



Office of the City Manager

INFORMATION CALENDAR

February 9, 2021

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Jordan Klein, Interim Director, Planning and Development Department
Subject: LPO NOD: 1 Orchard Lane/#LMIN2020-0006

INTRODUCTION

The attached Notice of Decision for the approval of a City Landmark or Structure of Merit designation request is submitted to the Mayor and City Council pursuant to Berkeley Municipal Code (BMC) Section 3.24.160, which states that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved City Landmark and Structure of Merit status to the property at 1 Orchard Lane. This action is subject to a 15-day appeal period, which began on January 26, 2021.

BACKGROUND

BMC/LPO Section 3.24.190 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying Landmark, Structure of Merit or Historic District status. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by February 9, 2021. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMIN2020-0006 at 1 Orchard Lane



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

DATE OF BOARD DECISION: December 3, 2020
DATE NOTICE MAILED: January 26, 2021
APPEAL PERIOD EXPIRATION: February 9, 2021
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): February 10, 2021¹

1 Orchard Lane The Steilberg House and Cottages

Landmark application (#LMIN2020-0006) for consideration of City Landmark or Structure of Merit designation status for a residential property [APN 055-1862-009-00] in the Panoramic Hill District, listed on the National Register of Historic Places.

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

- City Landmark or Structure of Merit designation status, pursuant to Berkeley Municipal Code Section 3.24.110.A-B

INITIATOR: Landmarks Preservation Commission

ZONING DISTRICT: E-SR, Environmental Safety-Residential District

ENVIRONMENTAL REVIEW STATUS: Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for implementation of the California Environmental Quality Act (CEQA) – Review for Exemption.

¹ Pursuant to BMC Section 23B.32.090, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
City Landmark designation status - #LMIN2020-0006
1 Orchard Lane – The Steilberg House and Cottages
January 26, 2021
Page 2 of 4

The application materials for this project are available online at:
<http://www.cityofberkeley.info/zoningapplications>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-1

YES: ABRANCHES DA SILVA, ADAMS, ALLEN, CRANDALL, ENCHILL, FINACOM,
JOHNSON, MONTGOMERY

NO: None

ABSTAIN: None

ABSENT: SCHWARTZ

Note New Methods for Submitting Appeals during Shelter-In-Place Order

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

To appeal a decision of the Landmarks Preservation Commission to the City Council during the 2020 City Council Shelter-In-Place Order, you must:

1. Mail a letter clearly and concisely setting forth the grounds for the appeal with a check or money order for required fees to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley, 94704. The City Clerk's telephone number is (510) 981-6900.

OR

Alternatively, you may email your complete appeal and all attachments to the Planning Department at planning@cityofberkeley.info and include a telephone number where you can be reached during the day. Planning Department staff will call you within three business days to obtain payment information for the required fees by credit card *only*.

- a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such

LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

City Landmark designation status - #LMIN2020-0006

1 Orchard Lane – The Steilberg House and Cottages

January 26, 2021

Page 3 of 4

persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
City Landmark designation status - #LMIN2020-0006
1 Orchard Lane – The Steilberg House and Cottages
January 26, 2021
Page 4 of 4

following information:

- A. That this belief is a basis of your appeal.
- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info or lpc@cityofberkeley.info

ATTACHMENTS:

- 1. Findings for Approval
- 2. Landmark application



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

Cc: City Clerk
Gregory LaBlanc, property owner

ATTACHMENT 1 , PART 2

FINDINGS

DECEMBER 3, 2020

1 Orchard Lane – The Steilberg House and Cottages

Landmark application #LMIN2020-0006 for the consideration of City Landmark or Structure of Merit designation status for a residential property [APN 055-1862-009-00] in the Panoramic Hill District, listed on the National Register of Historic Places.

PROJECT DESCRIPTION

Landmark Designation of the property at 1 Orchard Lane, the Steilberg House and Cottages.

CEQA FINDINGS

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

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance Section 3.24.110.A.5, the Landmarks Preservation Commission finds that the subject property meets the *National Register* criterion for City Landmark designation status; this property includes: the main building at 1 Orchard Lane, constructed in 1922, the cottage and garage combination and the pergola, playhouse and garage combination referred to as 1 Panoramic Way, constructed in 1921 (garage constructed in 1931), and the cottage referred to as 4 Mosswood Lane, constructed in 1930, all designed by architect Walter Steilberg. Owing to its 2005 listing on the National Register of Historic Places (Designation #05000424), as a contributor to the Panoramic Hill Historic District, this District is historically significant in the area of architecture as a neighborhood that represents the Bay Area Tradition, period of significance 1901-1950.

FEATURES TO BE PRESERVED, OR RESTORED WHERE POSSIBLE

1. This designation shall apply to the subject property and the following distinguishing features shall be preserved or, if irreparably damaged, replaced in a manner that provides for the same external appearance as the original.

