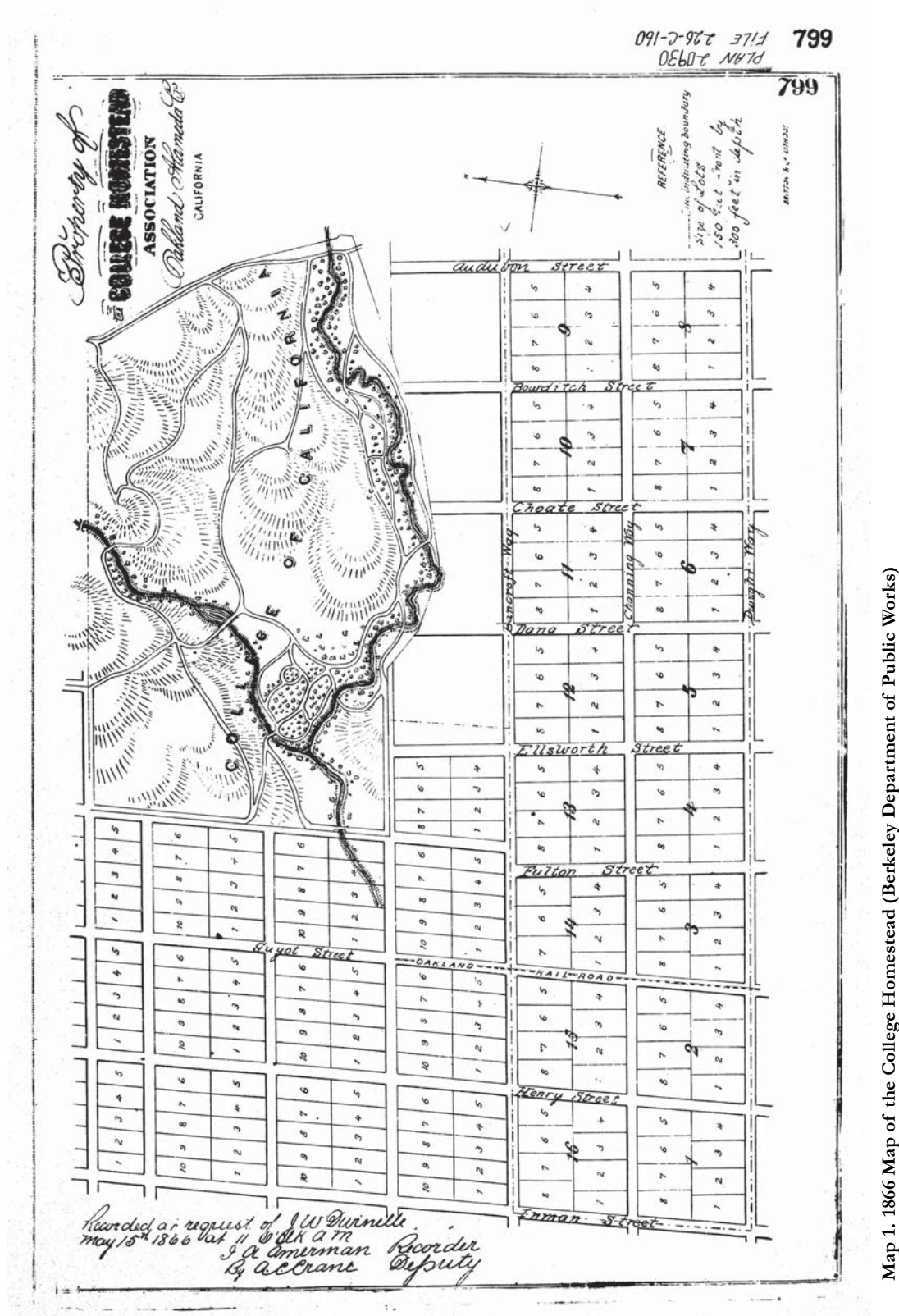
Figure 73. 2240 Piedmont Avenue, detail of west façade

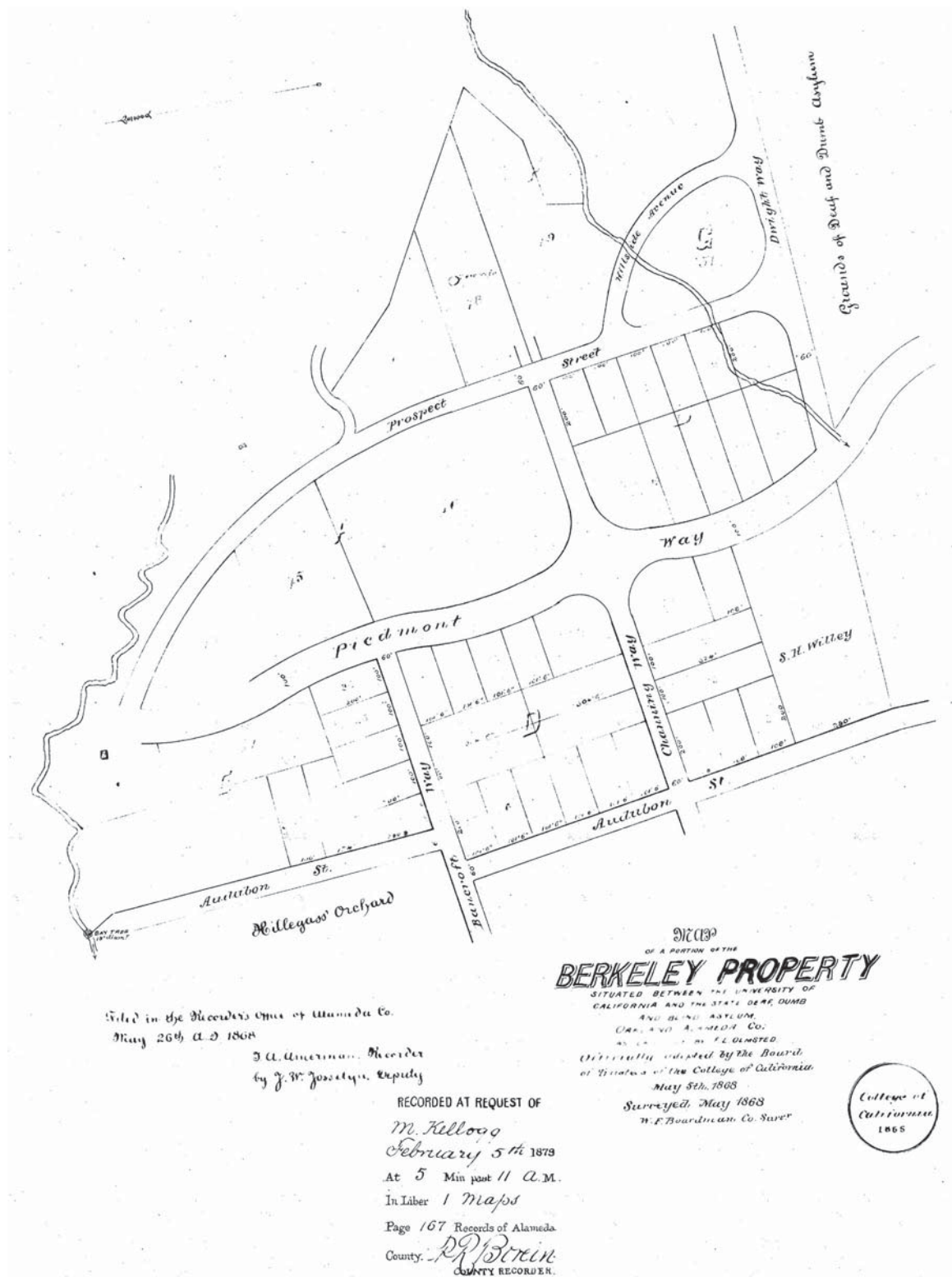


Figure 74. 2240 Piedmont Avenue, retaining wall at west façade

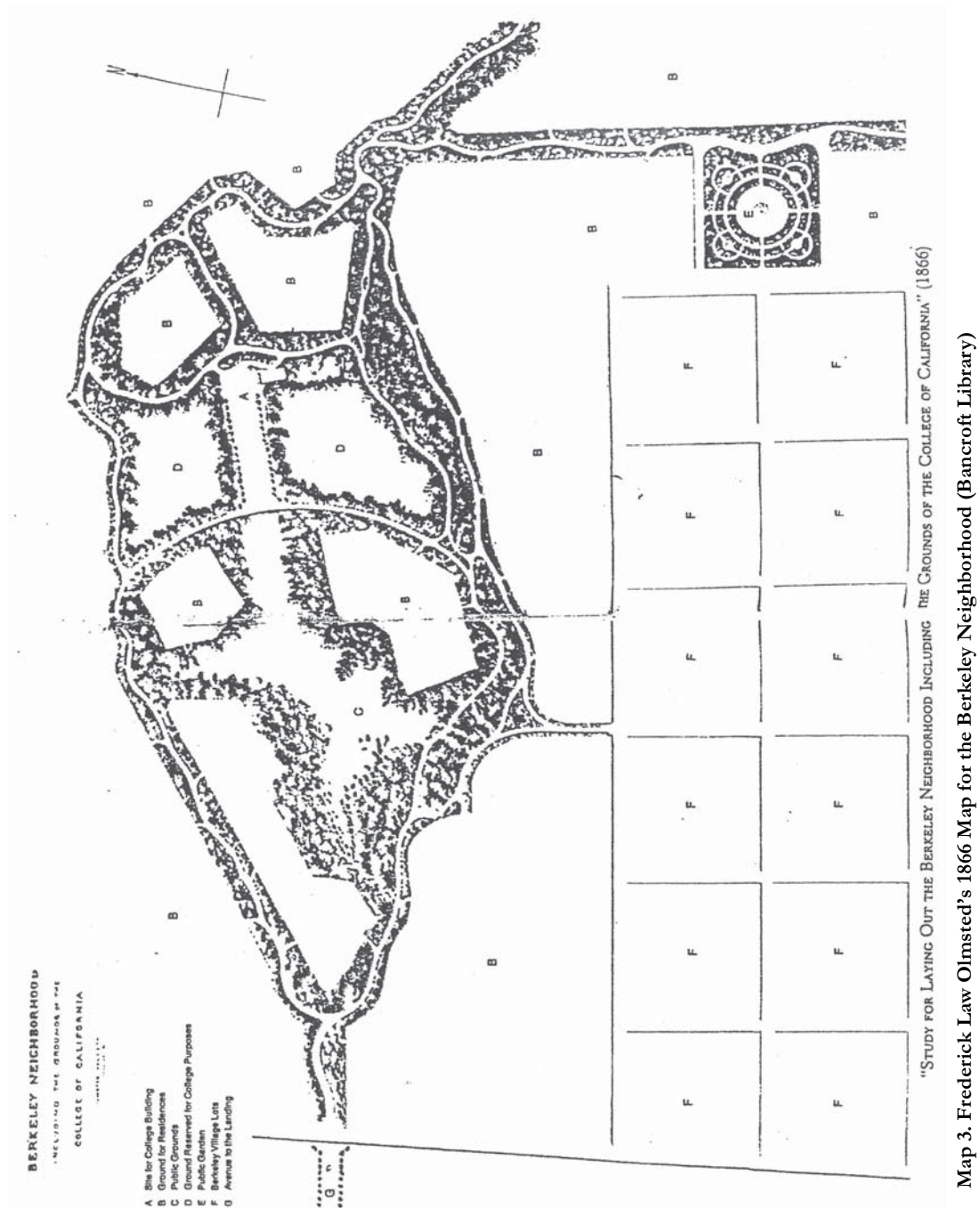


# VIII. MAPS









Map 3. Frederick Law Olmsted's 1866 Map for the Berkeley Neighborhood (Bancroft Library)



