1. **NAME OF CITY**: BERKELEY, CALIFORNIA  
2. **DESCRIPTION OF TERRAIN**: Hilly, with steep slopes and bluffs, which afford excellent view sites for residences. Streets platted to conform to topography.  
3. **FAVORABLE INFLUENCES**: View property; well improved streets. Harmonious population with high degree of culture. Groves of trees add to charm of neighborhood.  
4. **DETRIMENTAL INFLUENCES**: Distance from schools, transportation and local shopping center.  
5. **INHABITANTS**: Professional and business  
   a. Type: men, executives, etc.  
   b. Estimated annual family income: $5000-25,000  
   c. Foreign-born: No concentration  
   d. Negro: None  
   e. Infiltration of undesirable: Remote  
   f. Relief families: None known  
   g. Population is increasing: Slowly decreasing; static.  
6. **BUILDINGS**:  
   a. Type or types: Mansion types  
   b. Type of construction: Frame  
   c. Average age: 15 yrs - many new  
   d. Repair: Good  
7. **HISTORY**:  
   a. Number of 8-rm homes, spacious grounds  
   b. Sale values  
      | YEAR | RANGE | PREDOMINATING % | RENTAL VALUES | PREDOMINATING % |  
      | 1929 level | $10,000-20,000 | $12,500 | 100% | Practically no rentals | 100% |  
      | 1933 low | 5,000-10,000 | 8,000 | 64% | = | = |  
      | 1937 current | 6,000-11,000 | 9,000 | 72% | = | = |  
   b. Peak sale values occurred in 1927 and were 102% of the 1929 level.  
   c. Peak rental values occurred in 1927 and were 100% of the 1929 level.  
8. **OCCUPANCY**:  
   a. Land: 20%  
   b. Dwelling units: 100%  
   c. Home owners: 100%  
9. **SALES DEMAND**:  
   a. Poor  
   b. 3-room: $7,500  
   c. Activity is Poor  
10. **RENTAL DEMAND**:  
    a. Poor  
    b. Home for rent  
    c. Activity is Poor  
11. **NEW CONSTRUCTION**:  
    a. Types: 5 and 6-room homes  
    b. Amount last year: Including lot  
12. **AVAILABILITY OF MORTGAGE FUNDS**:  
    a. Home purchase: Ample  
    b. Home building: Ample  
13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Up  
14. **CLARIFYING REMARKS**:  
    This is an older development than A-1 and A-2, but homes are excellently maintained; difficulty of access to area isolates it somewhat. This district is known as CRAGMONT and BERKELEY VIEW TERRACE; zoned first class residential (singles-family) and restricted by deed to Caucasian ownership. There was very little speculative building in 1926 in this area, most of the new homes being built under contract for owners.  
15. Information for this form was obtained from SUTCLIFF REALTY & FINANCE COMPANY, BERKELEY.  
   **CITY OF BERKELEY, BUILDING DEPARTMENT**: RALPH E. PRESTICE: HAROLD W. JEWETT  
   **Date**: 6-15-37