Features of the Site:

1. Board-formed concrete retaining walls, curved with regular circular drain or pressure relief holes (at south entry walk to rear lower entrance of house)
2. Brick terrace and stairs with wrought iron railings (at front, west)
3. Built-in concrete paved patio w/ concrete benches (at rear, northeast)
4. Brick entry posts, steps and walk, herringbone field, entering property from Orchard Lane
5. Decorative railings
6. Decorative brick and tile patterned paving of lower west terrace between garage apartment and playhouse
7. Use of native Berkeley rhyolite stone in garden, staircases, and pathway walls, "grotto" under west porch, and planter beds and other features; some use of grey salvaged cobblestones in planter bed edging and walls. If built landscape features are deteriorated and must be repaired or altered, stones of these types should be salvaged and reused on site in landscape features
8. Use of concrete "beams" in two landscape retaining walls, which may represent a Steilberg experimentation in constructing concrete crib walls; if these walls must be altered, beams should be salvaged and reused on site
9. An overall informal and rustic landscape character of buildings in an informal compound, set in a landscape of pathways, staircases, outdoor terraces and planting areas, generally conforming to the natural hillside topography, with informally placed trees, shrubs, and plantings, including native California live oaks, and Lombardy poplars
10. Unpainted concrete retaining walls along lower (Panoramic Way) edge of site, with brick coping
11. Garden perimeter on east and south adjoining public staircases and paths edged with informal tree and shrubbery plantings that permit views of the house. If fencing is required at any point in the future it should be visually permeable and integrated with landscape, not a high wall
12. Original unpainted wooden fencing with vertical planks with decorative cutouts and wooden caps
13. Redwood pergola along terrace between garage cottage and playhouse* (pergola was removed by previous owners.)

Features of 1 Orchard Lane - Main Building:

14. All extant, exterior building features characteristic of the First Bay Tradition
15. Overall building form and massing
16. Large three-story octagonal tower/cupola which dominates the western façade, with windows oriented to view towards San Francisco Bay and Berkeley campus to the west and northwest

*Feature to be restored where possible

17. Third story balustrade of tower formed by Steilberg's trademark glazed green Oriental perforated tiles
18. Stucco-faced chimneys (2)
19. Unpainted redwood shingles (if irreparably deteriorated, may be replaced with other wood and finish to match original)
20. Rose colored, dash-finished stucco
21. Green painted window trim to match the original surrounding almond trees
22. Underside of the eaves painted sky blue*
23. Mullions of amber glass and obscure glass with textured surface and a faint purple / gray tint. (if glass is broken and exacting matching glass is not available, match in most closely similar style available)
24. Elaborate and Expansive Fenestration
25. Custom-designed lighting fixtures and door handles
26. Wood entry door, true-divided (3/4)
27. Wood French doors: plain; true-divided (2/4); with transoms, true-divided (4/1)
28. Leaded glass (at tower)
29. Wood doors: True-divided (2/4), w/ transoms, true-divided (2/1), leaded glass (2, at front)
30. Wood picture windows with ornamental grille (2 at first floor tower)
31. Wood picture window w/ ornamental upper lites, 5-lite transom with leaded glass (at front)
32. Wood window, arched, leaded glass (at entry)
33. Wood casement windows: plain; true-divided (2/3) with transoms (1/2) or with decorative upper lites, amber glass or leaded glass transoms
34. Wood windows, pair, with single upper lite, fixed wood panel between (1 at front and 1 at rear)
35. Redwood trim boards: belt course; window/door casings, sills; roof eaves
36. Redwood gutters (have been previously replaced. If replaced, gutters should visually match original appearance, but need not be wood)
37. Wrought iron balcony rail
38. Wood crawl space door, arched (at front, west), with ornamental metal grill
39. Glazed ceramic vent tiles
40. Arched, open, "grotto" with interior of rough Berkeley rhyolite in west facing stucco wall below west terrace / porch (may have contained a water feature)

Features of 1 Panoramic Way – Cottage & Garage combination:

41. All extant, exterior building features characteristic of the First Bay Tradition architectural design
42. Overall building form and massing
43. Small-scale, one story, unpainted wood cottage atop two-car garage
44. Redwood garage doors with three sets of four-paned wood windows and decorative cut-outs that are hinged and roll along a metal track inside the garage
45. Separate single vehicle roofed concrete walled parking bay inserted into hillside below terrace, immediately south of cottage
46. Wood Bay window with green-painted sashes and decorative mullions on the western façade of the cottage

*Feature to be restored where possible

47. Steilberg's trademark glazed green Oriental perforated tiles
48. Set of wood Dutch doors painted green, with two nine-paned windows set within, at the south elevation of the cottage
49. One six-paned wood window with green-painted sash on south façade
50. One double-paned wood window with green-painted sash on south façade
51. Four, four-paned wood windows with amber glass and green-painted sashes on east façade
52. Four double-hung wood windows with green-painted sashes on east façade
One double-paned wood dormer window with green-painted sash on east facade
53. One six-paned wood window with green-painted sash on north façade
54. One wood entry door painted green, with one nine-paned window set within, on north façade
55. Two, six-paned wood windows with green-painted sashes on north façade
56. Glazed ceramic vent tiles

Features of 1 Panoramic Way – Pergola, Playhouse & Garage combination:

57. All extant, exterior building features characteristic of the First Bay Tradition architectural design
58. Overall building form and massing
59. Low-pitch gable roof
60. Redwood eaves
61. Redwood shingle siding
62. Unpainted redwood doors on north façade
63. 18 lite picture window with amber glass and green-painted sash, with a centered decorative medallion on west façade
64. 15 lite window with amber glass and green painted sash on south façade
65. Amber glass in windows
66. Wide brick walkway/terrace that extends from north edge of the cottage and runs parallel along Panoramic Way and included decorative tile inserts
67. Pergola to resemble original Steilberg plans and any extant photographs*

Features of 4 Mosswood Lane - Cottage:

68. All extant, exterior building features characteristic of the Mediterranean style
69. One and one half story massing
70. Shallow gable roof of terracotta tiles, colored black or grey on top surface
71. Ornamental unglazed terra cotta end piece to tile ridge line coping of roof
72. Open air rooftop terrace accessed by curving, cast concrete staircase
73. Fabricrete building material on exterior, integral color, unpainted
74. Open air entry staircase from Panoramic Way adjoining building on north side
75. One nine-paned fixed window with green-painted sash on east façade
76. One two-paned casement window with amber glass, green-painted sash and tile sill, on east façade
77. One ten-paned fixed window with green-painted sash on north façade
78. One three-paned fixed window with green-painted sash and tile sill on north façade
79. Two fixed windows with leaded designs in colored glass and tile sills on north façade

*Feature to be restored where possible

80. One large nine-paned fixed picture window with green-painted sashes and tile sills, flanked by two, three-paned casement windows with green-painted sashes and tile sills on the western façade
81. One multi-lite window with green-painted sash on west façade
82. Set of three-paned casement windows, with green-painted sashes and tile sill on west façade
83. One three-paned fixed window with green-painted sash and tile sill on west façade
84. One four-paned casement window with green-painted sash on west façade
85. One three-paned fixed window with green-painted sash and tile sill on south façade
86. Set of three-paned casement windows, with green-painted sashes and tile sill on south façade
87. One multi-lite window with green-painted sash on south façade
88. Roof top terrace
89. Curving stairway that breaks the roofline on the front facing, eastern elevation
90. Steilberg's trademark glazed green Oriental perforated tiles, and one brown tile in same pattern
91. Custom-designed lighting fixtures*
92. Front doorway with leaded designs in colored glass (damaged portions of glass replaced in kind in recent years to match original)
93. Two small wooden doors on either side of entrance alcove, concealing utility connections
94. Street address hand painted vertically on wall by door in almond green
95. Wood trellis with fabricrete cylindrical support column on the western façade

*Feature to be restored where possible



PLANNING & DEVELOPMENT

Land Use Planning 2120 Milvia Street, Berkeley, CA 94704

Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: planning@cityofberkeley.info

LANDMARK PRESERVATION COMMISSION Landmark, Structure of Merit or Historic District Designation Form

Street Address: 1 Orchard Lane		ZIP: 94704	
Original owner's or business's name:		Present common name: 1 Orchard Lane	
Original owner: Walter Steilberg		Present owner's name & address: Gregory LaBlanc	
Original use: Residence		Present use: Residence	
Is property on any survey? National Register <input checked="" type="checkbox"/> California Register <input type="checkbox"/> State Historic Resources Inventory <input type="checkbox"/> Neighborhood: Urban Conservation Survey Plan <input type="checkbox"/> BAHA Tours, Neighborhood or Area Plan <input type="checkbox"/>			
Application for landmark includes: Building(s) <input checked="" type="checkbox"/> Garden(s) <input type="checkbox"/> Historic Site <input type="checkbox"/> District <input type="checkbox"/> Parcel <input checked="" type="checkbox"/> Landscape or Open Space <input type="checkbox"/> Other: _____			
Is the property endangered? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please explain:			
Date of construction: 1922 Factual <input checked="" type="checkbox"/> Approximate <input type="checkbox"/> Source of information:			
Architect: Walter Steilberg		Style: First Bay Tradition	
Historic Value: National <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> Neighborhood <input type="checkbox"/>			
Architectural Value: National <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> County <input type="checkbox"/> ? City <input checked="" type="checkbox"/> Neighborhood <input checked="" type="checkbox"/>			
Present Condition of Property:			
Exterior: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>			
Interior: Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Not known			
Grounds: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>			
Survey prepared by: Janice Thomas & Fredrica Droles for the Nat'l Register (NR)		Signature: see NR form Date: 2005	
Address: LPC - City of Berkeley		Phone: 510-981-7410	E-mail: lpc@cityofberkeley.info

For Staff Use Only

Date: Sept. 3/2020 **LPC Application #:** LMIN2020-0006 **Intake Planner:** Crane **Receipt #:**

Landmarks Preservation Commission Fees - Required for all Designation Proposals:	Fee Amount	Amount Due:
Landmark or Structure of Merit Initiation:	\$50.00	
Historic District	\$50.00	
Records Management Fee	\$50.00	
Total fees:		No fee

If you have any questions, please contact the Land Use Planning Division at: 2120 Milvia Street, Berkeley CA 94704, (510) 981-7410, Fax (510) 981-7420, e-mail: planning@cityofberkeley.info

Please submit exterior photographs of all sides and of any significant features, a site plan and floor plans.