Map 4. 1868 W.F. Boardman Map of the Berkeley Property (Berkeley Department of Public Works)



Map 5. Map of Berkeley, ca. 1880 (University of California, Berkeley)

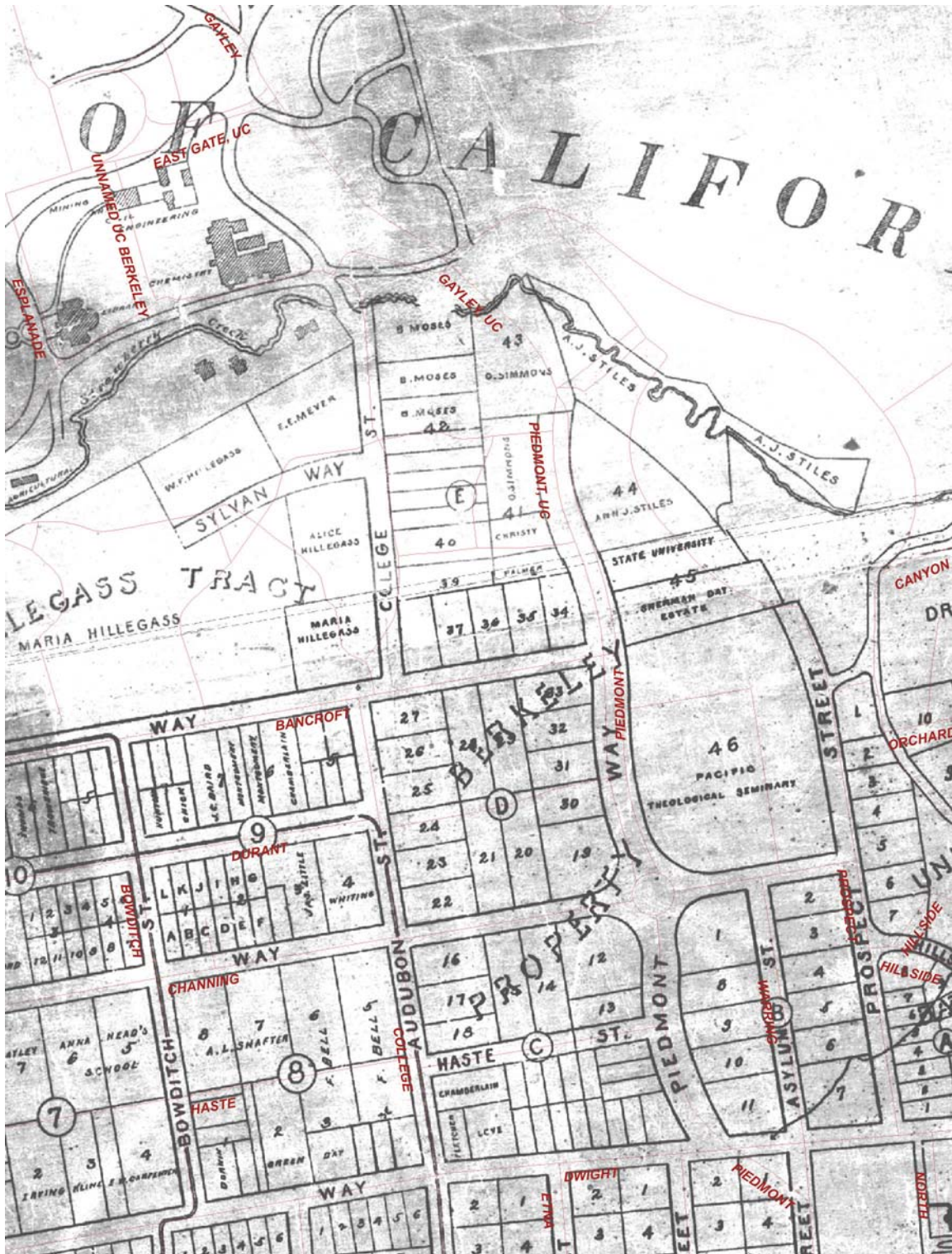




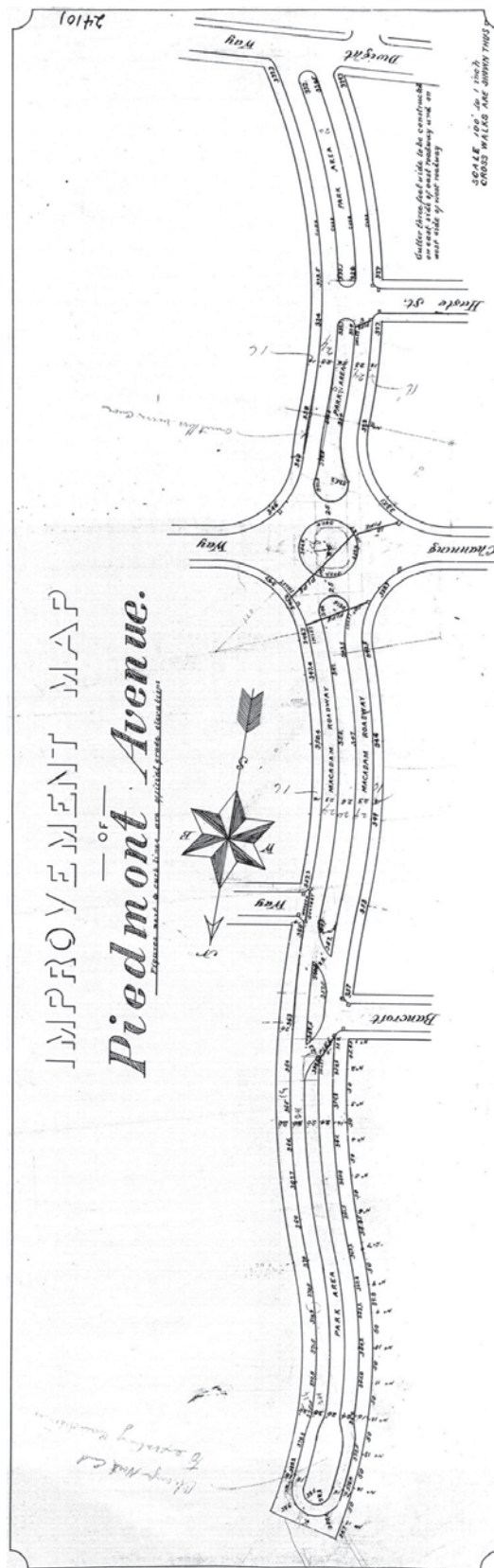
Map 6. 1891 "Birdseye View of Berkeley, Cal." The project area is in the center foreground just to the left of the large buildings on campus. (University of California, Berkeley, Earth Sciences & Map Library)



