

Berkeley's architectural heritage



This 1895 commercial- residential structure on the northwest corner of Blake and Shattuck exhibits the Colonial Revival rootline characteristic of domestic architecture at the time when this was the edge of downtown Berkeley.

The building originally housed a French cleaning business owned and operated by the family living in the spacious upper flat. That floor is now used as artists' studios, gallery, and

remodeled. The post-Victorian classical door and window moldings, fire-resistant, however, has not been altered during the 1950s by an auto dealership. The interior of the second floor, however, has not been altered during the 1950s by an auto dealership. The exterior was considerably altered during the 1950s by an auto dealership. The interior of the second floor, however, has not been altered during the 1950s by an auto dealership.

Photo by Steven Raub, commentary by Robin Freeman for the Berkeley Architectural Heritage Assn.

BOOK/BLOCK/PARCEL No. 055 1822 00600 FORM No. 16819

ADDRESS 2530 Shattuck Avenue
 ORIGINAL OWNER Olive J. Stewart
 ARCHITECT William A. Young
 CONTRACTOR William A. Young
 DATE ~~1895~~ 1897 SOURCE Berkeley Gazette "Heritage" column, 12/24/95

Paste photo here

Fill out additional questionnaire for each structure and attach.

NUMBER OF STRUCTURES ON LOT 1

ZONING _____

ORIGINAL USE PRESENT USE

- Vacant
 Single family
 Duplex-fourplex
 Apartments
 Commercial
 Industrial
 Public/institutional
 Other: _____

PHYSICAL DESCRIPTION

Number of stories: _____

TYPE OF ROOF

- Material: Gable
 Hip
 Flat
 Gambrel
 Shed
 Other: _____

BUILDING MATERIALS

- Board siding *wood trim*
 Wood shingle *(Stucco over original)*
 Stucco *wood siding*
 Brick
 Concrete
 Stone
 Asbestos siding
 Other: _____

COMMERCIAL/ INSTITUTIONAL

- Modern
 2nd Bay Tradition
 Suburban
 Multi-Unit
 3rd Bay Tradition
 Other: _____

1930-

TURN-OF-THE-CENTURY

- Pioneer
 False-Front
 Gothic Revival
 Italianate
 Stick-Eastlake
 Queen Anne
 Other: _____

1890-1910

EARLY XX CENTURY

- 1st Bay Tradition
 Brown Shingle
 Craftsman
 Mission Revival
 Prairie Plain
 California Bungalow
 Period Revival
 Specify:
 Other: _____

1900-1945

VICTORIAN

- Pioneer
 False-Front
 Gothic Revival
 Italianate
 Stick-Eastlake
 Queen Anne
 Other: _____

1850-1900

1-5 can be further explained on back of questionnaire.

1. ALTERATION *most wood work over, all detail removed.*
 Little or none
 Moderate
 Considerable
 Restoration removed.

2. SIGNIFICANT FEATURES *unusual original brick architectural stack. Exceptional interior*
 Landscaping

3. ARCHITECTURAL IMPORTANCE
 Fine example
 Architect
 Curiosity
 Prior structure
 Other: _____

4. HISTORICAL IMPORTANCE *First building on this block, very early commercial establishment for this neighborhood*
 Event
 Individual
 Group
 Commercial
 Civic activity
 Other: _____

5. RANGE OF IMPORTANCE
 Neighborhood
 City
 State
 National

- OVERALL IMPORTANCE
 YES
 Maybe
 No
 Talked to resident

Oral History Contact: _____

RECORD ADDITIONAL HISTORICAL AND ARCHITECTURAL INFORMATION ON BACK OR ATTACH SHEET

SURVEYOR Mark Wilson DATE 4/4/77 /STAFF _____ DATE _____

HISTORIC RESOURCES INVENTORY

15 (9) 1822

State of California

107504520/4190700
UTM _____ Q _____ NR 3 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cal _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

