**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.
- a. Type
- b. Estimated annual family income $6,000-25,000
- c. Foreign-born: No concentration
- d. Negro: None
- e. Infiltration of undesirable: Not very remote
- f. Relief families: None
- g. Population is increasing slowly; static.

**BUILDINGS:** Mansion type.
- a. Type or types: single-family
- b. Type of construction: Frame, stucco, masonry;
- c. Average age: 18 years
- d. Repair: Excellent

**HISTORY:**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE ADDR.</td>
<td>RANG ADDR.</td>
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<tr>
<td>1929</td>
<td>$10,000-25,000</td>
<td>$100-200</td>
</tr>
<tr>
<td>1933</td>
<td>$13,000</td>
<td>$140</td>
</tr>
<tr>
<td>1937</td>
<td>$12,000</td>
<td>$140</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-rooms $90 to $100; c. Activity is Slow

**NEW CONSTRUCTION:**
- a. Types: Mansions, averaging $12,000 incl. lot, etc.
- b. Amount Last Year: Four in 1936

**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 GWYN; RALPH E. PRENTICE**

**DATE:** 6-15-37