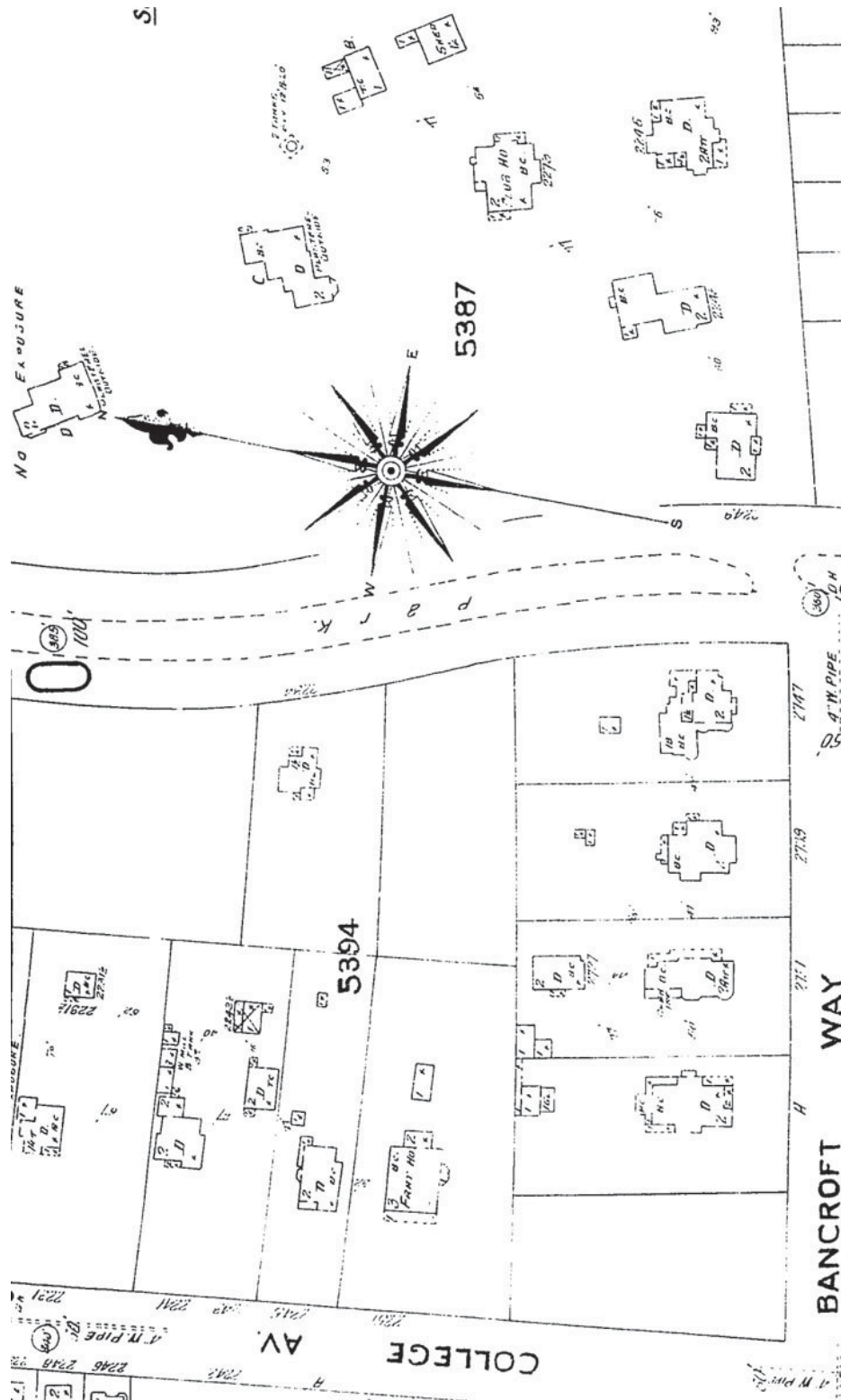




Map 8. 1899 map of Berkeley with overlay of modern map (Berkeley Department of Public Works)



Map 9. C.L. Huggins' 1900 Plan for Improvements to Piedmont Avenue (Berkeley Department of Public Works)

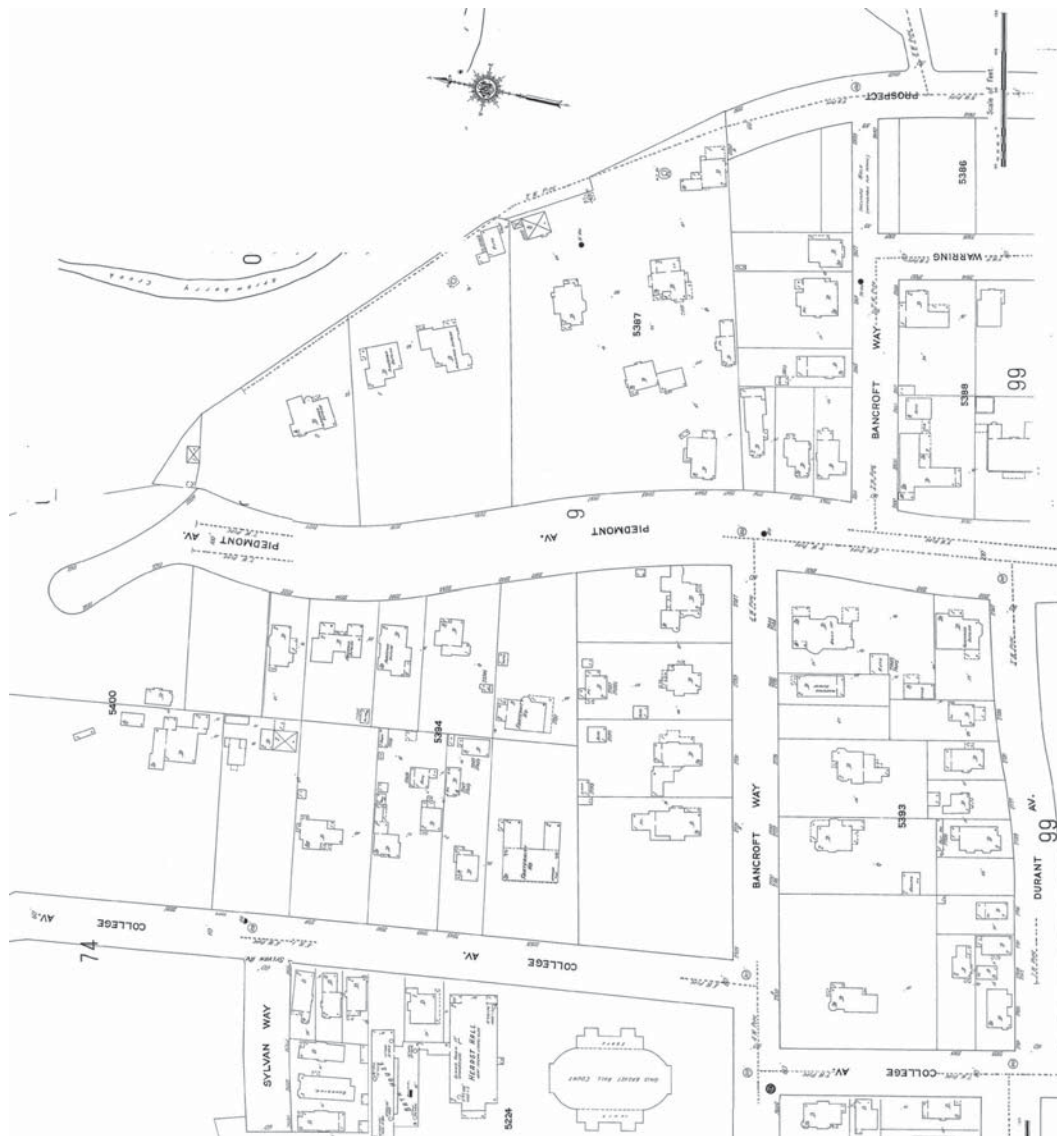


Map 10. 1903 Sanborn Fire Insurance Map showing southern portion of 2200 block of College and Piedmont Avenues



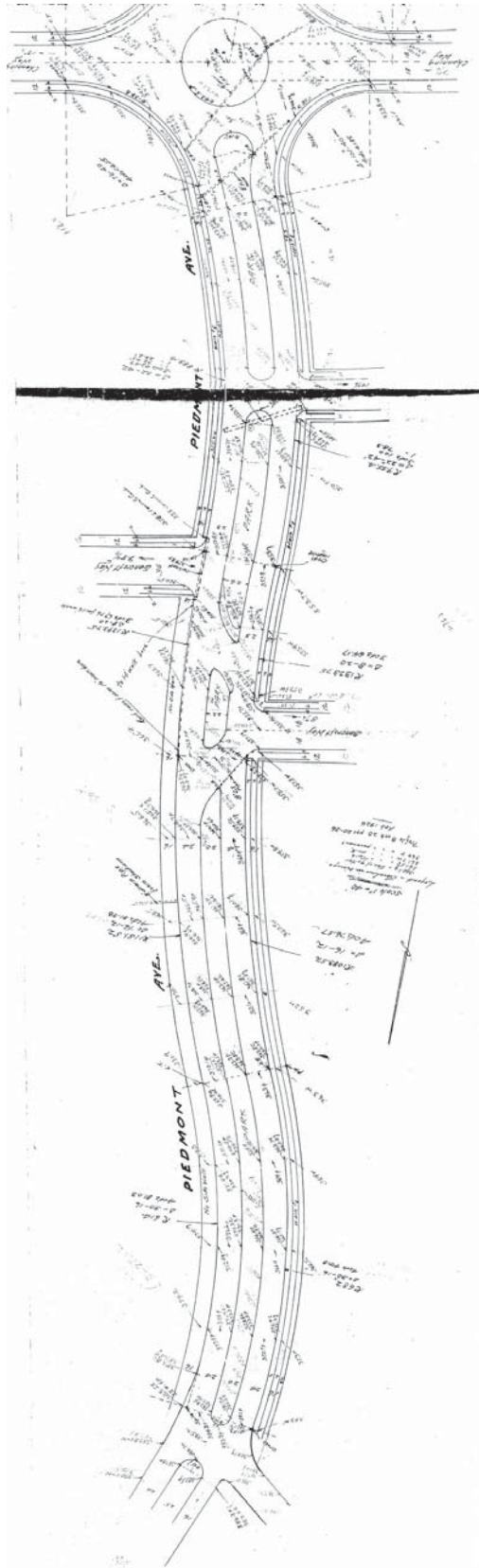


Map 11. 1909 map of the northern end of Piedmont Avenue, establishing Piedmont Place (Alameda County Public Works Department)

