



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

MEETING AGENDA

Date: Thursday, June 2, 2022
Time: 7:00 PM
Place: On-Line (No Physical Location)

The Landmarks Preservation Commission (LPC) packet is available for review online on the LPC page under Boards and Commissions:

<https://berkeleyca.gov/your-government/boards-commissions/landmarks-preservation-commission>

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE.

Pursuant to Government Code Section 54953(e) and the state-declared emergency, this meeting of the Commission will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this **URL:** <https://us06web.zoom.us/j/86708915133>. If you do not wish for your name to appear on the screen, then use the drop down menu and click on “rename” and provide an anonymous title. To request to speak, use the “raise hand” icon by rolling over the bottom of the screen.

To join by phone: Dial **+1 669 900 6833** and enter **Meeting ID:** 867 0891 5133. If you wish to comment during the public comment portion of the agenda, press *9 and wait to be recognized by the Chair.

Please be mindful that the teleconference will be recorded as any official meeting is recorded, and all other rules of procedure and decorum will apply for official meetings conducted by teleconference or videoconference.

The Commission consists of eight members appointed by City Council:

Christopher Adams, District 5
Kathleen Crandall, District 3
Charles Enchill (Chairperson), District 1
Steven Finacom, District 4
Luke Leuschner, District 7 – Leave of Absence
Christopher Linvill, Mayor
Denise Montgomery (Vice Chairperson), District 8
Paul Schwartz, District 6
Alfred Twu, District 2

** INDICATES THAT THE LANDMARKS PRESERVATION COMMISSION RECEIVED DOCUMENTS (NOTICES OF DECISION, STAFF REPORTS, APPLICATION MATERIALS OR CORRESPONDENCE) AS PART OF THE PACKET THAT WAS DELIVERED PRIOR TO THIS MEETING.

**ACCESSIBILITY INFORMATION / ADA DISCLAIMER**

This material is available in alternative formats upon request. Alternative formats include audio-format, braille, large print, electronic text, etc. To request alternative formats, please contact the Disability Services Specialist Ella Callow at: Email: ecallow@cityofberkeley.info; Phone: 1-510-981-6418; TTY: 1-510-981-6347, and allow 7-10 days for production of the material in an alternative format.

Correspondence and Notice of Decision Requests

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Commission. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Commission may limit the time granted to each speaker. Written comments or request for a Notice of Decision should be directed to the Landmarks Preservation Commission Secretary.

Correspondence received by 5:00 PM eight days before this public hearing will be included with the agenda materials provided to the Commission. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before this public hearing** will be conveyed to the Board in a Supplemental Communications and Reports, which is released around noon one day before the public hearing.
- **Correspondence received after 5:00 PM two days before this public hearing** will be saved in the administrative record. It will not be possible to submit written comments at the meeting.

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.**

Contact:

Fatema Crane, Landmarks Preservation Commission Secretary
(510) 981-7410 | LPC@CityofBerkeley.info | 1947 Center Street, Berkeley CA 94704

Request for initiation of Landmark designation on a future agenda lies within the range of action to be considered on each structure or property appearing at any place on the agenda.

Consent Calendar: The Consent Calendar allows the Commission to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no members who wish to discuss. The Consent Calendar may include the following: (1) Approval of previous meeting minutes; (2) Items being continued to another meeting (action will be postponed to another meeting) or withdrawn by the applicant; and (3) Items noticed for public hearing which the Commission decides to move to the Consent Calendar. The Chairperson will announce any additional items proposed for the Consent Calendar at the beginning of the meeting. Anyone present who wishes to speak against one of these items should advise the Chairperson if they request the item be pulled from the Consent Calendar.

