

PH 0507750

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY
RECEIVED NOV 18 1977
DATE ENTERED APR 6 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

The Studio Building

AND/OR COMMON

The Berkeley Hotel

RECEIVED
SEP 16 1977

OHP

LOCATION

STREET & NUMBER

2045 Shattuck Avenue

NOT FOR PUBLICATION

CITY, TOWN

Berkeley

CONGRESSIONAL DISTRICT

8

STATE

California

VICINITY OF

06

COUNTY

Alameda

CODE

001

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Robbie and Farhad Ahmadi

STREET & NUMBER

3 Admiral Drive

CITY, TOWN

Emeryville

STATE

California

VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Alameda County Courthouse

STREET & NUMBER

1516 Oak Street

CITY, TOWN

Oakland

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

State Historic Resources Inventory

DATE

September, 1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Department of Parks and Recreation

CITY, TOWN

Sacramento

STATE

California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Studio Building is ^{one of} the most individual and distinctive of the early twentieth century buildings remaining in downtown Berkeley. Its five rounded metal bays extending from the second to the fourth floor and its tile mansard roof with dormer windows set it apart from the other more conventional square, boxy brick business blocks. The name "The Studio Building" along with a depiction of palette and brushes is set in a mosaic tile floor at the entrance. Originally the first floor was a series of alternating rounded and pointed arches, with one rounded arch remaining at the entrance. This design reflected the original concept of Frederick H. Dakin, the developer, in 1904 when he planned to build on the site a two-story building to be known as "The Arcade". The first floor was to be an arcaded walkway along the front of the building, ten feet in width. Plans were expanded several times to finally include three additional stories, among them the studio space, for which the building was named, under the Mansard roof. The studio floor contains, besides many small studios, a gallery with a skylight, and a large room lighted by a wall of north windows.

At the time of construction in 1905, it was reported by the Berkeley Gazette that the "famous Dakin building blocks" or "white hollow bricks" were being used in the foundation. These were hollow concrete blocks invented and manufactured by Dakin in Stege, California. The exterior walls are of brick, their color and coarse texture once being in sharp contrast with the classical detailing of the metal bays. The bays include rounded windows, simple pilasters and horizontal bands with cartellini embellished with stylized tassels. The fifth floor studio space is separated from the rest of the building by a massive overhanging cornice underneath which runs an egg-and-dart molding. In recent years the Studio Building has been entirely painted, including the red tile Mansard roof and the brick surfaces.

The architect of the Studio Building has not yet been determined. It can be speculated that Frederick H. Dakin designed the building himself due to its personal style and the fact that he had earlier designed for himself a residence (which was never built). Because his son, Clarence Casebolt Dakin, and neice, Edna Deakin, were practicing architects at the time in Berkeley, it is possible that they could have assisted him. In the "So We're Told" column in the Berkeley Gazette, Hal Johnson in writing about the Deakin family in 1952 stated that "... Frederick Dakin designed and built the Hotel Berkeley, Shattuck Avenue and Addison Street..." Another possible architect of the Studio Building might have been William H. Weeks, a well-known architect of commercial and institutional buildings throughout California after the turn-of-the-century. His obituary in the Oakland Tribune lists several of the buildings he designed including Piedmont High School, Leamington Hotel in Oakland, and the Berkeley Hotel. Weeks' records have been destroyed and whether this refers to the original Studio Building or the remodeling of the Studio Building into the Berkeley Hotel in the 'teens, is still unclear.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

1905-06

BUILDER/ARCHITECT William H. Weeks (?) or
Frederick H. Dakin

STATEMENT OF SIGNIFICANCE

The entire upper floor has been designed and arranged for art purposes. A main gallery, together with numerous studios, properly lighted, afford excellent facilities for a local artistic community, not only as a working center for the artists themselves, but also as the Mecca towards which all lovers and patrons of Art on this side of the Bay will turn their faces.*

In 1904 Frederick H. Dakin, "capitalist", purchased the northeast corner of Addison Street and Shattuck Avenue in Berkeley with the idea of erecting a commercial structure on the site. In 1885 Dakin had brought Japanese artists and craftsmen to the United States and successfully exhibited them throughout the country in an exhibit known as the "Japanese Village" (which is currently being reconstructed at the Oakland Museum). With his earnings he invested in mines and real estate in California and started a construction materials business near Richmond, California. In September 1905 Dakin began construction of his Shattuck Avenue property and by October 1906 his five-story "Studio Building" was ready for occupancy. The Studio Building, according to the Berkeley Gazette at the time of its completion, was "...the realization of an idea long entertained by all artists and art lovers about the bay, by which means the nucleus of an art center could be realized..."

From the first, the ground floor was rented to the real estate firm of Mason-McDuffie. The firm had been established in Berkeley in 1887 by Joseph J. Mason and was incorporated as Mason-McDuffie in 1905. This company is responsible for many of the attractively laid out residential subdivisions in Berkeley including Claremont and Northbrae, and St. Francis Wood in San Francisco which is considered one of the finest examples of urban residential planning. The Mason-McDuffie Co. is still located in Berkeley. The first artist to occupy the fifth floor studio was Frederick Dakin's brother, Edwin Deakin, known for his paintings of the California Missions and other old buildings in California and Europe, many of which hang in the Oakland Museum. Deakin, however, found that he could not paint in what was then one of Berkeley's skyscrapers and stayed only a few months, returning to his own studio in South Berkeley, where a street has been given his name.