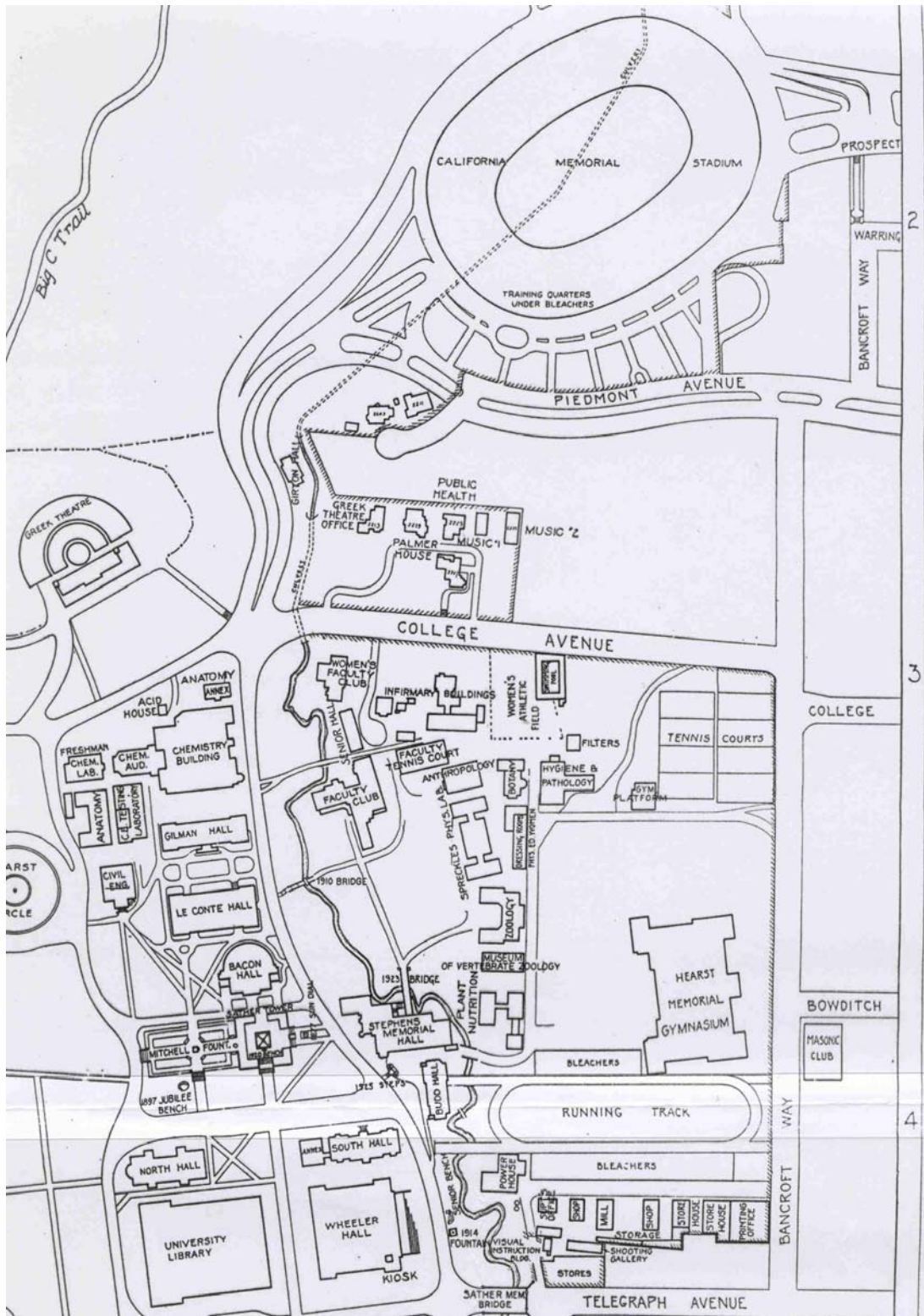


Map 12. 1911 Sanborn Fire Insurance Map

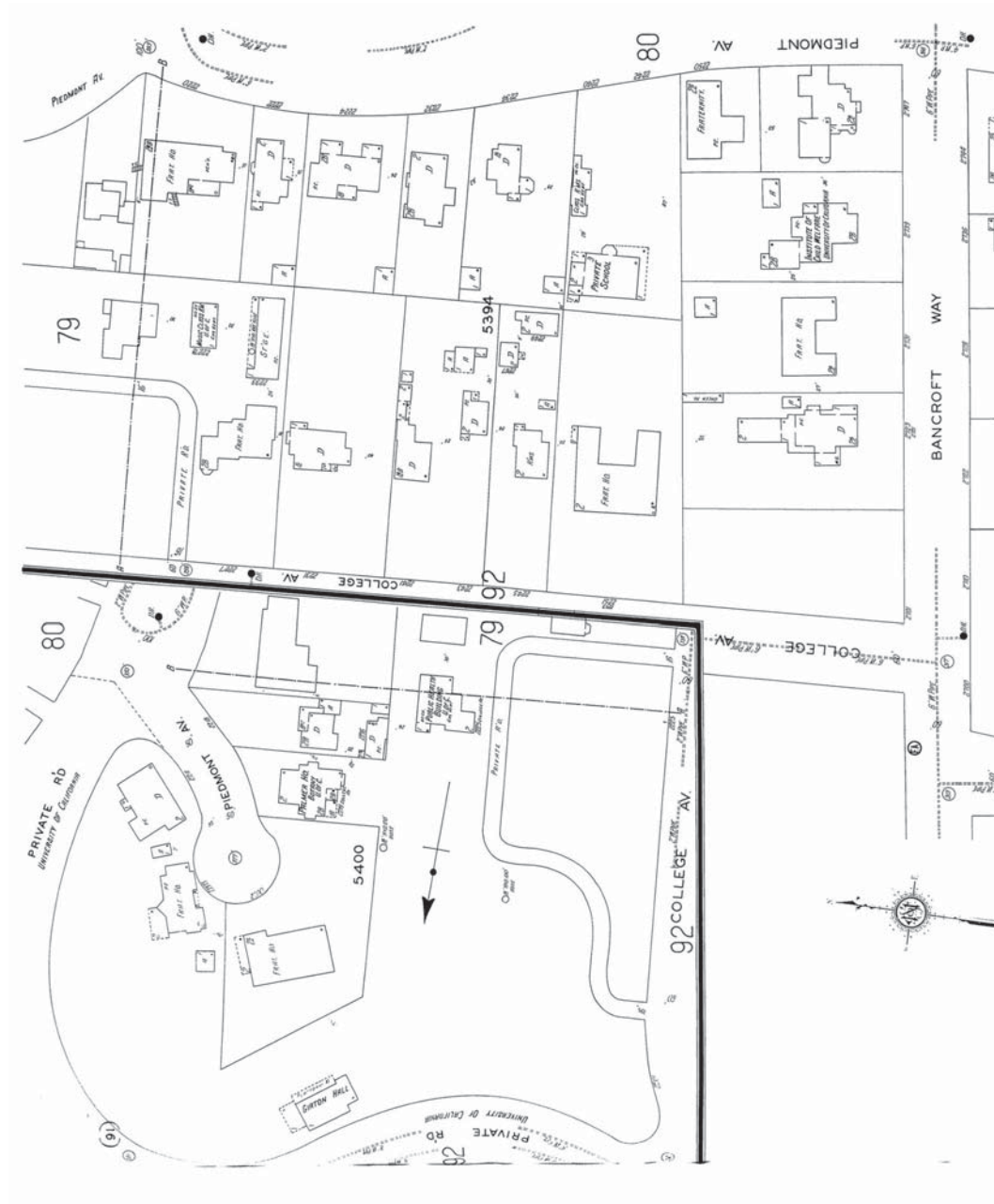




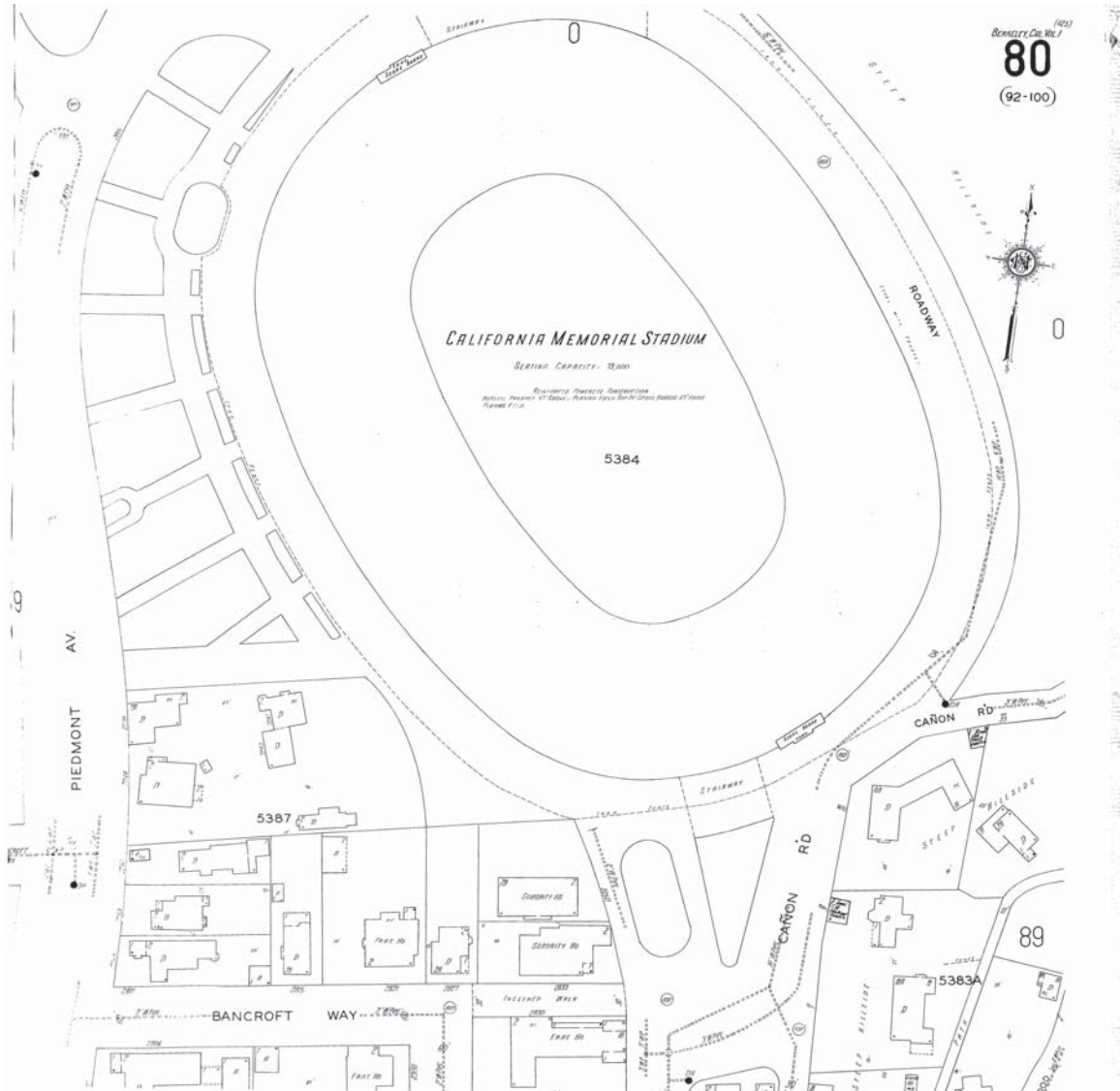
Map 13. 1926 Street Improvements to Piedmont Avenue (Berkeley Department of Public Works)



Map 14. Campus Map of University of California, Berkeley, ca. 1927 (University of California, Berkeley)