See photographs and Sanborn Map provided with staff reports Oct. 1 and Nov. 5 2020

The application must include the following features, pursuant to BMC 3.24.100.A. Use the attached sample as a guide for completing the application.

Description:

See NR Forms, completed March 2025 and attached for reference.

History:

See NR Forms, completed March 2005 and attached for reference.

Significance:

The significance of 1 Orchard Lane is evident in its exemplary architectural design and listing on the National Register. Pursuant to Berkeley Municipal Code 3.24.110.A.5, the Commission shall use listing on the NR as a criterion for City Landmark designation.

Bibliography:

- 1) National Register Designation #05000424 for the Panoramic Hill District, dated March 2005.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

7

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Panoramic Hill

other names/site number University Terrace, University Hill

2. Location

street & number Panoramic Wy, Canyon Rd, Mosswood, Orchard Ln, Arden Rd. not for publication

city or town Berkeley vicinity

state California code CA county Alameda code 001 zip code 94704

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Michelle Wayne Dugan 28 MARCH 2005
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

[Signature]

10/21/05

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
61	18	buildings
		sites
14 (roads, paths, walls)	1 (wall)	structures
1 (fountain)		objects
76	19	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic – single and multiple dwellings

Current Functions
(Enter categories from instructions)

Domestic – single and multiple dwellings

7. Description

Architectural Classification
(Enter categories from instructions)

Shingle; Bungalow/Craftsman; Mission/Spanish
Colonial Revival; Beaux-Arts

Materials
(Enter categories from instructions)

foundation Earth, concrete
roof Shingle; Terra Cotta; Concrete
walls Shingle; Brick; Granite; Stucco; Concrete; Fabricrete
other Brick; Iron; Copper; Ceramic Tile; Glass; Concrete; Fabricrete

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1901-1950

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Bernard, Maybeck; Coxhead, Ernest; Morgan, Julia;
Steilberg, Walter; Ratcliff, Walter H., Jr.; Thomas, John
Hudson; Wright, Frank Lloyd; Atkins, Henry; Paine, Robert;
Ratcliff, Robert; Wurster, William.

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See Continuation Sheet

10. Geographical Data

Acreage of Property: 12.3 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	666060	4191480	3	10	666360	4191360
2	10	660250	4191600	4	10	666170	4191210
				5	10	666100	4191300

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title _____ Janice Thomas & Fredrica Drotos _____

organization _____ Berkeley Architectural Heritage Association _____ date _____ November 8, 2004 _____

street & number _____ 37 Mosswood Road _____ telephone _____ (510) 549-1171 _____

city or town _____ Berkeley _____ state _____ CA _____ zip code _____ 94704 _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC. 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Panoramic Hill, Alameda County, CA

Section number 7 Page 25

woodlands next door. From the street, the brick stairway and retaining wall gracefully curves to follow the contours of the hillside and forms a built-in brick bench as it reaches the front entryway. The original plans show a trellis at the entrance, but that was before the oak trees were mature on this north facing lot. Some windows have been added to the side and back on the eastern and southern corner of the main floor, but otherwise the exterior is unaltered.

The University land next door was not then known as the Ecological Study Area. However, it was a preserve where "no shooting is allowed at any season..."^{xvii} and the grounds of 37 Mosswood were part of that larger landscape. As described by Mrs. Amelia Sanborn Allen, "Our house is in the middle of a dense grove of young live-oak trees, on the southern wall of the canyon opposite the University dairy, and to the south and west of the swimming pool."^{xviii} The landscape of 37 Mosswood Road and the adjacent University land remains much the same today.

50. 38 Mosswood Road – ONE CONTRIBUTING: house

Year built: 1915

Owner/designer: Parker, Carleton

This three story roughly square structure is sided with natural wood barn shakes under a flat roof with overhanging eaves. The dwelling steps steeply down the hillside from Arden Road although its address is Mosswood Road, and its entrance is off the Arden Steps. The second story entrance is from a side porch with a balcony above. Fenestration consists of single lite casement windows and two picture windows on the western exposure claiming views of the Golden Gate from the second story living room. Cantilevered porches on the northern exposure of the first and second stories overlook Strawberry Canyon. The third story back of the house is at street level with access from the cul-de-sac at Arden Road adjacent to the massive clinker brick retaining wall for 100 Arden Road. After a fire in the 1940's the original steeply pitched gable roof was replaced with the current flat roof and broad eaves. In 1982, a deck was added to the first story on the northern (canyon) side of the house of house. The alterations do not substantially detract from the integrity of the dwelling.

