

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

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) John C. Fitzpatrick House

P1. Other Identifier: Pepper Tree Tea Room

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 Location:  Not for Publication  Unrestricted  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

\*a. County Alameda

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

c. Address 2138 Kittredge St. City Berkeley Zip 94704

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 564470mE/ 4191460mN

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

Assessor's Parcel Number: 57-2029-15;

South side of Kittredge Street between Shattuck Avenue and Fulton Street.

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

Although altered, the two-story John P. Fitzpatrick House at 2138 Kittredge St. remains one of the older structures in the downtown core. The rear residence wing has form, materials, and detailing that represent a Colonial Revival design from immediately after the turn of the twentieth century. The architect was William Wharff.

The house was built when the surrounding neighborhood was still chiefly filled with single-family houses. In the mid-1930s, a two-story brick apartment addition at the front sidewalk facilitated a change from a single-family residence to mixed-use. The two-story Colonial Revival with Georgian influences front addition has gained significance in its own right over time. This property now embodies historical associations with both the early 1900s and the 1930s.

(Continued on next page)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)

View facing southeast, January 2015.

\*P6. Date Constructed/Age & Sources:

Historic  Prehistoric  Both

1904, 111 years old, newspaper article.

\*P7. Owner and Address:

Stephen E. Schneider Tr.  
2138 Kittredge St.  
Berkeley, CA 94704

\*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

Page 2 of 5 \*Resource Name or # (Assigned by recorder) John C. Fitzpatrick House

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

*(Continued from previous page)*

The large house and its front addition sit within a distinctive historic setting of altered historic houses. The 2100 block of Kittredge is a commercial neighborhood that bridges the major commercial corridor that lines Shattuck Avenue and the University of California campus. The subject building is similar in form to the A.H. Broad House across the street at 2117-19 Kittredge St., altered in 1926 by a front commercial addition, and the Robert Elder House next door at 2124-26 Kittredge St., also altered by a front addition in 1926. These three properties represent a perceptible transition from the more open and mixed-use downtown of the 1800s, to the dense urban center of Berkeley today.

The house features a raised, compact form with a roughly rectangular original footprint. It is topped by a full-width hipped main roof with some narrower hipped projections. The most visible remaining portion of the historic house is the raised, two-story west wall, which features a deep boxed eave with flat-board soffit and an exaggerated flat frieze band, as well as original tri-bevel drop siding, a material strongly associated with the early 1900s. The wall is divided visually with a belly band and a water table. The one-over-one double-hung and smaller accent windows are set individually on this façade, without a formal placement pattern. A stained-glass window is noted in previous records, described as "an elaborate fleur-de-lis amethyst glass." The front of the house has been completely obscured by the front addition, and the east side wall is shielded from street view by a tree and the front addition. The east side façade includes a projecting bay with an angled first floor and square second floor; the corners are supported on curved wood brackets. The house footprint is surrounded by narrow property setbacks.

Character-defining features of the house include: Raised compact form; rectangular original footprint; full-width hipped main roof; projecting accent hips; boxed eaves; extra-wide frieze band; tri-bevel drop siding; belly band and water table; one-over-one double-hung wood windows; small wood accent windows, and simple trim.



Overview facing southwest.

*(Continued on next page)*

Page 3 of 5 \*Resource Name or # (Assigned by recorder) John C. Fitzpatrick House

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

*(Continued from previous page)*

Over time, the two-story Colonial Revival front addition has gained significance in its own right. Built in the mid-1930s, when compact, modest revival designs were popular, the rectilinear brick form is inspired by early-American house construction, with arched main openings on the ground floor, symmetrical focal windows on the second floor, and decorative steel half-round balconettes. The brick walls feature a double soldier course at grade and a full-width belly band (consisting of a single projecting course and a recessed sawtooth course) at the spring of the arches. There is a subtle color difference between the bottom floor and the upper brick, implying that the first floor was once painted. Each first-floor arch has a cluster of long narrow bricks, acting as a keystone. At the center of the second floor is a round shallow recessed brick panel with four keystones. The upper window openings are topped by a flat arch of vertical bricks. The parapet steps out in a single corbel, which is topped by a metal railing that acts as a cornice. The western arch is a recessed entrance, with brick steps. The two eastern arches feature multi-lite arched windows, with fanlights at the transom and side operable casements above wood base panels. The upper windows are paired wood casements with 1x3 lites and shutters. The balconettes are woven metal with patterns of crossed "X"s top and bottom.

Character-defining features of the apartment addition include: Overall simple box footprint that wraps the original house on two sides; flat roof with metal railing as cornice; brick walls with ornamental arched and horizontal courses and details; three arched openings at the first floor; symmetrical pair of casement windows at the second story; painted steel balconettes. There are no clearly visible alterations.

Although residential, the scale of the building responds to the surrounding pedestrian traffic that flows from the Shattuck Avenue commercial strip through this buffer area to nearby urban and campus uses. The building width is just under the parcel width of 50 feet, which provides for three arched bays at the first floor. The depth of the parcel is 135.54 feet, which is covered by much of the original house and a collection of smaller rear additions.