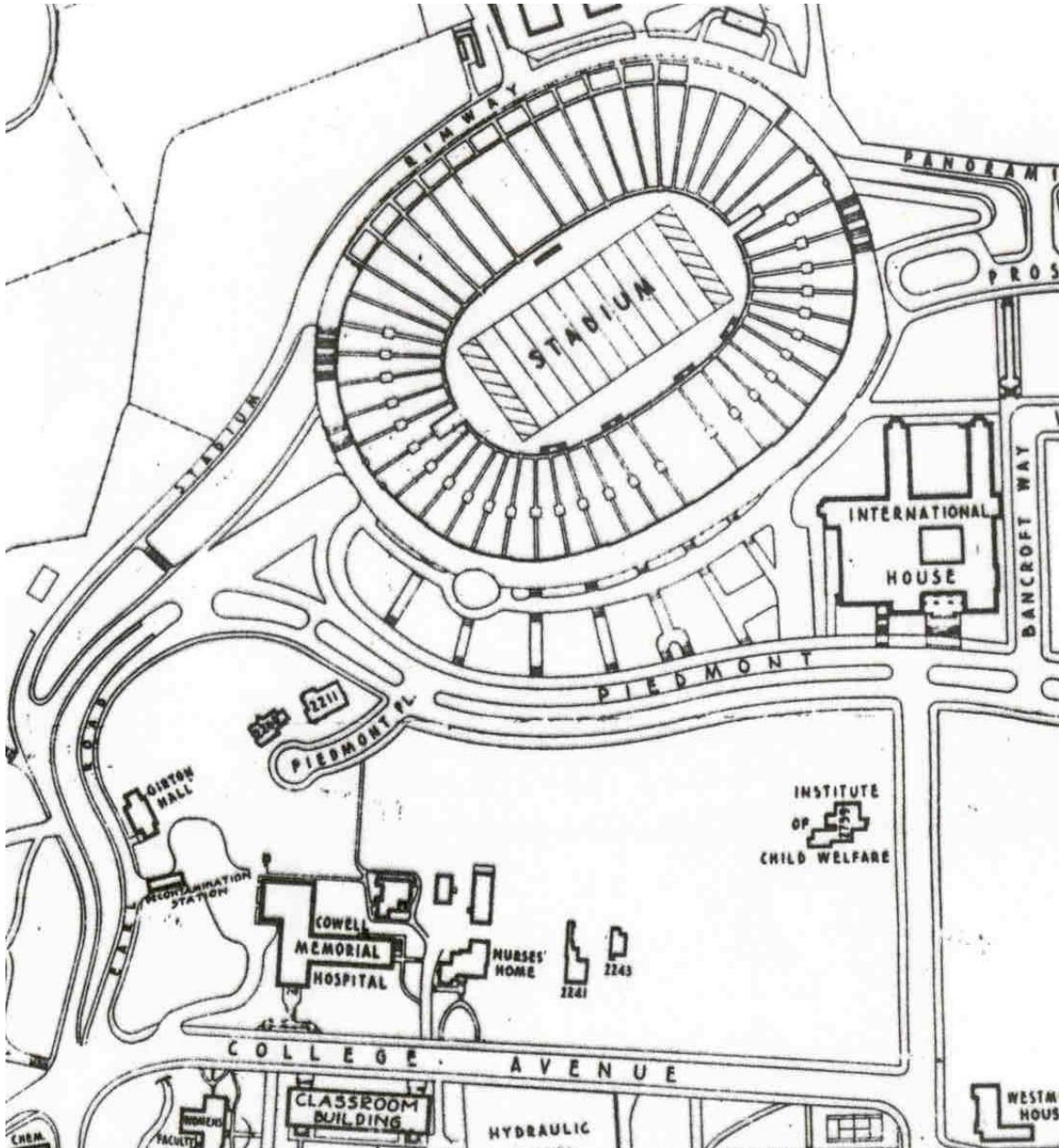


Map 15. 1929 Sanborn Fire Insurance Map showing west side of Piedmont Avenue



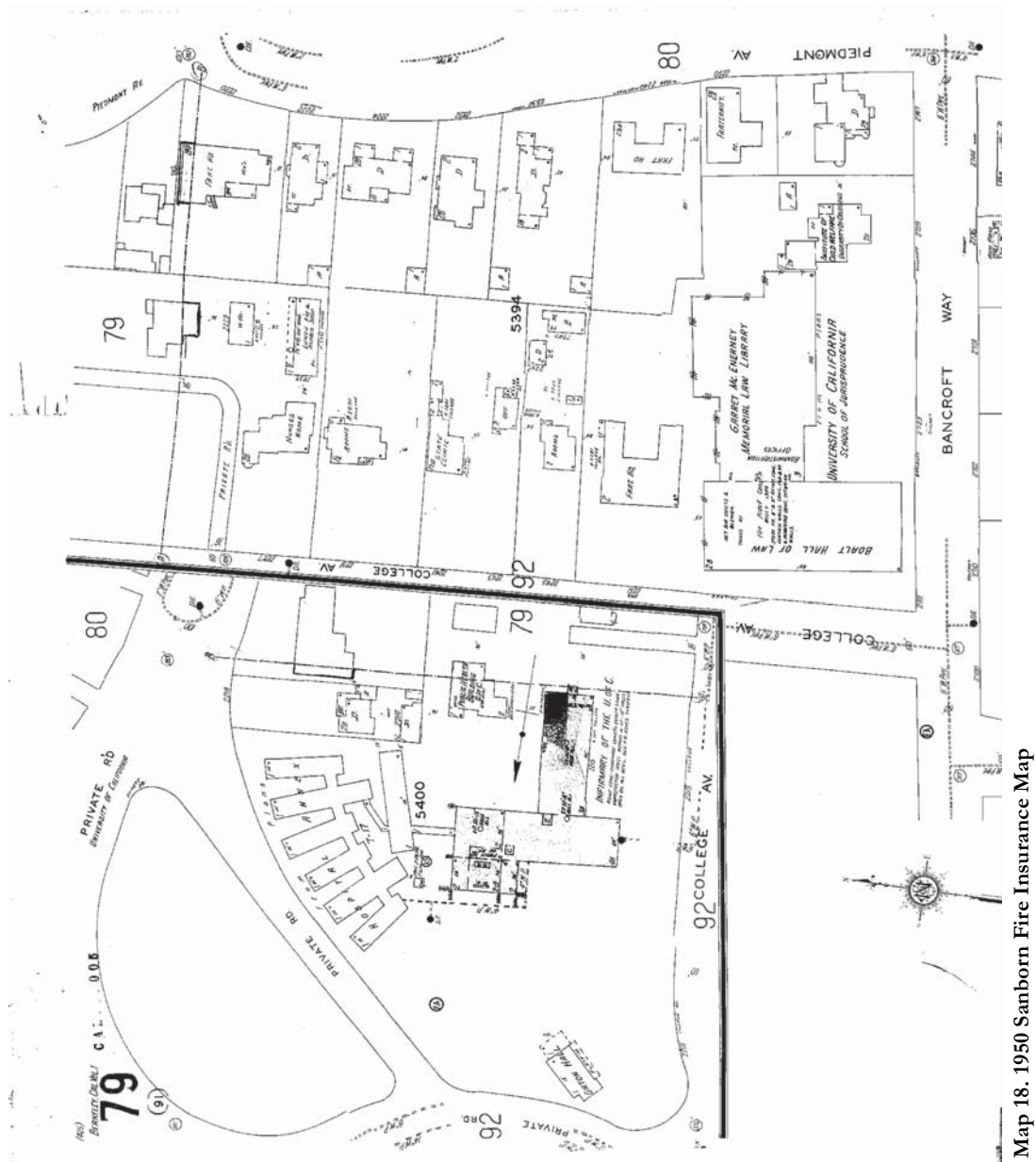
Map 16. 1929 Sanborn Fire Insurance Map showing east side of Piedmont Avenue



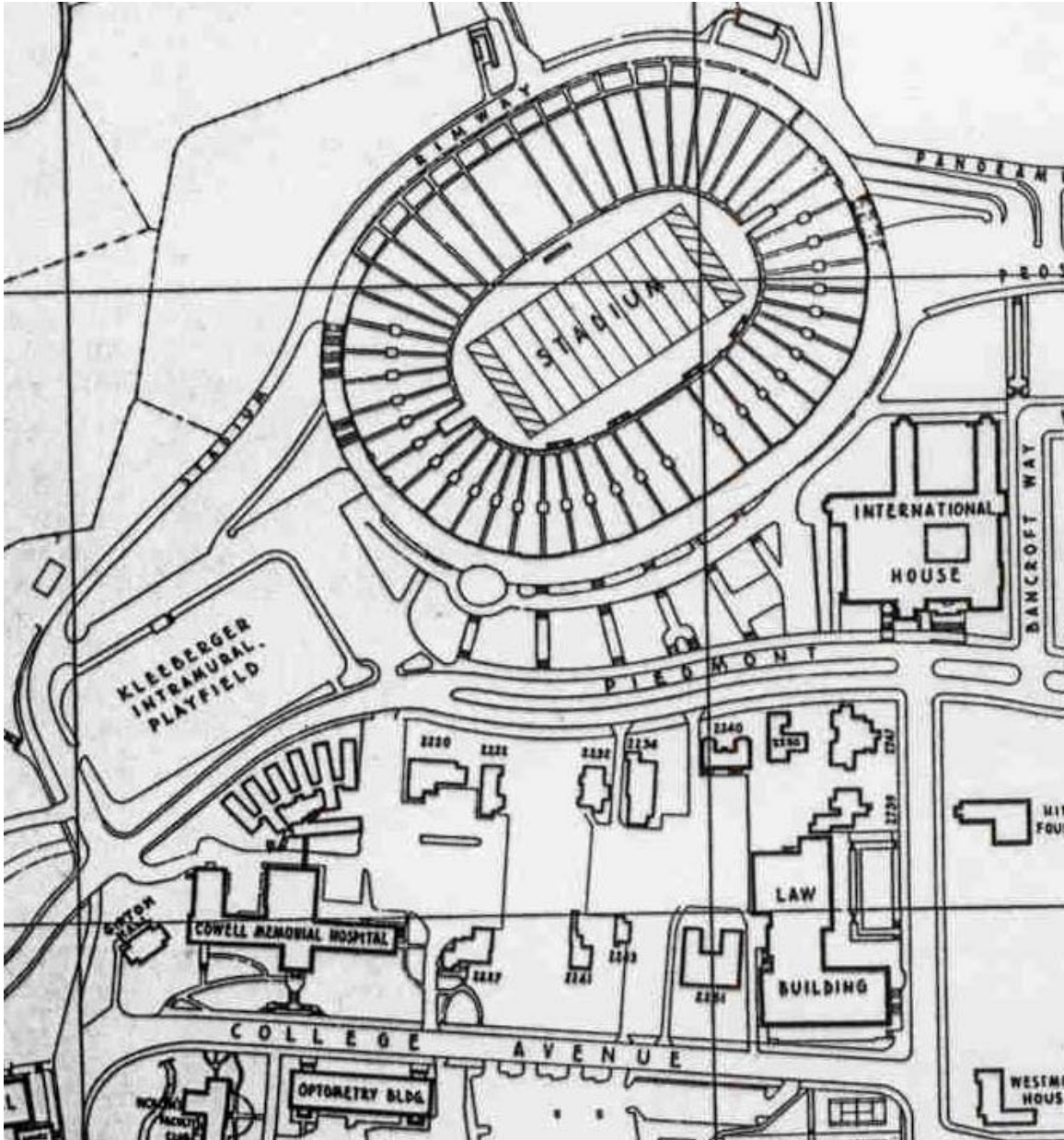


Map 17. 1942 map of the University of California, Berkeley campus (University of California, Berkeley)