In December 1906 an important first exhibition in the Studio Building was held as a benefit for the "Kindergarten Association of Berkeley" (which later became the Berkeley Day Nursery; an application to place this

* Introduction to catalogue for First Exhibition in Studio Building, Dec. 1906.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bernhardi, Robert. The Buildings of Berkeley. Berkeley, 1971, p. 20.
 Schevill, James. "The Early Years" CCAC Review. Oakland, December 1952.
 "Remembering Dr. Meyer" published by California College of Arts and
 Crafts Alumni Society.
 "A Century of Achievement in the Arts" from The Knave, Oakland Tribune,
 Nov. 5, 1972, pp 19, 22-CM.

10 GEOGRAPHICAL DATA

.9 JFT 2/2/78

ACREAGE OF NOMINATED PROPERTY .09 of an acre or 4,200 sq. feet

UTM REFERENCES

A	10	564570	91191620	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

North-east corner of Shattuck Avenue and Addison Street,
 central business district of Berkeley, California, 94704.
 50 feet on Shattuck Avenue by 84 feet on Addison Street

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Anthony Bruce, archivist and researcher for

ORGANIZATION the Berkeley Architectural Heritage Association, DATE September 1977

STREET & NUMBER 6 Encina Place TELEPHONE 644-6544 or 652-0975

CITY OR TOWN Berkeley STATE California 94705

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE K. M. Green

TITLE State Historic Preservation Officer

DATE November 17, 1977

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION	MEMBER OF THE NATIONAL REGISTER
ATTEST: <u>Walter C. Cole</u>	DATE <u>4/4/78</u>
KEEPER OF THE NATIONAL REGISTER	DATE <u>4-4-78</u>

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Berkeley Architectural Heritage Association Urban Conservation Survey
1977 X local

Berkeley Architectural Heritage Association
Berkeley, California

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The original first floor archway system has been altered, and only two of the original arches remain. The first floor brick facade has been stuccoed over and square plate glass windows replace the originals. Neon signage further detracts from the first floor's original appearance, as does the addition of an outside fire escape on the western side of the building. However, aside from these alterations and additions, the building retains its original integrity to a remarkable degree.

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building on the National Register was accepted by the State Jan. 26, 1977 and is in the process of review). Among the sponsors of the exhibit were such prominent Berkeley women as Mrs. John Galen Howard, Mrs. Frederick H. Dakin, Mrs. Oscar Maurer, and Mrs. William Keith. Many artists' work was shown including the work of these California artists: William Keith, Edwin Deakin, R.D. Yelland, Charles Rolo Peters, E. Currier, and H.J. Breuer. Three lengthy articles appeared in the Berkeley Gazette about this week-long exhibition which was well-attended.

During the early years of the Studio Building, the studio space on the top floor was rented to several Berkeley architects, among them George T. Plowman (also an accomplished etcher), John Hudson Thomas, and Clarence Casebolt Dakin (Frederick H. Dakin's son); and to two well-known Berkeley photographers: O.V. Lange, known for his landscapes, and Oscar Maurer, portrait photographer.

In June 1907 the Studio Building became the first home of the California College of Arts and Crafts. Now located at Broadway and College in Oakland (the administration building has been named an Oakland landmark), this renowned art school has the distinction of being the only private art college in California authorized to recommend candidates for the California Secondary Teaching Credential and the Standard Elementary Credential. The school was founded by Dr. Frederick H. Meyer and his wife Laetitia Summerville Meyer after the 1906 Earthquake and Fire destroyed Dr. Meyer's design studio and the Mark Hopkins Institute of Art in San Francisco where he was professor of Applied Art. The site in Berkeley was chosen to "escape the idea of a romantic, Bohemian San Francisco art school"; as from the start the school was to be a practical one, whose graduates could expect to earn a comfortable living. The school began with forty-three students, three rooms and three instructors: Isabelle Percy West, Perham W. Nahl and Dr. Meyer. Later, artist Xavier Martinez joined the staff. The rent in the Studio Building was raised several times and at the end of the first school year, the school moved to new quarters in the next block.

In 1911 The Dakin Company, located on the fourth floor, decided to sell the Studio Building and move to Montgomery Street in San Francisco. One of the reasons for moving was that there was no elevator. After the building was sold it was remodelled as the Berkeley Hotel and an elevator was installed. Mason-McDuffie Co. remained as a tenant until 1929. From the 'teens until about 1960 the entire top floor was rented by the McCullough portrait studio, thus carrying on the original purpose of the building. In about 1970 the building was condemned due to fire damage, and the upper floors have been vacant since then, while the ground floor has been used for small businesses.

* from an article by James Schevill in CCAC Review, Dec. 1952.

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"Thirty-Seven Years in Berkeley" (Mason-McDuffie Co.). Berkeley: Drury Company, 1924.

arkelian, Marjorie Dakin (grand-daughter of Frederick H. Dakin), interviews, July, 1977.

Catalogue, first exhibition, Studio Building, December 1906.

Berkeley Gazette, July 19, 1904, p. 1;

Sept. 26, 1905, p. 1;

Nov. 9, 1905, p. 1;

Nov. 11, 1905, p. 1;

Feb. 24, 1906, p. 1;

Mar. 9, 1906, p. 1;

July 21, 1906, p. 1;

Aug. 27, 1906, p. 1;

Sept. 22, 1906, p. 9 (advertisement);

Nov. 29, 1906, p. 7;

Dec 1, 1906, p. 1;

Dec. 3, 1906, p. 9;

Sept. 3, 1952, p. 23;

Jan. 21, 1976, p. 4.

Oakland Tribune, April 30, 1936, p. 3.

Berkeley Architectural Heritage Association, calendar, 1977.