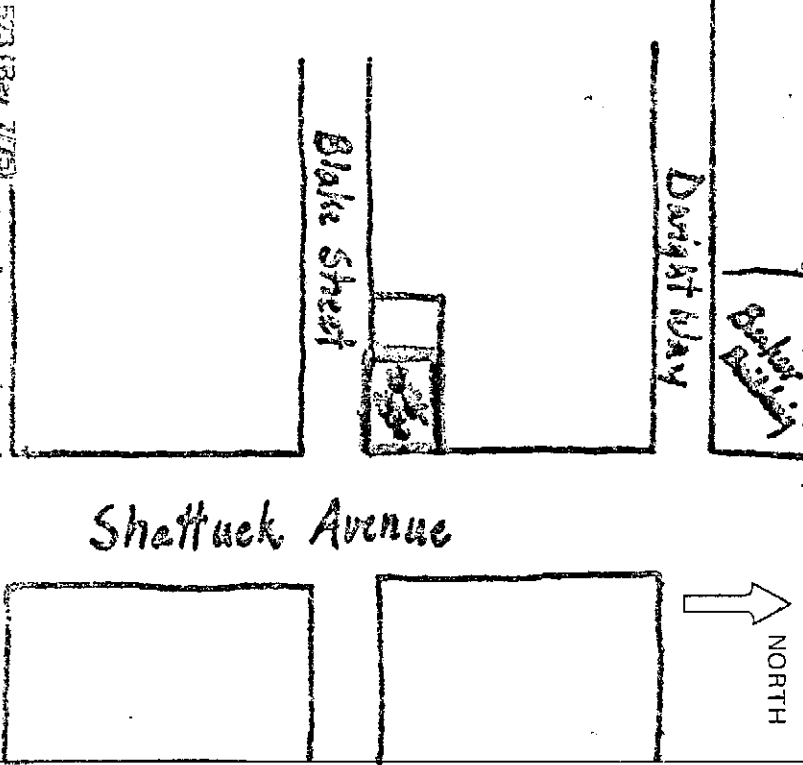
1. Common name: "The Halls" or Washing Well
2. Historic name, if known: 2528 Shattuck Avenue
3. Street or rural address: 2526-30 Shattuck Avenue
City: Berkeley
County: Alameda
Present owner, if known: Gordon Whitehead
Address: 2625 Shattuck Avenue or 143 Keith Avenue
City: Berkeley
ZIP: 94704
ZIP: 94704/94708
Ownership is: Public Private
5. Present Use: art studios, residence, laundry
Original Use: residence, laundry
Other past uses: Laundry

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A simple 2 story wood frame structure designed for commercial space on the street level and living quarters above. Although surfaced with stucco and "modernized" on the ground floor with plate glass store front windows angled in at one edge to the doors, the building has the distinct dimensions of a structure designed in the 1890's. The upper story has four large narrow double-hung windows on the east, five on the south wall, four on the north and six smaller ones on the west. Probably these windows were at one time detailed with simple Victorian frames. On the northerly end of the east (or Shattuck Avenue) side of the building a doorway opens to the interior stairway leading to the second floor. Many of the original features remain in the living quarters, with 9'0" ceilings. Also of note are the hipped roof with a flat top, the chimney on the north and the ground floor 12' ceilings. This structure would make a handsome

historic contribution to Shattuck Avenue if it were restored.
7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
Lot size (in feet) Frontage 36'
Depth 50'
or approx. acreage _____

9. Condition: (check one)
a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)
a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other

12. Threats to site:
a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other

- 14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood f. Other
- 15. Is the structure: a. On its original site? b. Moved? c. Unknown?
- 16. Year of initial construction C. 1894 This date is: a. Factual b. Estimated
- 17. Architect (if known): _____
- 18. Builder (if known): _____
- 19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s) f. Windmill g. Watertower/tankhouse h. Other rear parking lot _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

More research is needed to locate information regarding the exact date and original owner of this early commercial-residential structure. However, we do know that soon after it's beginnings in 1895 the Berkeley French Laundry was established at that address. Berkeley once had a tradition of French Laundries - Capdevielle's University French Laundry, the Berryman French Laundry, Esperance's French Laundry and the Lalannes family laundry - all now gone. Jean Bernadou and J. Jaymont are the known founders of the Berkeley French Laundry and later became successful enough to build the handsome brick building at 2576-2578 Shattuck Avenue, in 1911. However, 2526-30 Shattuck remained for many years in the ownership of the Bernadou Family who had lived upstairs.

