NAME OF CITY: BERKELEY, CALIFORNIA  
SECURITY GRADE: HIGH GREEN  
AREA NO.: A-4

DESCRIPTION OF TERRAIN: Rolling to steep; part of area includes Berkeley Foothills; part nearest Deaf and Dumb School, is level.

FAVORABLE INFLUENCES: Inspiring view from upper section of area. Excellent local and San Francisco transportation; convenient to schools and recreational facilities; local shopping center. Homogeneous district of fine houses.

DETRIMENTAL INFLUENCES: None, except that some houses in this area are showing age.

INHABITANTS: Professional, business men and executives; Foreign-born No concentration; Negro None; Infiltration of very remote; Population is increasing slowly; decreasing; static.

BUILDINGS: Mansion type; Type or types single-family; Type of construction frame, stucco, masonry; Average age 18 years; Repair Excellent.

HISTORY:  
SALE VALUES:  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$10,000-25,000</td>
<td>$13,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>6,500-15,000</td>
<td>9,000</td>
<td>59%</td>
</tr>
<tr>
<td>1937</td>
<td>7,500-15,000</td>
<td>10,000</td>
<td>77%</td>
</tr>
</tbody>
</table>

Rental Values: 
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$100-200</td>
<td>$140</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>65-100</td>
<td>85</td>
<td>60%</td>
</tr>
<tr>
<td>1937</td>
<td>70-125</td>
<td>95</td>
<td>68%</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1927 and were 102% of the 1929 level.
Peak rental values occurred in 1927 and were 100% of the 1929 level.

OCCUPANCY: a. Land 60%; b. Dwelling units 100%; c. Home owners 90%

SALES DEMAND: a. Fair; b. 8-room, $12,000; c. Activity is Slow.

RENTAL DEMAND: a. Poor; b. 8-PM - $90 to $100; c. Activity is Slow.

NEW CONSTRUCTION: a. Types Mansion, averaging $12,000 incl. lot, etc. b. Amount last year Four in 1936.


TREND OF DESIRABILITY NEXT 10-15 YEARS: Up, but will slow down by end of period.

CLARIFYING REMARKS:  
(6) Six blocks nearest Deaf and Dumb School are built up solidly. Vacant land is in hill section. (9) Some demand for building sites in area, but high land prices prohibit speculative building. This is the highest class residential district in Berkeley and highly deed restricted as a first class residential district. Very little rental activity due to large percentage of home ownership. This area is known as CLAREMONT.

Information for this form was obtained from CITY OF BERKELEY, BUILDING DEPARTMENT:  
CHARLES SWINN; RALPH E. PRENTICE  
Date 6-15-37

HIGH GREEN A-4