

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 30 1982
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Boone's University School

and/or common None

2. Location

street & number 2029 Durant Avenue

n/a not for publication

city, town Berkeley 94704

n/a vicinity of

state California

code 06

county Alameda

code 001

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Jeffrey Silberman and Ronald J. Silberman

street & number 1499 Sequoia Avenue 94805

city, town Richmond

n/a vicinity of

state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Alameda County Courthouse

street & number 1225 Fallon Street

city, town Oakland 94612

state California

6. Representation in Existing Surveys

title Berkeley Urban Conservation Survey has this property been determined eligible? yes no

date 1977 federal state county local

depository for survey records Berkeley Architectural Heritage Association P.O. Box 1137

city, town Berkeley 94701

state California

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	n/a
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Boxy 3-story 20 room house, 57' deep, 32' wide, 38' high, in simplified Italianate style. Low-pitched truncated hip roof -- early pictures show a widow's - walk railing around the flat top. Wide eaves with molded edges and a single scrolled brackets; similar pediments and brackets over front windows, front porch, and side bays. Two-story flat-roofed slanted bay on each side of house near front; first and second stories have characteristic tall narrow Italianate windows (with flat tops, not rounded); third floor and its windows are less tall. One story flat-roofed front porch across entire width, five steps up from the ground: stick supports with capitals and brackets, west end glassed in, low railing replacing earlier balustrade. House is symmetrical except for fire escape and glassed-in end of porch: centered front steps and front door (double, with glass panels and transom), center window on second floor, paired windows on each side on all three floors. Except for front porch with blue stairs and pinkish foundation, the whole house is painted white. Building was enlarged from one to two stories 1884-1891, preserving each time the simplified Italianate style. As a rooming house, building is largely unaltered -- fireplaces have been removed but much interior wood and plasterwork remain. Big old elm trees on both sides of the street are relics of Boone's Academy.

A one-story wood frame shed is located at the rear of the property. It is not historic and does not contribute to the significance of the nomination.

Setting: the three-story Italianate Boone's Academy is located just off Shattuck Avenue, Berkeley's main downtown street, around the corner from the 1925 Corder Building (stores and apartments) and a towing garage. Boone's is one of only two early frame houses that still survive on its block of Durant Avenue, which is now largely filled with four-story stucco 1960s apartment buildings and Berkeley High School's tennis courts at the far end of the block.

Generous front and side yards help preserve the residential character of the Boone building and mature elm trees all along both sides of the street do the same for the block as a whole.

Building is now being rennovated for offices: new roof and inside back stairway, balustraded wheelchair ramp up to the front porch, new paint job is gray with white, slate blue and maroon trim.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	1885–1915	Builder/Architect	unknown
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Statement of Significance (in one paragraph)

2029 Durant was the earliest and largest, and is the sole survivor, of several buildings which composed Boone's University School for Boys, a leading Berkeley representative of the private academies that flourished in California in the late 19th century. Closed as a school in 1915, the simple dignified Italianate building remained in the Boone family until 1980 and stands virtually unaltered after sixty years as a rooming house.

The building was started in 1877 as a one-story house by schoolteacher Hubert Burgess. Unable to obtain financing to complete it, he sold the unfinished building in 1884 to Philip Riley Boone (1851–1912). Boone was a native of Delaware, educated at the University of Michigan, who came to California in 1877 and taught at J.F. Burris' Berkeley Gymnasium (and married into the Butters mining and tanning family of Oakland) before establishing a school of his own in Berkeley at University and Grove in 1881. The school moved to the Durant Avenue house in 1885 and prospered enough to justify adding two stories to that building within six years, and then other class and dormitory buildings and playing fields on both sides of the street. The original building served as Principal Boone's home, with dormitories on the top floor.

Boone's school was founded during the golden age of the private academy in California. The 1879 state constitutional convention had disallowed the use of tax money to support the infant public high school system, creating a demand for private academies. The University of California welcomed the establishment of schools like Boone's. Thus the 1890s were boom years for the school. In addition to its physical expansion, it was accredited by the University and Philip Boone's reputation as a civic leader and witty public speaker blossomed. He was elected to the Berkeley Board of Education in 1893 and served as its president from 1895 to 1898. Any student graduating from the school in 1900 would have had almost automatic admission to the University. The patrons of the school ranged from wealthy San Francisco Progressive F.W. Dohrmann to the University professors Eugene Hilgard and George C. Edwards. University of California president Benjamin Ide Wheeler was also a patron of Boone's school and served as trustee for a group of students from the Philippine Islands who came to Berkeley shortly after the Spanish-American War.