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1. **ROLL CALL:** Please put all cellular phones and ringers on silent during the meeting.
2. **EX-PARTE COMMUNICATIONS:** In the context of adjudicative matters that come before the LPC, ex-parte communications are those which occur outside of the formal hearing process. LPC members should avoid ex-parte contacts on matters pending before the LPC as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a decision on a matter before the Commission. If such contacts do occur, they must be placed in the record and disclosed to all interested parties sufficiently in advance of the decision to allow rebuttal.
3. **PUBLIC COMMENT on Non-Agenda and Information Items** (Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)
4. **AGENDA CHANGES**
 - A. **Consent Calendar** – the Commission may consider adding Items 9, 10, and 12.
 - B. **Other Changes**

ACTION AND DISCUSSION ITEMS

5. [2200-block of Piedmont Avenue– Olmsted landscape design – Structural Alteration Permit \(#LMSAP2019-0009\)**](#)
Resume the public hearing and consider a request to make alterations within a portion of the public right-of-way that is a City Landmark site, in accordance with Berkeley Municipal Code (BMC) Section 3.24.200.
6. **1650 Shattuck Avenue – Demolition Referral** (Use Permit #ZP2020-0022)
Resume and conclude consideration of the proposal to demolish a commercial building that is more than 40 years old, in accordance with BMC 23.326.070(C).
[Refer to previous materials from April 7, 2022](#)
7. **2733 Buena Vista Way – Structural Alteration Permit** (#LMSAP2022-0004)
Hold the public hearing and consider a request to make alterations to a property that contains a City Landmark building, in accordance with BMC Section 3.24.200.
Materials are pending and will be delivered as Late Communications.
8. [2065 Kittredge Street – Structural Alteration Permit \(#LMSAP2021-0004\)**](#)
Hold a public hearing, consider a request to make alterations to a property that contains a City Landmark building, and conduct design review for a new mixed-use project, in accordance with BMC Sections 3.24.200 and 23.406.070.
9. [742 Grayson Street – Demolition Referral \(Use Permit #ZP2021-0161\)**](#)
Consider the proposal to demolish a complex of commercial and industrial buildings that is more than 40 years old, in accordance with BMC 23.326.070(C).
10. [1820-1828 San Pablo Avenue – Demolition Referral \(Use Permit #ZP2021-0186\)**](#)
Consider the proposal to demolish a commercial building that is more than 40 years old, in accordance with BMC 23.326.070(C).

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11. AD HOC Subcommittees and Liaison Comments

Receive opportunity reports on status of projects for which the LPC has established a subcommittee or liaison. (Note: Sites will come off the list annually or upon approval of a Certificate of Occupancy)

	Members	Established	Annual Expiration
ZAB Design Review Committee	SF	-	-
Rose Garden Inn SAP	KC, DM, SF	Dec 2021	Nov 2022
2234 Haste Avenue SAP	SF, DM	Mar 2022	Feb 2023
Grants	CE, SF	Mar 2022	Feb 2023
Berkeley Rose Garden	CA, PS	Mar 2022	Feb 2023
Landmarks Policies & Procedures	SF, CE	Mar 2022	Feb 2023
City Projects for Landmarks and Structure of Merit Sites	SF, vacant	Mar 2022	Feb 2023
University of California	SF, PS	Mar 2022	Feb 2023

12. ACTION: Approval of Action Minutes**

[Draft May 5, 2022 Action Minutes.](#)

13. INFORMATION REPORTS Commissioners may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).

14. CORRESPONDENCE

15. COMMISSIONER ANNOUNCEMENTS

16. STAFF ANNOUNCEMENTS

A. July 2022 LPC Meeting is Cancelled – the Commission will not meet on July 7, 2022.

17. FUTURE COUNCIL CALENDAR ITEMS

A. 2328 Channing Way – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0002, date pending

B. Annual Report on Commission Activities, June 28, 2022

C. 8 Greenwood Common – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2022-0002, June 28, 2022

D. 2113 Kittredge Street – Information Agenda Item re: certification of the California Theater designation as the City Landmark #LMIN2022-0001, June 28, 2022

18. POTENTIAL INITIATIONS

The Commission may establish and maintain an ongoing list of structures, sites and areas having a special historical, architectural or aesthetic interest or value. After public hearings, the Commission may initiate landmark and historic district designations from the list.