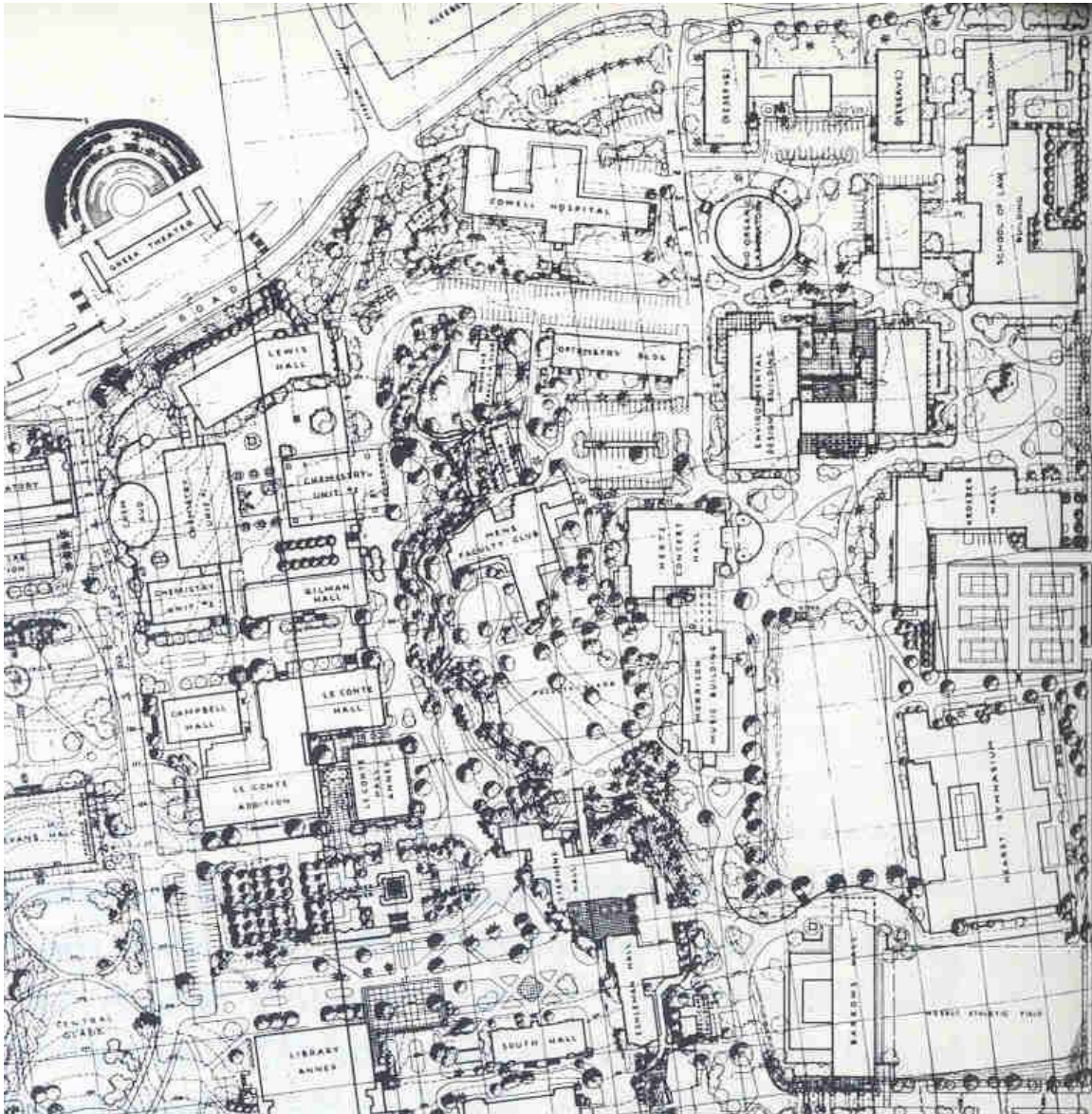


Map 18. 1950 Sanborn Fire Insurance Map

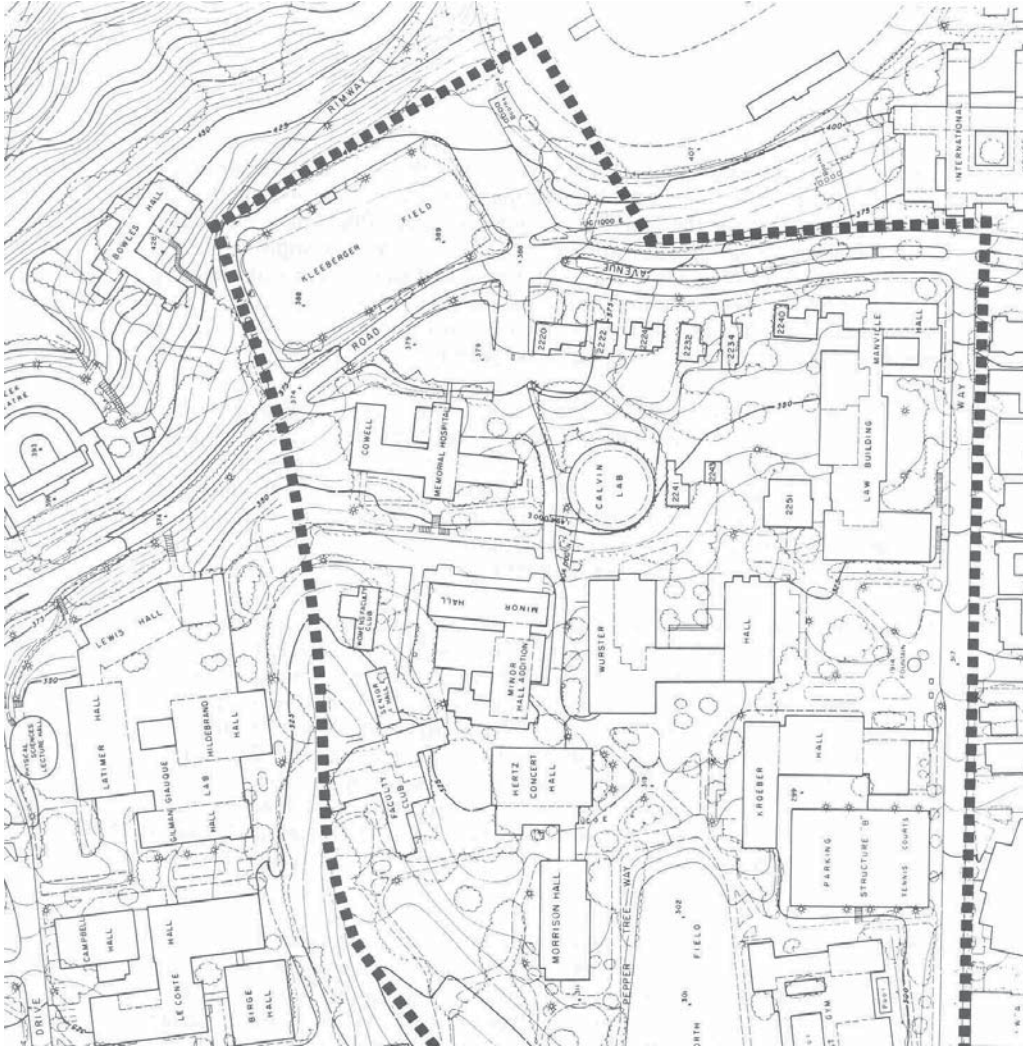


**Map 19. 1961 map of the University of California, Berkeley campus (University of California, Berkeley)**





March 2006



Map 21. 1988 Roma Study of existing conditions of the southeast part of campus  
(University of California, Berkeley)



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## **X. APPENDIX**

### **CHRONOLOGY**

- 1923** The building is designed by architect Gwynn Officer and constructed at 2731 Bancroft Way for the Alpha Sigma Phi fraternity.
- 1943** Alpha Sigma Phi sells 2731 Bancroft Way to the University in April and purchases the Thorsen House at 2307 Piedmont Avenue as a new chapter house.
- 1947** Fire destroys “Piedmont Lodge,” a privately owned residential building on the rear of the lot at 2240 Piedmont Avenue. The University purchases the 2240 Piedmont Avenue lot.
- 1949** 2731 Bancroft Way is moved on November 29 by the University to the 2240 Piedmont Avenue lot. The move is undertaken to clear space for the construction of the first unit of the Law School.
- 1950** Hand-drawn floor plans, dated February 1950, show the layout of the building. No uses are assigned to the rooms.
- 1956 - 1977** The campus directory lists the Institute of Personality Assessment and Research as occupant of 2240 Piedmont Avenue.
- Fall 1978 - Fall 1980** The building is designated as “alteration,” and assigned to “Law,” indicating that the space is in transition.
- 1978** The Campus Historic Resources Survey report states, “The S wing contains the living room, featuring a cast-cement Tudor fireplace with the coat of arms of the fraternity on the mantelpiece. The N wing contains the dining room and kitchen. Second-floor bedrooms are now offices; the attic is a large meeting hall. Two semi-circular tables in the hall are part of the original furnishings...an example of the 1920’s period-revival design in the Tudor Style. The building’s spacious plan and unaltered condition recommend it for preservation.”
- 1979** State Historic Resources Inventory Form identifies “Institute of Personality Assessment” as a “past use” of the house and states that the building is currently vacant.

**1981**

The Berkeley Campus Space Plan states, “With that unit’s [Institute of Personality Assessment and Research] relocation to Tolman Hall, 2240 Piedmont has been reassigned for joint use by the Jurisprudence and Social Policy (JSP) Program and the Center for Study of Law and Society (CSLA). Extensive alternations have been made, particularly to the upper two levels. The building’s spacious and handsome interiors and its good, serviceable condition indicate it should continue to have a good and useful life.”