51. 1 Orchard Lane - ONE CONTRIBUTING: house

Year built: 1922

Architect: Steilberg, Walter

Original owner: Steilberg, Walter

This three-story, 12-room single family house was the principal residence (and one of three related structures) for Walter Steilberg and his family (rf. 1 Panoramic Way and 4 Mosswood Lane). The exterior is finished in unpainted/unstained redwood shingles and rose-colored stucco. Green painted window trim matches the green of the surrounding almond trees, whereas the underside of the eaves was once sky blue. An octagonal tower dominates the western façade; the third story of which has a balustrade formed by his trademark glazed green Oriental perforated tiles. Exemplifying the relationship of the building and its site, "the house climbs a slope with each story opening onto

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Panoramic Hill, Alameda County, CA

Section number 7 Page 26

terraces or decks, with glass doors echoing the fenestration.”“...glass dining room with mirror doors on east wall reflecting the bay view. This room is duplicated on the third story but here a bank of glazed perforated Chinese tiles forms a balustrade. Architectural features include mullions of amber glass, elaborate and expansive fenestration, custom-designed lighting fixtures, door handles, and paint custom-ordered to match outdoor colors. The south wing was built as bedrooms and the top-floor (east) porch was enclosed in 1927. Expansion of the top floor, south-facing study in 1945-46 involved changing the small peaked-roof space to a 10'x12' flat-roofed space suitable for use as a bedroom. At about the same time, an outside door (glass-paned) was added to a corner of the north, second-floor bedroom, in order to ease access to that room which was being converted to Steilberg's office. The original wood shingle roof has been replaced with composition shingle.

52. 3 Orchard Lane – TWO CONTRIBUTING: house;
retaining wall (a)

Year built: 1915
Architect: Bangs, E. Geoffrey
Original owner: unknown

This rectangular two story wooden structure with wood shingle siding stained a dark brown has a gently gabled roof. The house conforms to the hillside, and its second story roofline is on grade with the switchback where Panoramic Way intersects Mosswood Road. The fenestration consists primarily of large picture windows, commanding expansive views of the Golden Gate. Some wooden windows have been replaced by aluminum but size and locations remain as originally built. A second story portico is reached by a pair of large French doors and is shielded from the western exposure by a generous pergola. The property is accessible by foot in three ways - from the west via Mosswood Lane, from the south via a classical entrance marked by a delicately painted #3 on a pillar mid-way up Orchard Lane, or from the south east by way of the topmost landing of Orchard Lane as it meets Panoramic Way at the Mosswood intersection. Built five years after the completion of Orchard Lane, the main entrance was then from Orchard Lane and designed in the beaux-arts style. The design is carried through to two terraces that wrap around the back of the house mimicking the pattern of the classical balustrades.^{xx} The retaining wall to this terrace can be seen from Mosswood Lane below. The main entrance to the 3 Orchard Lane is from Orchard Lane and the design of the private staircase is in the beaux-arts style in keeping with the vernacular of the public staircase. The terrace is likewise designed in the Beaux-arts style and is graced with concrete balustrades supported by two massive curved retaining walls one of which can be seen from Mosswood Lane below. The similarity of design between the Beaux-arts staircase at 3 Orchard Lane and Orchard Lane itself makes the private entrance appear to be a branch of Orchard Lane.^{xx}

53. 19 Orchard Lane – ONE CONTRIBUTING: cottage

Year built: 1950.
Builder: Jevans, J.H.
Original owner: Bush, Philip

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Panoramic Hill, Alameda County, CA

Section number 7 Page 18

This single family house rises three and a half stories from the street on the uphill side of Canyon Road; the bulk and mass is striking. The wood shingled structure has a double steeply pitched side gabled roof with overhanging eaves. The front gable has been altered by the addition of two large skylights facing north. The main entrance is on the west side by way of a concrete and brick stairway, made complex by many turns and levels. The west facing entry portal is defined by a Tudor-arched doorway, a built-in bench on one side, board and batten siding, and a single-paneled wooden door. A one story western wing off the main house has a side-gable roof. A second story open face balcony on the north side is supported by massive wooden brackets that, although sympathetic, are not original. Balcony railing was replaced with compatible modifications in 2003. Built on a sub-standard cul-de-sac with very shallow street setback and facing Strawberry Canyon, the house is bordered by a forest of coastal live oaks and bay trees in the undeveloped land known as the University of California at Berkeley's Ecological Study Area. The physical location at the base of the hill and at the geographic interface between the neighborhood and the University makes this house a socio-geographic landmark. A five foot high concrete retaining wall following the contours of Canyon Road has been recently retrofitted but maintains the original brick steps to the expansive entry. While the public side of the home is austere, the back side opens onto a lush terrace garden providing a private outdoor living area for the residents. Windows are mostly plain double hung sash. A window has been added to the street-side of the house on the floor below the main entrance. The overall structure retains its integrity. A one-car garage is built into a concrete retaining wall of the hillside is unaltered.