A. 2362 Bancroft Way-Trinity United Methodist Church (3/1/99)

B. Berkeley High School, Building C, 1920; W. C. Hayes (LE 9/13/99)

C. John Galen Howard Power Station, UC Campus (CO 4/3/00)

D. H.C. Macaulay Foundry, 811 Carleton Street (4/3/00)

E. UC Storage Station, James Plachek, Architect (4/3/00)

F. “Kittredge Street Historic District” - 2124 Kittredge Street (Elder House and storefront)

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- G.** 2138 Kittredge Street (Fitzpatrick House and storefront), and 2117 Kittredge Street (A.H. Broad House and storefront) (JK 11/5/2001)
- H.** 1842-1878 Euclid Avenue (CO 9-14-07)
- I.** Berkeley High School Campus Historic District (SW 1/3/08)
- J.** 2746 Garber Street (SW 3/5/09)
- K.** 1901 Bonita Avenue (CO 11/16/10)
- L.** 1920 Bonita Avenue (CO 11/16/10)
- M.** 1940 Channing Way (CO 11/16/10)
- N.** 1920 Haste Street (CO 11/16/10)
- O.** 2414 Shattuck Avenue (CO 11/16/10)
- P.** Terminal Place (alley) (CO 11/16/10)
- Q.** 2041 University Avenue (CO 11/16/10)
- R.** 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- S.** 2301-2315 Telegraph Avenue / 2510-2516 Bancroft Way (CO 12/7/11)
- T.** 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- U.** 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- V.** 2410-2422 Telegraph Avenue (CO 12/7/11)
- W.** 3049 Adeline Street (CO 3/12/12)
- X.** "Manoa Historic District"- 2530 Way, 2524 Dwight Way, 2503 Regent Street, 2509 Regent Street, 2511 Regent Street, 2515 Regent Street, 2517 Regent Street, 2506 Dwight Way, 2502 Dwight Way/2501 Telegraph Avenue, 2512-2516 Regent Street/2525 Telegraph Avenue (CO 3/12/12)
- Y.** 1400 Sixth Street (CO 6/7/13)
- Z.** 1409 Scenic Avenue (CO 9/3/15)
- AA.** 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- BB.** 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)
- CC.** 100 Berkeley Square (SF 6/1/17)
- DD.** 741 Cedar Street (CO 7/6/17)
- EE.** 745 Cedar Street (CO 7/6/17)
- FF.** 749 Cedar Street (CO 7/6/17)
- GG.** 2212 Fifth Street (CO 7/6/17; initiation failed 6/6/21)
- HH.** 837 Folger Avenue (CO 7/6/17)
- II.** 1517 Fourth Street (CO 7/6/17)
- JJ.** 808 Gilman Street (CO 7/6/17)
- KK.** 830 Gilman Street (CO 7/6/17)
- LL.** 832 Gilman Street (CO 7/6/17)
- MM.** 836 Gilman Street (CO 7/6/17)
- NN.** 1018 Pardee Street (CO 7/6/17)
- OO.** 1336 Sixth Street (CO 7/6/17)
- PP.** 1345 Sixth Street (CO 7/6/17)
- QQ.** 601 Ashby Avenue (PA 2/1/18)
- RR.** 1013 Pardee (BO 9/6/18)
- SS.** 1940 Haste Street (LPC 10/04/18; upon relocation of historic building)
- TT.** 2222 Fifth Street (LPC 12/6/18)
- UU.** 1631-33 Walnut Street (LPC 7/2/19)
- VV.** 1601 California Street (PA 11/7/19)
- WW.** 2235 Channing Way, 2240 and 2300 Durant Avenue, 2372 Ellsworth Street (LPC 11/5/20)
- XX.** 2501, 2510, 2514, 2530 and 2551 San Pablo Avenue (LPC 4/1/21)