The building is in excellent condition.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 4 of 5

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) John C. Fitzpatrick House

B1. Historic Name: John C. Fitzpatrick House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Residential/commercial mixed use

\*B5. Architectural Style: Colonial Revival with Colonial Revival (Georgian influence) front addition.

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Residence constructed 1904. Front addition constructed 1935.

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

None.

B9a Architect: William H. Wharff b. Builder: Unknown

\*B10. Significance: Theme Commerce and Architecture Area Downtown Berkeley

Period of Significance 1904-1958 Property Type Mixed use Applicable Criteria A (1)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The two-and-one-half story Colonial Revival style with attached commercial storefronts is one of the last remaining wood structures in Berkeley's downtown core. It is known historically for its association with John C. Fitzpatrick, and the architect William H. Wharff. The building remains intact today as expanded in 1935, at the front.

The property itself is Lot 17 of Map No. 3 of the Blake Tract. Shattuck Avenue was solidly commercial by the turn of the century, although the various streets that branched from it, such as Kittredge, remained residential for much longer. The building at 2138 Kittredge St. is representative of residential uses that that were adapted for commercial purposes as the twentieth century progressed, and as the commercial aspects of Shattuck Avenue began to extend beyond the main thoroughfare.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:

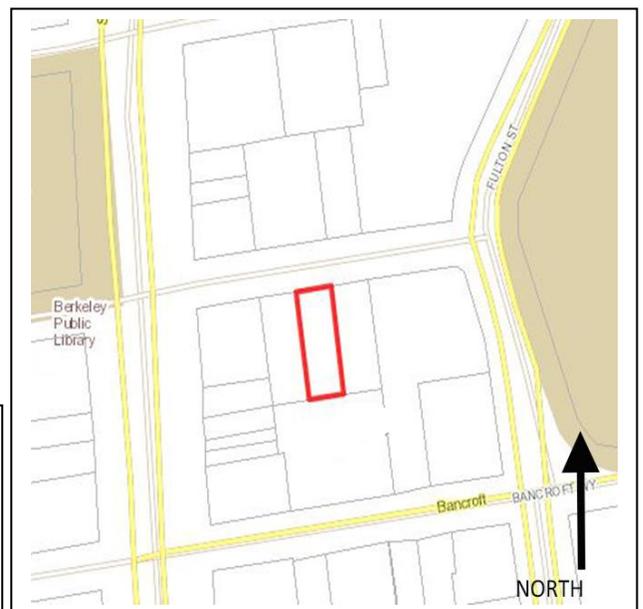
Berkeley Block Books, 1910s-1930s.  
Bruce, Anthony, Historical Resources Survey, 1977.  
Polk-Husted Directories,  
Sanborn Fire Insurance maps, 1894, 1911, 1917, 1926,  
1928, 1950.

B13. Remarks: Proposed historic district

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 2, 2015

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial

Page 5 of 5 \*Resource Name or # (Assigned by recorder) John C. Fitzpatrick House

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

*(Continued from previous page)*

The building was built for John C. Fitzpatrick in 1904, who commissioned William Wharff, a prominent local architect. The previous year Wharff had designed the three-story Wanger Block, located a short distance to the west at the corner of Shattuck Avenue and Kittredge Street.

Fitzpatrick had previously been a transit superintendent, managing the Claremont, University & Ferries Street Railway. He left his job in 1900, after nine years and opened his own livery stable on Allston Street. He later moved his operation to Kittredge Street next to his house to the east.

By the 1920s, Alma and William Taylor had acquired the house, who converted the use (or part of the use) from residential to mixed-use commercial when they opened the Pepper Tree Tea Room. The building was subsequently expanded on the front in 1935, to house the tea room.

In later years, the building returned to residential use for a while, converted into apartments in the 1950s. The building has served for both residential and commercial use at the front since then.

**Integrity**

The John P. Fitzpatrick House has integrity of location and setting in Downtown Berkeley, integrity of design that occurred over time, and integrity of historic materials. It provides visual associations with the early transition from a more residential neighborhood to the more densely urban Berkeley of today. It continues to be readily identifiable as an historic building within the greater downtown core.

**Prior Surveys**

The property was first surveyed in 1977, and was found eligible for the National Register and given a status code of 3S by the State Historic Preservation Officer (criteria not identified).

**Evaluation**

The building is historically significant due to its association with important patterns of development in the downtown core. The property has previously been found individually eligible for the National Register of Historic Places and therefore the California Register of Historical Resources.

The property remains an important Contributor to the establishment of a Shattuck Avenue Downtown Historic District. The building continues to represent, at the street, commercial forms and materials that were prominent in the downtown during the period of historical significance for this building; from 1904-1958. The form of detailing of both the original building and its mixed-use addition maintains an important link to the past of Downtown Berkeley.