38. 4 Mosswood Lane - ONE CONTRIBUTING: cottage

Year built: 1930

Architect: Steilberg, Walter

Original owner: Steilberg, Walter

This one and one half story Mediterranean style cottage is built of Fabricrete with a shallow gable roof of terracotta tiles and was Steilberg's response to the devastating Berkeley Hills fire in 1923. This was meant to be a low cost home impermeable to fires and other disasters. The windows have steel sashes, the sills are tile. The only wood in the structure are the kitchen cabinets, the doors and bookshelves built-in beside the fireplace and the table in the breakfast nook. The cottage is accessible only by foot off Mosswood Lane and from the rear of the Steilberg family compound at 1 Orchard Lane and 1 Panoramic Way; the cottage is a hidden gem. A roof top terrace, accessed by a graceful curving substandard stairway, breaks the roofline on the front eastern elevation. Metal frame multi-lite windows are plentiful. A large picture window on the western façade allows an expansive bay view from the living room. An oversize fireplace in the living room provides heat throughout the house due to the foot thick concrete walls which have pigment rubbed in while still wet so that the interior never requires painting, which was another cost saving feature. Even the lighting fixtures were designed by Steilberg. Using capiz shells for the built in shades, a technique adapted from antique Chinese domestic paning, he felt they would be a low cost solution to lighting. The front door is similar to the one Steilberg designed for 6 Mosswood Road, that is, an arched doorway with leaded designs in colored glass. Venting is cleverly concealed behind Steilberg's trademark glazed green Oriental

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Panoramic Hill, Alameda County, CA

Section number 7 Page 19

perforated tiles. The half story on the western elevation consists of a small bedroom or study accessed by a steep, gently curving interior stairway.

39. 6 Mosswood Road – ONE CONTRIBUTING: cottage and garage combination

Year built: 1924
Architect: Steilberg, Walter
Original owner: Mel, Charles

This two story Mediterranean style Fabricrete cottage with terra-cotta tile shed roof sits atop a foundation of five large archways forming five garage spaces with entry off of Mosswood Road on a sub-standard lot. A flat projecting bay window flanked by two four lite casements rests above two north west facing arches. An iron and glass balcony is buttressed by Fabricrete piers and centered above the fourth archway on the western façade accessed by multiple lite French doors. A side entry is tucked away, not visible from the street, and accessed by a concrete stairway shared by 8 and 10 Mosswood. The entry door is arched with leaded glass panes. In 2004, the two most southern garages were altered with the addition of side hinged custom built wooden barn doors, which are compatible with and do not detract from the whole, and replace original (but deteriorated) hanging curtains.

40. 8 Mosswood Road - ONE CONTRIBUTING: house

Year built: 1919
Architect: Allen, Harris
Original owner: Mel, Charles

This two and one half story home sits on the uphill side of Mosswood Road and behind 6 Mosswood Road and shares the entry stairs for 6 and 10 Mosswood Road. The exterior is finished in ship-lap siding on the first story and jazz stucco on the upper one and one half stories with a low gabled roof and overhanging eaves. The side entry is on the north under a gabled portico through an arched doorway.

41. 10 Mosswood Road – ONE NON CONTRIBUTING: house – significantly altered

42. 11 Mosswood Road - TWO CONTRIBUTING: house;
cottage and garage combination (a)

Year garage-apartment built: 1925
Year house built: 1929
Architect: Morgan, Julia
Original owner: Jepson, Willis

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Panoramic Hill, Alameda County, CA

Section number 7 Page 5

PRIVATE DEVELOPMENT

1. 1 Panoramic Way – TWO CONTRIBUTING: cottage and garage - combination;
playhouse pergola and garage combination (a)

Year built: 1921; 1931
Architect: Steilberg, Walter
Original owner: Steilberg, Walter

This small three-room brown shingle cottage sits above a two car concrete garage at the base of Walter Steilberg's family home. The redwood garage doors with decorative cut-outs are hinged and roll along a metal track inside the garage. A bay window with decorative mullions on the western elevation once opened to panoramic views of the bay. Exterior decorative details include Chinese perforated tiles that also serve as vents. Indoor and outdoor relationships strengthened with a Dutch door at the south elevation which opens onto a wide brick walkway and pergola that runs parallel to Panoramic Way until it meets a brown shingle playhouse with amber glass in windows at the end. The playhouse has a low-pitch gable roof with an 18 lite picture window with centered decorative medallion. Supporting the walkway and pergola is a concrete retaining wall with a built-in garage constructed in 1931.

2. 5, 7, 9, 11 Panoramic Way - ONE CONTRIBUTING: apartment building

Year built: 1912
Architect: Morgan, Julia
Original owner: Price, Clifton

"This two-story and basement apartment building is designed around an interior court on a hillside where the views, and hence the fenestration, are of major importance. Upstairs, a large bay over the arched entrance is flanked by groups of 4 windows together, then another bay at each end. On the first floor the large banks of windows at the corners have balustrades that repeat the design of the front of the central arch, and suggest balconies without breaking up the masses. Brick steps lead up to a small terrace from an entrance at one side. There is a suggestion of half-timbering, not used in a medieval sense as much as for design element to emphasize the windows. The central lower façade is indented, with the plain supports creating pattern interest."^v The half-timbering has been painted off-white, the color of the stucco, and is not original. Part of the front lawn, the hedge, and retaining wall were removed in 1995 to make way for a parking pad for residents and guests' vehicles. A trellis covers. The change does not negatively impact the integrity of the structure.