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19. CURRENT LAND USE PROJECTS (BMC SECTION 23.404.030(C))

The weblink below connects to a table of all current discretionary zoning applications pending in the City of Berkeley. The list is regularly updated by City staff, and is linked here in accordance with BMC Section 23.404.030(C) (Zoning Ordinance). Any property from the online list for which a permit is being sought may be taken up at a future meeting and added by the Commission to the "Potential Initiations" list. Further below are the addresses of projects that seek to demolish buildings (residential or commercial) over 40 years old. Permit applications for properties where full removal is not sought are not individually listed, but may be found in the on-line table.

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=62826>

Projects proposing demolition of buildings greater than forty years old**A. Non-Residential Structures (BMC Section 23C.08.050)**

3031	Adeline Street	ZP2018-0156
125 – 128, 130 and 131	Berkeley Square	ZP2021-0110
134	Berkeley Square	ZP2021-0110
701	Bancroft Way	ZP2021-0096
703	Bancroft Way	ZP2021-0096
705	Bancroft Way	ZP2021-0096
705A	Bancroft Way	ZP2021-0096
747	Bancroft Way	ZP2021-0096
811	Carleton Street	ZP2021-0003
2555	College Avenue	ZP2022-0019
2942	College Avenue	ZP2021-0072
2439	Durant Avenue	ZP2021-0192
2216	Fifth Street	ZP2021-0043
2213	Fourth Street	ZP2021-0043
2220	Fourth Street	ZP2021-0096
2221	Fourth Street	ZP2021-0043
742	Grayson Street	ZP2021-0161
2128, 2130, 2132, 2134, and 2136	Oxford Street	ZP2021-0162
2160, 2164, and 2168	Oxford Street	ZP2021-0162
1820	San Pablo Avenue	ZP2021-0186
2136	San Pablo Avenue	ZP2021-0046
2403	San Pablo Avenue	ZP2021-0220
2603 & 2605	San Pablo Avenue	ZP2021-0066
2607, 2609 and 2611	San Pablo Avenue	ZP2021-0066
2613	San Pablo Avenue	ZP2021-0066
2727	San Pablo Avenue	ZP2022-0033
1650	Shattuck Avenue	ZP2020-0022
1752	Shattuck Avenue	ZP2022-0011
2440	Shattuck Avenue	ZP2020-0201

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3000	Shattuck Avenue	ZP2022-0046
3031	Telegraph Avenue	ZP2020-0069
1207	Tenth Street	ZP2020-0046
2821	Tenth Street	ZP2022-0038
1708 and		
1710	University Avenue	ZP2021-0127
2000	University Avenue	ZP2020-0134

B. Residential Structures

1725	Berkeley Way	ZP2021-0055
2018	Blake Street	ZP2021-0095
1200	Dwight Way	ZP2022-0028
2212	Fifth Street	ZP2021-0043
2435	Haste Street	ZP2021-0210
1773	Oxford Street	ZP2022-0062
1915 and		
1917	Ninth Street	ZP2021-0121
776	Page Street	ZP2021-0084

20. ADJOURN

NOTICE CONCERNING LEGAL RIGHTS

If you object to a decision by the Landmarks Preservation Commission to approve or deny a designation or permit for a project, the following requirements and restrictions apply:

1. You must appeal to the City Council within Fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing to receive a Notice of Decision when it is completed.
2. Pursuant to Code of Civil Procedure, Section 1094.6(b), no lawsuit challenging a City Council decision to deny a permit or variance may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure, Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.
3. Pursuant to Government Code, Section 65009(c)(5), no lawsuit challenging a City Council decision to approve (with or without conditions) a permit or variance may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure, Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes

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a “taking” as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

FOR COMMISSION ACTION
JUNE 2, 2022

2200-block Piedmont Avenue – Olmsted landscape design

Structural Alteration Permit (#LMSAP2019-0009) to complete ADA access improvements within the public-right-of-way at the intersection of Piedmont Avenue and Bancroft Way.

