

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

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) Robert Elder House

P1. Other Identifier: Amanda Agostini Morgan Building

*P2. Location: Not for Publication Unrestricted *a. County Alameda
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Oakland West Date 1993 Township & Range No data

c. Address 2124-26 Kittredge St. City Berkeley Zip 94704

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 564452mE/ 4191474mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 57-2029-14;

South side of Kittredge Street between Shattuck Avenue and Fulton/Oxford Streets.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Although altered, the two-and-one-half-story Robert Elder House at 2124-26 Kittredge St. remains one of the oldest structures in the downtown core. In the mid-1920s, a one-story storefront addition changed the property from residential use to mixed-use/commercial. The large house and its front addition are similar in form to the A.H. Broad House across the street at 2117 Kittredge St., altered in 1926. These properties represent a perceptible transition from a more open and mixed-use downtown of the 1800s to the dense urban center of Berkeley today. This property now embodies historical associations with both the late nineteenth and early twentieth centuries.

(Continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
View facing south, January, 2015.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both
1895/1926, 120 years old, newspaper.

*P7. Owner and Address:
Warren Agostini Tr
29 Westminster Dr
Oakland, CA 94618

*P8. Recorded by: (Name, affiliation, and address)
F. Maggi, L. Dill, & S. Winder
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: March 2, 2015

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture LLC: Shattuck Avenue Commercial Corridor Historic Context and Survey, 2015.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR523A

*Required information

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*Resource Name or # (Assigned by recorder) Robert Elder House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 3/2/2015 Continuation Update

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View facing southeast.

The rear residence wing has a form and detailing that embodies California Shingle-style design from the turn of the last century. The house was built when the surrounding neighborhood was still mainly single-family houses. Local houses of this style represent a transition from the more highly decorated and asymmetrical Queen Anne designs of the early 1890s to the blockier and more classically detailed designs of the early 1900s.

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*Resource Name or # (Assigned by recorder)

Robert Elder House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 3/2/2015 Continuation Update

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The house features a raised, compact form with a roughly rectangular original footprint. It is topped by a cross-gabled main roof that is accented by a small front-facing shed dormer and small side gables. The form includes clipped corners and projecting bay windows. An historic photo shows a partially projecting and partially recessed one-story corner porch with a pyramidal hipped roof, which is now gone. The apex of the front gable is accented by a projecting prow-shaped gable end that shades the tripartite upper focal window unit. The window, one of the most visible historic elements from the street along with the folded gable end, consists of a center fixed two-by-three-lite window flanked by operable single-lite casements; an historic photo shows this window having two-by-three lites in all of the sash.

The house is clad in square-cut shingles, including the projecting gable ends. The eaves are moderate in depth, boxed, and decorated with a twisted soffit molding atop the wide flat frieze band. A paired casement unit is featured in the front-facing dormer. Older photos indicate that they were 2x3-lite sash; currently the windows are single-lite. The remaining fenestration consists generally of double-hung windows placed individually, including the bay window units. Some of the double-hung windows feature a decorative 11-lite (five-by-two small lites over a larger pane) upper sash.

Character-defining features of the house include: Raised compact form, rectangular original footprint; cross-gabled main roof; front-facing shed dormer and small side gables; clipped front corner and projecting bay window; prow-shaped gable end detail; tripartite focal window unit in the front gable end; paired casement at the dormer; boxed eaves, soffit band, and wide frieze band; square-cut shingle siding; double-hung wood windows with multi-lite upper sash and simple trim.

Over time, the one-story Spanish Colonial Revival front addition has gained significance in its own right. This space is used by offices that have large arched display windows and recessed entrances. Built in the mid-1920s, when Eclectic Revival design was at its height, the commercial box form is inspired by Spanish Colonial designs, with heavily textured stucco, modest stucco accents, and a red-tile gabled roof.

Character-defining features of the storefront wing include: Overall simple box footprint that wraps the original house on two sides; side-gabled roof with modest, stepped cornice; red terra-cotta barrel-tile roofing; integral gutter and scuppers; stucco finish; three main arched display windows with horizontal mullions; three original arched transoms with tripartite bronze muntins; two original display windows with bronze muntins; recessed entries with quarter-round stucco side brackets; pair of raised stucco panels above the entrances; one seemingly original front entrance with single-lite commercial entry door. The "Real Estate" sign is historically significant, as well. The aluminum display window muntins are not original; one recessed entrance has been altered with wood paneling.