Figure 1: 1 Panoramic Way - one-story cottage atop two-car garage, primary (west) facade



Figure 2: 1 Panoramic Way - one-story cottage, Dutch door on south facade

Photographs taken by City staff – October 16, 2020



Figure 3: 1 Panoramic Way - one-story cottage, southern portion of east façade



Figure 4: 1 Panoramic Way - one-story cottage, northern portion of east facade

Photographs taken by City staff – October 16, 2020

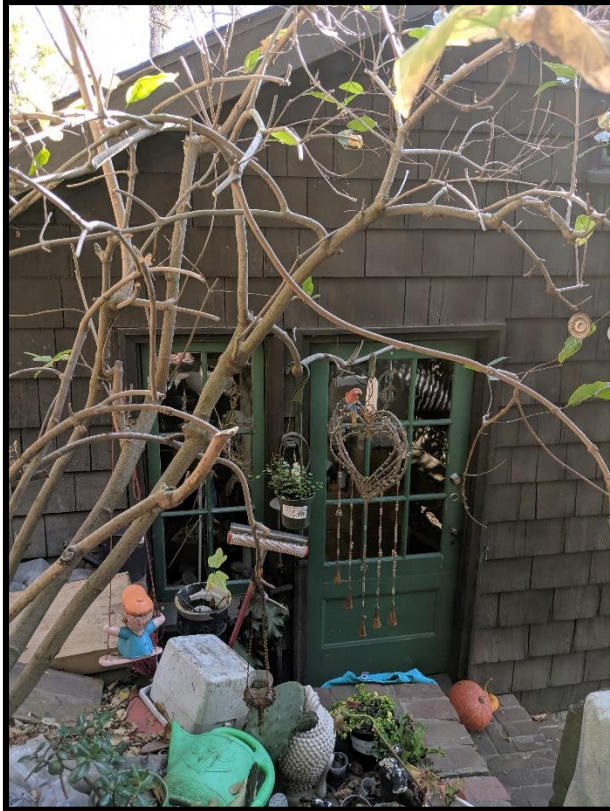


Figure 5: 1 Panoramic Way - one-story cottage, eastern portion of north facade

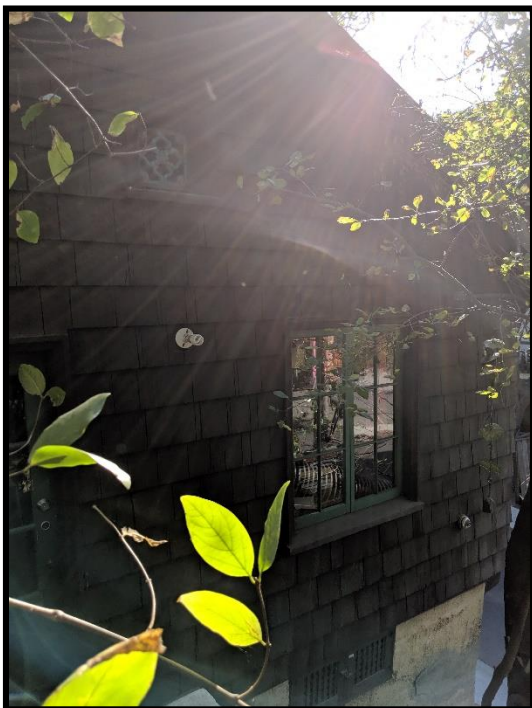


Figure 6: 1 Panoramic Way - one-story cottage, western portion of north facade

Photographs taken by City staff – October 16, 2020



Figure 7: 1 Panoramic Way - carport with wood railing above



Figure 8: 1 Panoramic Way - brick pathway and wood railing, parallel to Panoramic Way