I. Application Basics

A. Land Use Designations: Not applicable for locations within the public right-of-way

B. CEQA Determination: categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

C. Parties Involved:

- **Regulatory Entity:** City of Berkeley
Dept. of Public Works
Berkeley, CA 94704
- **Project Architect:** Matthew S. Gaber, Principal Landscape Architect
NCE Engineering & Environmental Services
501 Canal Blvd., Suite I
Richmond, CA 94804
- **Project Proponent:** Shraddha Navali Patil, Ph. D., Senior Planner
Physical & Environmental Planning
UC Berkeley Capital Strategies
300 A&E Building
Berkeley, CA 94720

D. Staff Recommendation: Resume and conclude the hearing on this matter, then consider favorable action on this request.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

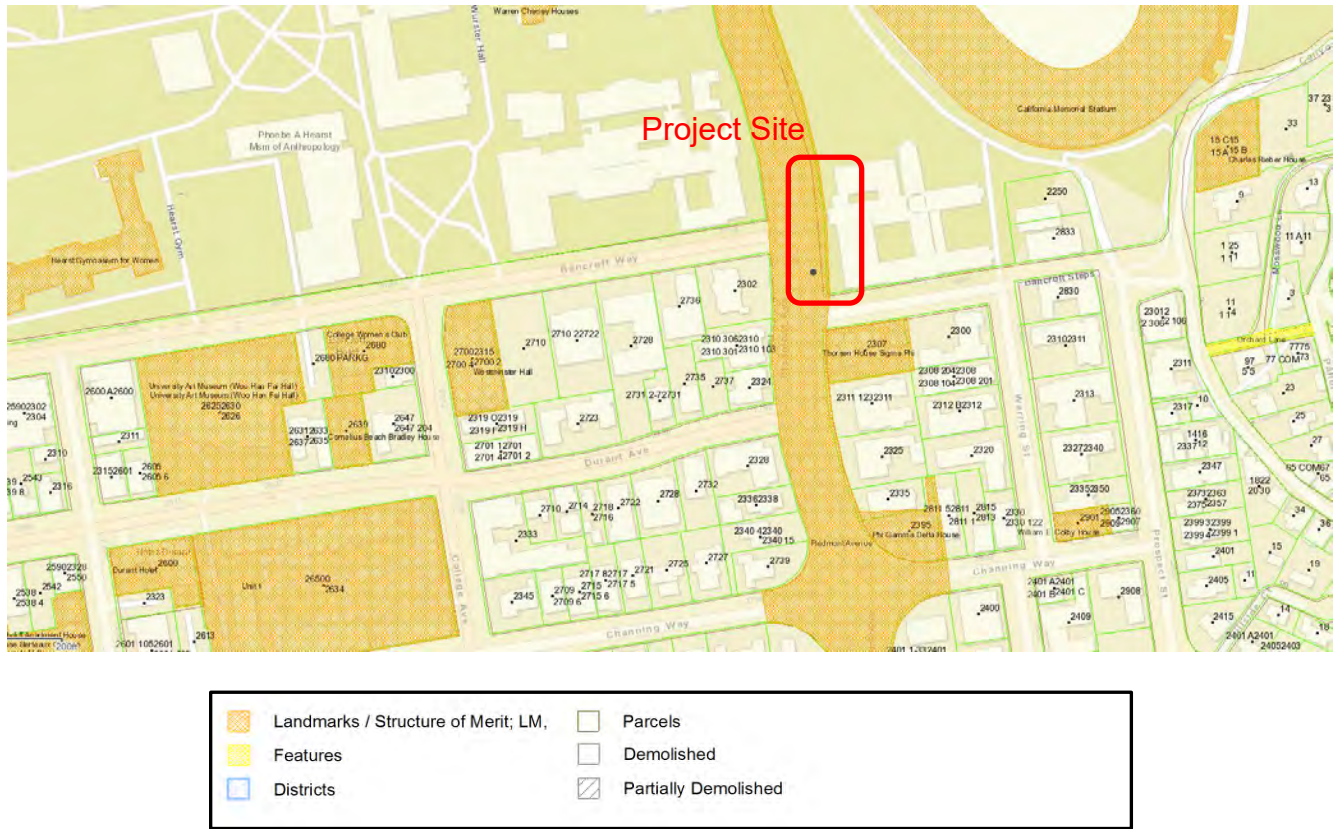


Figure 2: Photograph of existing conditions in project area of right-of-way (Google)



II. Background & Application Chronology

The curvilinear design of Piedmont Avenue, between the transition to Gayley Road on the north and the intersection with Dwight Way on the south, is attributed to landscape architect Fredrick Law Olmsted and, as such, received City of Berkeley Landmark designation status in 1990. The designation Notice of Decision is provided as Attachment 4.

On December 12, 2019, Matthew Gaber of NCE Engineering and Environmental Services, submitted a Structural Alteration Permit (SAP) application requesting permission to complete ADA access improvements for a portion of the west side of the 2200-block of Piedmont Avenue, a City Landmark property. On January 10, 2020, staff determined that the application was incomplete and required refinements, clarification of scope of work and additional information. On February 6, 2020¹, the Landmarks Preservation Commission (LPC/Commission) opened the hearing on this matter in accordance with the timely review provisions of Berkeley Municipal Code (BMC) Section 3.24.220 for *Permit Application – data and public hearing required*. On February 20, 2020, the applicant re-submitted application materials; staff determined that certain items remained outstanding.

On March 5, 2020, the Commission resumed the hearing, received a presentation from the applicant, provided comments and recommendations for improvements to the application, and then continued the hearing off-calendar while awaiting the applicant's response.