A 1903 law which gave the high schools state support signaled the end of the 19th century academy boom in California. Though Boone's University School continued to attract students until it closed in 1915, enrollment declined and the school was no longer able to recruit effectively from other parts of California. Enrollment

9. Major Bibliographical References

Harry H. Boone, "Philip Riley Boone, 1851-1912," unpublished MS, 1973. Boone's University School Prospectus, 1905-6 and 1912-13 (Bancroft Library, U.C.); pictures and ads in 1905 and 1913 S.F. Blue Book; 1892 Husted's Directory. B.I. Wheeler, Presidential Papers University of CA Archives, Bancroft Library; Berkeley Gazette, "So We're Told, Dec. 7, 1944; "Berkeley's Architectural Heritage", Feb. 18, 1976.

10. Geographical Data

Acreage of nominated property 0.2

Quadrangle name Oakland West

Quadrangle scale 1:24000

UTM References

A

110	5644010	41910910
Zone	Easting	Northing

B

Zone	Easting	Northing	

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Book 55, Block 1894, Parcel 3; formerly Lots 12 and part of 14, Barker Tract. Boundaries encompass the present city lot which contains the last building associated with Boone's Academy.

List all states and counties for properties overlapping state or county boundaries

state n/a code county n/a code

state n/a code county n/a code

11. Form Prepared By

name/title Karen Jorgensen-Esmaili and Betty Marvin

organization Berkeley Architectural Heritage Assoc. date Nov. 24, 1981

street & number Box 1137, Main Post Office telephone (415) 845-6591

city or town Berkeley 94701 state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

K. Esmaili

title STATE HISTORIC PRESERVATION OFFICER

date

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I hereby certify that this property is included in the National Register

Judi McClelland
Keeper of the National Register

date 11/1/82

Attest:

date

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 6 PAGE 2

Representation in Existing Surveys

State Historic Resources Inventory
March, 1979 State
State Office of Historic Preservation
P. O. Box 2390
Sacramento, CA 95811

City of Berkeley Landmark
December, 1980 Local
City of Berkeley Housing Department
2180 Milvia Street
Berkeley, CA 94704

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Boone's University School
Berkeley, CA 94704

CONTINUATION SHEET

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difficulties had another effect on the school's population: despite anti-Chinese feeling in California, a small group of local Chinese students were enrolled in Boone's during its final years.

Boone died in the fall of 1912. The school continued for a time under Ben Weed (of the U.C. Greek Theatre fame). After the school closed in 1915, 2029 Durant stayed in the Boone family. Philip's wife Mary lived there until her death in 1928 and his son Harry until 1980. During most of the twentieth century, it has been a rooming house--for "retired people and war workers" according to a 1944 reporter, later semi-student. All of the surrounding school buildings have been torn down*. 2029 Durant stands today as the single architectural reminder of the life of one of the area's great pioneering private academies.

Architecturally, Boone's is significant as one of the more striking of Berkeley's handful of Italianate houses. Its simple boxy form has similarities to Berkeley's oldest house, the 1868 Byrne House in North Berkeley and to a number of small cube-plus-pyramid roof workmen's cottages of which it is really an expanded version. Its very simple ornamentation (e.g., flat rather than curved window tops) and the way it was expanded over the years, make it a good example of near-vernacular, ad-hoc, utilitarian construction following the lines of an established style. An early photo shows a widow's walk railing on the roof; otherwise, the building's 19th century appearance is almost totally unaltered.

*In the 1950s, Berkwood School, one of the first of the present generation of private alternative schools in Berkeley, occupied one of the former Boone dormitory buildings at 2006-10 Durant.

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Boone's University School,
2029 Durant Av. ITEM NUMBER 10 PAGE 1
Berkeley CA 94704

Berkeley High School