The plan indicates that by 1981, the former living room was being used as a seminar room, and the former dining room was being used as a library. The back of the first floor contained “largely staff offices, two toilets, a kitchen and lounge, and the director’s office. The second floor has been divided to provide ten faculty offices for visitors and junior faculty...The uppermost, attic level has a large central room running north-south...which has been converted into handsome carrel space for graduate students, visiting scholars, and sponsored research projects. Also included are two faculty offices, one above each of the front projecting wings, and a support staff area.”

“Recent renovations have corrected all of the fire and life safety requirements enumerated in the Lloyd H. Gayer report, and the building is rated good in terms of fire and life safety...as part of the renovations a new, zone-controlled, hot water, fin tube heating system was installed for the second and third floors. The first floor is heated by the old existing floor mounted furnaces...Accessibility...the particular ramp installed is ugly and not in keeping with the design sensitivity shown in some of the interior alterations.”

**Fall 1982**

Nine rooms in the building are assigned to the Center for Studies in Law and Society, including a “commons” and “open stacks.” The remainder of the building is assigned to the Jurisprudence and Social Policy program, primarily for academic and graduate student offices.

**Fall 1984 – Fall 2005**

The building continues to be occupied by the Center for Studies in Law and Society and the Jurisprudence and Social Policy program.

**June 1986**

A contract is issued to Gino Valente Painting Company of Berkeley to “paint all overhangs, fire escapes, and wood trim to match existing, and putty all holes and cracks. Paint all stucco with elastomeric coating such as V.I.P.”

A 1986 proposal for renovations by McGraw Construction of Oakland refers to “stucco repair, addition of foundation curb wall, flashing, installation of a drainage system, removal of three sets of brick stairs and rebuilding of wooden back porch landing and stairs...” Hand-drawn floor plans dated June 1986 show details of proposed foundation work.

## 2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign

See 2005 Existing Conditions Inventory for Landscape for tree locations.

### Legend:

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**NNU**      Number not used

**NLE**      Tree no longer exists, but was previously shown on the 1976 UCB tree inventory or 1991 UCB survey. If species is named, the species name came from the 1976 UCB tree inventory.

**Historic Rating**      Historic Rating is based on the following Evaluation Criteria for Architectural and Historical Value.  
**VS (Very Significant):**

- The building/element was built during the period of significance.
- It is architecturally significant.
- It is associated with a significant individual or event.
- It remains intact or with only minor alterations.
- It is physically in good to excellent condition.
- It is highly sensitive to change.
- This include Quercus agrifolia that are 30" or greater diameter at breast height (dbh).

**S (Significant):**

- The building/element was built during the period of significance, but...
- It is of secondary importance,
- It has been altered,
- It is in deteriorated condition,
- It was not built during the period of significance, but is architecturally significant,
- It is sensitive to change.
- Includes Quercus agrifolia that are 12" to 30" diameter at breast height (dbh)

**C (Contributing):**

- The building/element was built during the period of significance, but is not architecturally significant.
- It is of secondary importance.
- It has been altered.
- It is in deteriorated condition.
- It was not built during the period of significance, but is architecturally significant.
- It is sensitive to change.

**NC (Non-Contributing):**

- The building/element was not built during the period of significance.
- The building/element has been subjected to major additions or incompatible alterations.
- It is incompatible in style, material, scale, character, or use with the original building.
- It is in poor to deteriorated or critical condition.
- It is not particularly sensitive to change.
- Includes Quercus agrifolia that are less than 10" in diameter.



## 2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign

See 2005 Existing Conditions Inventory for Landscape for tree locations.

### Legend:

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<b>Health Rating</b>	<p>Health of tree is a general health assessment; it is not full horticultural assessment. Ratings are based on the following criteria for condition.</p> <p><b>E (Excellent):</b> The element is near original condition. i.e. The tree is a specimen quality tree in excellent form and health.</p> <p><b>G (Good):</b> The element is mostly intact. i.e. The tree is in good form and health.</p> <p><b>F (Fair):</b> The element is showing signs of wear or deterioration. i.e. The tree is in moderate health and form is poor.</p> <p><b>P (Poor):</b> The element is badly damaged, missing or not functioning. i.e. The tree is in poor health and form and should be considered for removal.</p>
<b>Specimen Tree</b>	<p>The rating of trees as specimen is based upon the University of Berkeley's Campus Specimen Tree Program. A full description of this policy can be found on page 4.3-22 of the 2020 LRDP EIR; an abbreviated description is below.</p> <p>The rating includes trees but can also be applied to evaluate other plants such as shrubs and grasses. In general the tree or group of trees needs to be in good health, not pose a hazard, and should possess one or more qualities under the following categories:</p> <ul style="list-style-type: none"><li>· Aesthetics</li><li>· Historical</li><li>· Educational</li><li>· Strawberry Creek</li><li>· Natural Area</li></ul>
<b>Tree Caliper</b>	<p>As recorded on 1991 UCB survey or as field approximated, measured at DBH (diameter at breast height).</p>

## 2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign

See 2005 Existing Conditions Inventory for Landscape for tree locations.

Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
300	Acacia decurrens	Acacia	S	E	12"	Specimen
301	Acacia decurrens	Acacia				NLE
302	Acacia decurrens	Acacia				NLE
303	Acacia melanoxyton	Black Acacia	S	G	30"	Specimen
304	Acacia melanoxyton	Black Acacia	S	E	30"	Specimen
305	Acacia melanoxyton	Black Acacia	S	E	24"	Specimen
306	Pittosporum undulatum	Victorian Box				NLE
307	NNU					
308	Pittosporum undulatum	Victorian Box				NLE
309	Acacia melanoxyton	Black Acacia	C	G	18"	
310	Acacia melanoxyton	Black Acacia				NLE
311	Acacia melanoxyton	Black Acacia				NLE
312	Acacia melanoxyton	Black Acacia				NLE
313-315	NNU					
317	Acer macrophyllum	Big Leaf Maple				NLE
318	Acer macrophyllum	Big Leaf Maple				NLE
319	Liquidambar styraciflua	Sweet Gum				NLE
320	Robinia pseudoacacia	Black Locust	C	F	12"	
321	Acer macrophyllum	Big Leaf Maple	C	G		NLE
322	Acer saccharum	Sugar Maple	C	F	6"	
323	Acer saccharum	Sugar Maple	C	G	8"	
324	Acer macrophyllum	Big Leaf Maple				NLE
325	Acer platanoides	Norway Maple	C	F	6"	
326	Cupressus macrocarpa	Monterey Cypress				NLE
327-332	NNU					
333	Acer saccharum	Sugar Maple				NLE
334	Ulmus americana	American Elm	S	G	24"	Topped off
335-339	NNU					
340	Cedrus deodara	Deodar Cedar	S	G	36"	Specimen
341	Cedrus deodara	Deodar Cedar	C	G	12"	
342	NNU					
343	Acacia melanoxyton	Black Acacia				NLE
344-346	NNU					
347	Cinnamomum camphora	Camphor Tree				NLE
348	NNU					
349	Cordyline australis	Dracena	C	G	8"	
350-353	NNU					
354	Crataegus laevigata	English Hawthorn	NC	F	(3) 3"	
355	Crataegus laevigata	English Hawthorn				NLE
356	Crataegus laevigata	English Hawthorn	NC	F	(5) 3"	
357	NNU					
358	Crataegus oxycantha	English Hawthorn				NLE

## 2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign

See 2005 Existing Conditions Inventory for Landscape for tree locations.

Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
359	NNU					
360	NNU					
361-364	NNU					
365	Eriobotrya deflexa	Bronze Loquat				NLE
366-369	NNU					
370	Eriobotrya japonica	Loquat	C	P	(2) 6"	severely leaning
371	Eriobotrya japonica	Loquat	C	P	8"	severely leaning
372	Eriobotrya japonica	Loquat				NLE
373-375	NNU					
376	Eucalyptus ficifolia	Red Flowering Gum	C	G	(3) 8"	
377-379	NNU					
380	Acacia melanoxylon	Black Acacia				NLE
381	NNU					
382	NNU					
383	Eucalyptus robusta	Swamp Mahogany				NLE
384	Prunus cerasifera	Cherry Plum				NLE
385	NNU					
386	Ilex aquifolium	English Holly				NLE
387-389	NNU					
390	Juniperus chinensis 'Torulosa'	Hollywood Juniper	NC	F	shrub	
391	Juniperus chinensis 'Torulosa'	Hollywood Juniper	NC	F	shrub	
392	Juniperus chinensis 'Torulosa'	Hollywood Juniper	NC	F	shrub	
393	Juniperus chinensis 'Torulosa'	Hollywood Juniper	NC	F	shrub	
394	Juniperus chinensis 'Torulosa'	Hollywood Juniper	NC	F	shrub	
395-397	NNU					
398	Ligustrum lucidum	Glossy Privet	C	F	(2) 12"	
399	NNU					
400	Liquidambar styraciflua	Sweet Gum	C	G	8"	
401	Quercus agrifolia	Coast Live Oak	S	G	(3) 12"	Specimen
402-404	NNU					
405	Magnolia campbellii	Campbell Magnolia	C	E	24"	Specimen
406-409	NNU					
410	Maytenus boaria	Mayten Tree	NC	F	6"	
411	Maytenus boaria	Mayten Tree	C	P	(2) 4"	
412-414	NNU					
415	Olea europaea	Common Olive	S	E	(5) 6"	
416	Olea europaea	Common Olive	S	E	(3) 6"	