In April 2022, the project proponent contacted staff to resume consideration of the proposal, met with two Commissioners on-site May 17, 2022 (per the Commission's request in 2020), and then provided updated application materials on May 19, 2022. See Attachments 2 and 3 of this report.

On (or just prior to) May 23, 2022, staff mailed and posted advance notice of tonight's hearing, in accordance with BMC Section 3.24.230.

III. Project Description

The applicant proposes to upgrade the right-of-way features on the east-side of the 2200-block of Piedmont Avenue in order to improve conditions for ADA access to the International House, located immediately adjacent to the project site at 2299 Piedmont Avenue. In general terms, the proposed scope of work includes:

- Remove the existing ADA ramp, railings and walls between the back of curb and the back of sidewalk

¹ Public Hearing Notices for this hearing were posted on January 17, 2020, in accordance with the requirements of BMC Section 3.24.230

- Remove the existing sidewalk pavement, including staircases, and landscape features within the pedestrian right-of-way
- Grade and reduce the existing cross-slope within the pedestrian right-of-way to not greater than 2% in order to achieve ADA compliance
- Install pavement and/or decorative pavers (likely brick) throughout project area, thereby restoring the pedestrian pathway
- Re-establish one ADA compliant parking space adjacent to curb
- Re-establish an existing shuttle stop
- Install three new lamp posts – fixtures to match existing lamp post further north of the project site along Piedmont Avenue

The proposed improvement plan does not include plantings.

The Applicant's Statement and proposed project plans describing the project in detail are provided as Attachments.

IV. Analysis and Rational for Recommendation

Staff has identified the following relevant criteria pertinent to this project from the Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24).

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." In this case, the project proponent proposes to complete improvements to the subject landscape conditions in order to bring them closer to ADA standards for access and greater pedestrian mobility.

The analysis below summarizes staff's findings for this project with respect to all ten of the Secretary's Standards.