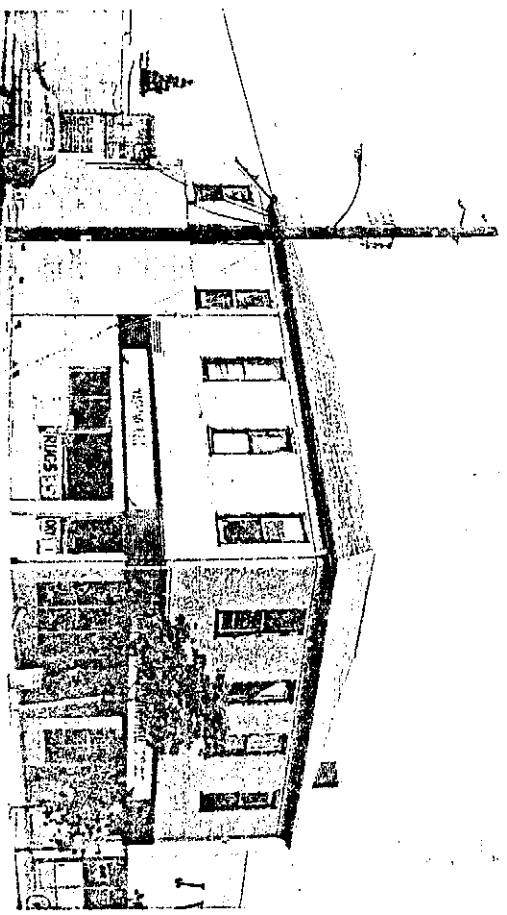
The building today still suggests its early associations, architecturally as a simple 19th Century East Bay commercial structure, once so abundant in downtown Berkeley. Also, appropriately it still serves as a laundry with the Washing Well laundromat in place of the Berkeley French Laundry. Upstairs the traditional living quarters have the additional distinction of being the site of art studios since at least 1957 and the location of the founding of the experimental civic arts organization; the Berkeley Creators Association, Educational Foundation (1969) where the Nobel Peace Prize nominations of 1978, 1979 for David R. Rowley (President of the Arts & Esplanade Foundation) and the name of the historic resource: Creek City of J. A. Architects of the Arts & Esplanade Foundation Congressman Ronald V. Dellums were

c. Economic/Industrial d. Exploration/Settlement e. Government f. Military compiled.

g. Religion h. Social/Education

- 22. Sources: List books, documents, surveys, personal interviews, and their dates:
Berkeley Gazette, June 18, 1895; Oct. 24, 1895; Dec. 20, 1895
Clair Casabonne, 6130 Fulton Street, San Francisco
Mrs. Albert P. Miller (85 years old in June 14, 1957) may have been Bernadou daughter, born there and inherited building.
- 23. Date form prepared: 2/20/79 By (name): Robin Freeman and Terry Latasa
Address: 2526 Shattuck Avenue City Berkeley ZIP: 94704
Phone: (415) 848-5713 Organization: Berkeley Architectural Heritage Association

#3 - 3-27-79 - JMW (State Us)



Area 15

Block 1822

The notes on this sheet were taken from BUILDING CONTRACT NOTICES and BUILDING COMPLETION NOTICES that appeared in *Edwards Transcript of Records for Alameda County*. The dates indicate when the item was filed at the County Courthouse, not necessarily the date of publication in *Edwards*. The notes in brackets were made by BAHA staff.

1 JUN 1895

\$45 lien for sewer work at **NE corner Tremont & Blake**
William Heavey vs William A. Young

26 JAN 1897

NW corner of Blake & Shattuck
\$3,056 for a 2-story frame
owner: O.J. Stewart
architect & contractor: William A. Young

7 APR 1904

[SE corner of ?] Milvia near Dwight
\$2,225 for a 6-room dwelling
owner: Elmer E. Nichols
architect: C.M. Cook
contractor: A. Cross
no plans filed

from Berkeley HERALD:

9 JAN 1890

“Work is now going ahead on the Baptist Church.”

1895

in 1897
G.D. Smith mort to Oakland Bank of Savings
Oct 20, 1892

W Shattuck 50' S Duignt 40x163
land #100 imp = \$1700

Rachel Spurling Eaving Bank Sept 25, 1895
mort to Union Savings Bank 60x160
W Shattuck 90' S Duignt 60x160
land #1200 imp - \$400

Oliver S. Stewart
W Shattuck + Shattuck
land = \$1700 imp = 0

H.L. Webster mort H. Lewis Falls 7, 1895
3 Duignt 216 W Shattuck
land 750 imp 2200