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Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
417	Olea europaea	Common Olive	S	E	(6) 4"	
418-419	NNU					
420	Persea americana	Avocado	NC	G	6"	
421-423	NNU					
424	Phoenix canariensis	Canary Island Date Palm	S	G	12"	
425-429	NNU					
430	Pinus pinea	Italian Stone Pine	S	E	8"	Specimen
431	Pinus pinea	Italian Stone Pine	S	E	8"	Specimen
432	Pinus pinea	Italian Stone Pine				NLE
433	Pinus radiata	Monterey Pine				NLE
434-438	NNU					
439	Pittosporum undulatum	Victorian Box	C	G	(3) 3"	
440	Acer macrophyllum	Big Leaf Maple	NC	F	6"	
441	Pittosporum tenuifolium	No common name	NC	G	(3) 6"	
442	NNU					
443	Robinia pseudoacacia	Black Locust				NLE
444	Pittosporum undulatum	Victorian Box	C	F	(2) 6"	
445	Pittosporum undulatum	Victorian Box				NLE
446	Pittosporum undulatum	Victorian Box	NC	F	(3) 6"	
447	NNU					
448	Pittosporum tenuifolium	No common name	C	F	18"	
449	Pittosporum tenuifolium	No common name	C	P	4"	
450	NNU					
451	Pittosporum undulatum	Victorian Box	C	P	12"	severely leaning
452	NNU					
453	Pittosporum undulatum	Victorian Box				NLE
454	Maytenus boaria	Mayten Tree				NLE
455	Crataegus laevigata	English Hawthorn				NLE
456	Pittosporum undulatum	Victorian Box	C	G		NLE
457-458	NNU					
459	Pittosporum undulatum	Victorian Box	NC	F	(2) 6"	
460	NNU					
461	Pittosporum undulatum	Victorian Box	C	F	(2) 12"	
462	Pittosporum tenuifolium	No common name	C	F	(4) 8"	
463-466	NNU					
467	Pittosporum tenuifolium	No common name	C	F	(2) 12"	
468-470	NNU					
471	Prunus cerasifera	Cherry Plum	C	F	(3) 8"	
472	Prunus cerasifera	Cherry Plum	C	F	6"	
473	Prunus cerasifera	Cherry Plum	C	F	6"	
474	Prunus cerasifera	Cherry Plum	C	F	(3) 4"	
475-476	NNU					

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Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
477	Prunus cerasifera	Cherry Plum				NLE
478	Prunus cerasifera	Cherry Plum				NLE
479	Prunus cerasifera	Cherry Plum				NLE
480	Prunus cerasifera	Cherry Plum				NLE
481-482	NNU					
483	Pyrus calleryana	Ornamental Pear	NC	P		no trunk, sprouts
484-485	NNU					
486	Pyrus calleryana	Ornamental Pear	NC	G	8"	
487	Pyrus calleryana	Ornamental Pear	NC	G	8"	
488	NNU					
489	Pyrus communis	Common Pear	S	P	12"	trunk hollow in center
490	Prunus cerasifera	Cherry Plum	NC	F	6"	
491	Quercus agrifolia	Coast Live Oak	C	G	6"	
492	Quercus agrifolia	Coast Live Oak	C	G	8"	
493	Quercus agrifolia	Coast Live Oak	S	G	(2) 12"	Specimen
494	Quercus agrifolia	Coast Live Oak	S	G	16"	Specimen
495	Prunus cerasifera	Cherry Plum	NC	F	(3) 6"	
496	NNU					
497	Quercus agrifolia	Coast Live Oak	C	G	16"	
498	Quercus agrifolia	Coast Live Oak	C	G	(2) 8"	
499	Quercus agrifolia	Coast Live Oak	C	G	14"	
500	Quercus agrifolia	Coast Live Oak	C	F	24"	Leaning
501	Quercus agrifolia	Coast Live Oak	C	G	12"	
502	Pittosporum tenuifolium	No common name	NC	G	12"	
503	Quercus agrifolia	Coast Live Oak	S	G	24"	Specimen
504	Quercus agrifolia	Coast Live Oak	C	G	12"	
505	Quercus agrifolia	Coast Live Oak	NC	F	8"	
506	Quercus agrifolia	Coast Live Oak	NC	G	16"	
507	Quercus agrifolia	Coast Live Oak	S	F	(2) 12"	Leaning
508	Quercus agrifolia	Coast Live Oak	NC	G	6"	
509	Quercus agrifolia	Coast Live Oak	NC	G	6"	
510	Quercus agrifolia	Coast Live Oak	NC	G	6"	
511	NNU					
512	Quercus agrifolia	Coast Live Oak	NC	P	4"	
513	NNU					
514	Quercus agrifolia	Coast Live Oak				NLE
515	Quercus rubur	English Oak	S	E	36"	Specimen
516	Acer macrophyllum	Big Leaf Maple	NC	G	6"	
517	Quercus agrifolia	Coast Live Oak				NLE
518	Quercus agrifolia	Coast Live Oak				NLE
519	NNU					
520	Robinia pseudoacacia	Black Locust				NLE



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Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
521	Robinia pseudoacacia	Black Locust				NLE
522	Robinia pseudoacacia	Black Locust				NLE
522	Robinia pseudoacacia	Black Locust				NLE
523	Robinia pseudoacacia	Black Locust				NLE
524	Robinia pseudoacacia	Black Locust				NLE
525	Acacia melanoxylon	Black Acacia				NLE
526	Robinia pseudoacacia	Black Locust				NLE
527	Robinia pseudoacacia	Black Locust				NLE
528	Robinia pseudoacacia	Black Locust	NC	F	12"	
529	Robinia pseudoacacia	Black Locust				NLE
530	Robinia pseudoacacia	Black Locust	NC	F	8"	
531	Robinia pseudoacacia	Black Locust				NLE
532	Robinia pseudoacacia	Black Locust	NC	F	2 (6")	
533	Robinia pseudoacacia	Black Locust	NC	F	12"	
534-538	NNU					
539	Sequoia sempervirens	Coast Redwood				NLE
540	Sequoia sempervirens	Coast Redwood				NLE
541	Sequoia sempervirens	Coast Redwood	S	E	50"	Specimen
542	Sequoia sempervirens	Coast Redwood	S	E	50"	Specimen
543	Sequoia sempervirens	Coast Redwood	S	E	50"	Specimen
544	Sequoia sempervirens	Coast Redwood	S	G	4"	
545	Sequoia sempervirens	Coast Redwood				NLE
546	Sequoia sempervirens	Coast Redwood	S	E	6"	
547	Sequoia sempervirens	Coast Redwood	S	E	24"	Specimen
548	Sequoia sempervirens	Coast Redwood	S	E	12"	Specimen
549	Sequoia sempervirens	Coast Redwood	S	E	24"	Specimen
550	Sequoia sempervirens	Coast Redwood	S	E	12"	Specimen
551	Sequoia sempervirens	Coast Redwood	S	E	3"	
552	Sequoia sempervirens	Coast Redwood	S	E	3"	
553	Sequoia sempervirens	Coast Redwood	S	E	12"	Specimen
554	Sequoia sempervirens	Coast Redwood	S	E	24"	Specimen
555	Sequoia sempervirens	Coast Redwood	S	E	24"	Specimen
556	Sequoia sempervirens	Coast Redwood	C	S	24"	Specimen
557	Sequoia sempervirens	Coast Redwood	C	G	12"	Specimen
558	Aesculus californica	California Buckeye	S	G	(2) 12"	Specimen
559	Sequoia sempervirens	Coast Redwood	S	E	42"	Specimen
560	Sequoia sempervirens	Coast Redwood	S	E	32"	Specimen
561	Sequoia sempervirens	Coast Redwood	S	E	36"	Specimen
562	Sequoia sempervirens	Coast Redwood	S	E	26"	Specimen
563	Sequoia sempervirens	Coast Redwood	S	E	44"	Specimen
564	Sequoia sempervirens	Coast Redwood	S	E	8"	
565	Sequoia sempervirens	Coast Redwood	S	E	8"	

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Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
566	Cedrus deodara	Deodar Cedar	S	E	34"	Specimen
567	Acer macrophyllum	Big Leaf Maple				NLE
568	Taxus baccata 'Stricta'	Irish Yew	NC	F	4"	
569	NNU					
570	Tilia platyphellos	Largeleaf Linden	S	G	14"	
571-575	NNU					
576	NNU					
577	Eriobotrya japonica	Loquat				NLE
578	NNU					
579	Podocarpus gracilior	Fern Pine	NC	F	6"	
580	Podocarpus gracilior	Fern Pine	NC	F	6"	
581	Acacia melanoxydon	Black Acacia				NLE
582	Acacia melanoxydon	Black Acacia				NLE
583	Acacia melanoxydon	Black Acacia				NLE
584	Acacia melanoxydon	Black Acacia				NLE
585	Acacia melanoxydon	Black Acacia				NLE
586	Acacia melanoxydon	Black Acacia				NLE
587	Acacia melanoxydon	Black Acacia				NLE
588	Acacia melanoxydon	Black Acacia				NLE
589	Acacia melanoxydon	Black Acacia				NLE
590	Acacia melanoxydon	Black Acacia				NLE
591	Acacia melanoxydon	Black Acacia				NLE
592	Acacia melanoxydon	Black Acacia				NLE
593	Acacia melanoxydon	Black Acacia				NLE
594	Acacia melanoxydon	Black Acacia				NLE
595	Acacia melanoxydon	Black Acacia				NLE
596-598	NNU					
599	Acacia decurrens	Acacia				NLE
600	Acer macrophyllum	Big Leaf Maple				NLE
601	Acer macrophyllum	Big Leaf Maple				NLE
602	Acer macrophyllum	Big Leaf Maple				NLE
603	Acer macrophyllum	Big Leaf Maple				NLE
604	Quercus agrifolia	Coast Live Oak	NC	F	6"	severely leaning
605	Sequoia sempervirens	Coast Redwood	NC	G	30"	Specimen
606	Sequoia sempervirens	Coast Redwood	NC	G	(2) 15"	Specimen
607	Sequoia sempervirens	Coast Redwood	NC	G	30"	Specimen
608	Sequoia sempervirens	Coast Redwood	NC	G	32"	Specimen
609	Sequoia sempervirens	Coast Redwood	NC	G	24"	Specimen
610-619	NNU					
620	Prunus cerasifera	Cherry Plum				NLE
621	Prunus cerasifera	Cherry Plum				NLE
622	Prunus cerasifera	Cherry Plum				NLE

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Number	Botanical Name	Common Name	Historic Rating	Health Rating	Tree Caliper	Notes
623	Prunus cerasifera	Cherry Plum	NC	P	(2) 3"	
624	Prunus cerasifera	Cherry Plum	NC	F	6"	
625	Prunus cerasifera	Cherry Plum				NLE
626	Prunus cerasifera	Cherry Plum				NLE
627-629	NNU					
630	Quercus agrifolia	Coast Live Oak				NLE
631	Quercus agrifolia	Coast Live Oak				NLE

**A NEW PERSPECTIVE IN PRESERVATION**