Figure 9: 1 Panoramic Way - accessory structure (playhouse), west façade

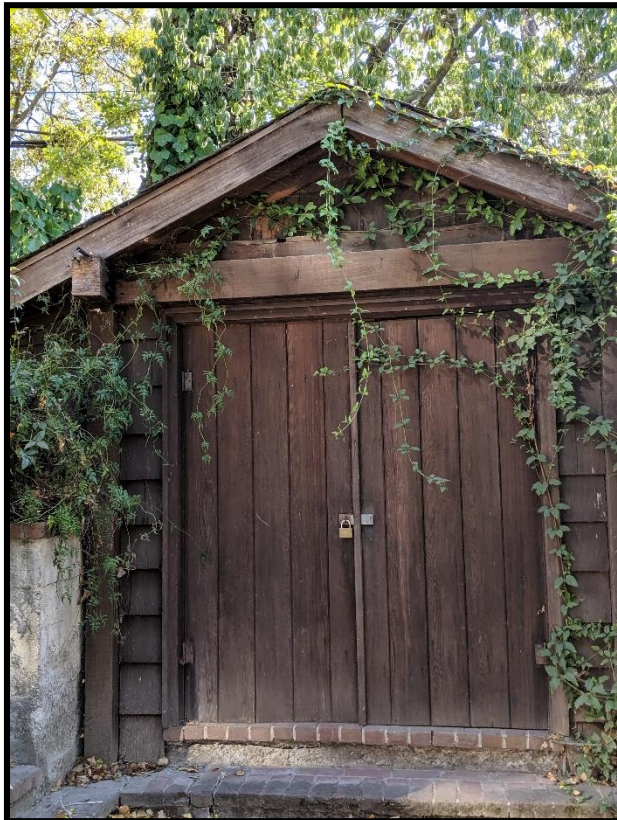


Figure 10: 1 Panoramic Way - accessory structure (playhouse), north facade



Figure 11: 1 Panoramic Way - accessory structure (playhouse), east façade



Figure 12: 1 Panoramic Way - accessory structure (playhouse), south façade

Photographs taken by City staff – October 16, 2020



Figure 13: 4 Mosswood Lane - primary (east) façade, facing north



Figure 14: 4 Mosswood Lane - primary (east) facade, facing south

Photographs taken by City staff – October 16, 2020



Figure 15: 4 Mosswood Lane - south portion of east facade



Figure 16: 4 Mosswood Lane - front doorway with leaded designs in colored glass

Photographs taken by City staff – October 16, 2020

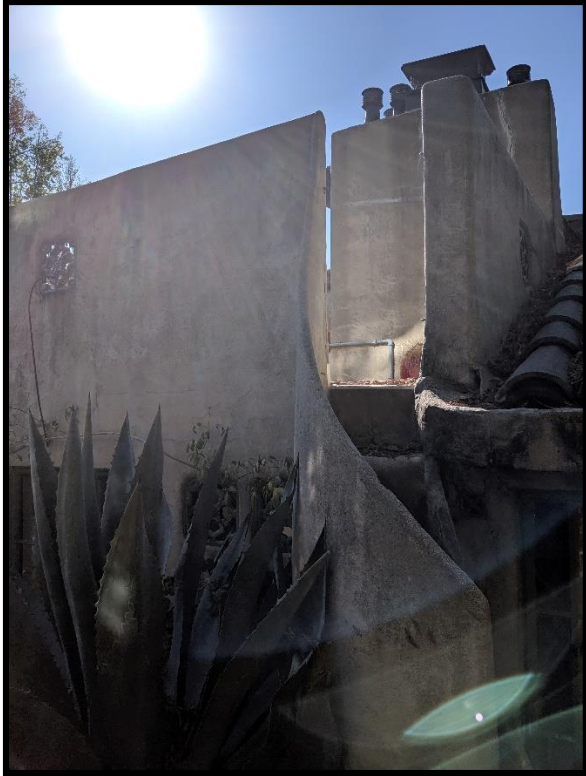


Figure 17: 4 Mosswood Lane - curving stairway on front (east) facade, facing west



Figure 18: 4 Mosswood Lane - curving stairway on front (east) facade, facing south

Photographs taken by City staff – October 16, 2020



Figure 19: 4 Mosswood Lane - roof top terrace and terracotta tiles, facing southwest



Figure 20: 4 Mosswood Lane - metal frame multi-lite window on east facade



Figure 21: 4 Mosswood Lane - metal frame multi-lite window, north facade



Figure 22: 4 Mosswood Lane - steel sash window with tile sill on north facade



Figure 23: 4 Mosswood Lane - upper portion of north facade, facing west



Figure 24: 4 Mosswood Lane - windows on north facade with leaded design in colored glass



Figure 25: 4 Mosswood Lane – upper (east) portion of south facade



Figure 26: 4 Mosswood Lane - lower (west) portion of south facade



Figure 27: 4 Mosswood Lane - rear (west) facade

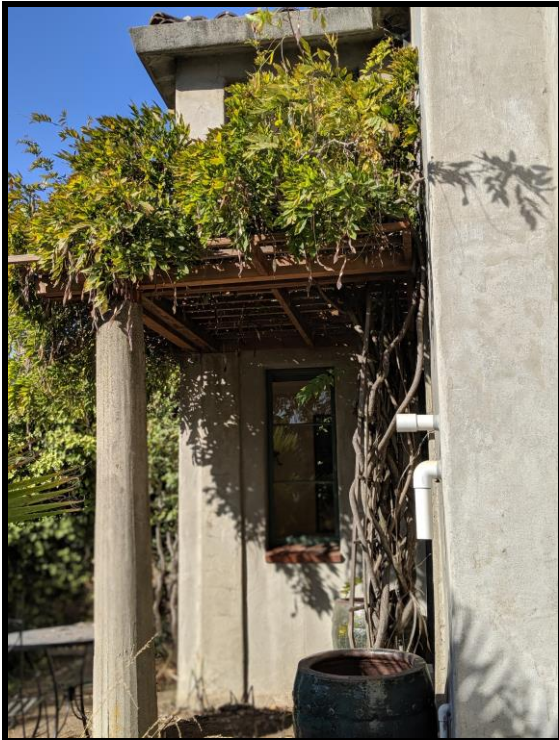


Figure 28: 4 Mosswood Lane - wood trellis with fabricrete support column, facing north



Figure 29: 4 Mosswood Lane - multi-lite window on west façade