SOI Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Analysis: The property will continue its historic use as a public right-of-way

SOI Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Analysis: The historic character of the Olmstead-design landscape, as characterized by the broad width of its curvilinear form, placement and delineation of auto and pedestrian pathways, and central planted medians. The proposal retains, preserves and does not eliminate these features.

SOI Standard 3

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Analysis: The proposal does not include proposed alterations that would create a false sense of historical development. The proposed lamp posts are emblematic of period-style lighting but are contemporary and not conjectural.

SOI Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Analysis: The overall plan of 1864 landscape design appears to be largely intact with few significant changes. No changes that have acquired significance in their own right are present or would be affected by the subject proposal.

SOI Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Analysis: With respect to techniques and materials, no distinctive features, finishes or construction methods would be affected by the subject proposal.

SOI Standard 6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Analysis: Per the City's standard practice for consideration of alterations to cultural resources, the applicant would be required to consider repair rather than the replacement of deteriorated historic features of this site; when the severity of deterioration requires replacement, then the applicant would match the old in design, color, texture, materials and, where possible, quality.

In the case of this historic landscape, the proposal includes removing and not replacing existing areas of vegetation between the curb and the edge of the sidewalk pavement. While the layout and design of these areas likely did not date to the original historical period, the plantings are well-integrated in the existing

street conditions, reflect the City-wide right-of-way design and planting pattern, and have not yet been determined to contribute the accessibility challenges that the applicant proposed to address.

Therefore, staff recommends that the Commission consider a Condition of Approval for this project that would require the applicant to undertake further study of the possible planting opportunities in coordination with Public Works staff and the Traffic Engineer. If the Engineers determines that landscape and/or street trees would be appropriate within the project area, then the applicant would be required to revise the landscape prior to Landmarks staff plan check approval of the Public Works permit of this project. See draft Condition of Approval 18.

SOI Standard 7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Analysis: If approved, this project would be subject to a Condition of Approval that ensures only the gentlest measures are employed when chemical treatments are required.

SOI Standard 8

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Analysis: This proposal includes grading within the project area and, if granted, would be subject to the City's standard conditions of approval that require prompt and appropriate action to address the discovery of subsurface cultural resources.

SOI Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis: The proposed work includes new features in the public right-of-way such as ADA ramp, surface pavement, will be compatible with the historic design by virtue of its seamless installation, low profile and limited overall impact. These features would not destroy spatial relationships of the historic landscape design.

SOI Standards 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: The proposal satisfies with standard because, if the proposed improvements were removed, they would not permanently impair the integrity or essential form of the Olmsted design.

B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

In order to approve a request for a SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. An analysis of the project with respect to the required findings of LPO is outlined below.

BMC Section 3.24.260, Paragraph C.1

“For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features...”

Analysis: The character-defining features of the subject Olmsted landscape design are its curvilinear form, broad width of 100 ft., the placement and delineation of auto and pedestrian pathways throughout, and the central planted medians. While the proposal would not adversely affect any of these aspects of the landscape, it would eliminate all existing vegetation in the project area.

As discussed previously in the analysis of SOI Standard 6, the removal of these organic features would diminish the City’s public right-of-way amenities and should be avoided where possible. Therefore, staff recommends that the Commission take favorable action on this proposal while requiring further study and review of the plan by the Public Works staff and Traffic Engineer for consistency with standards and practices for pedestrian access and landscape amenities.

“...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.”

Analysis: The aesthetic value of this City Landmark feature would be preserved, generally speaking, and could be further enhanced with the retention of existing or comparable landscape features. See previous analysis, above.

V. Recommendation

Staff recommends approval of this request for a Structural Alteration Permit pursuant to Section 3.24.260, and subject to the attached findings and conditions that require further study of planting options for the project site.

Attachments:

1. [Recommended Findings for Approval](#)
2. [Proposed Project Plans, received May 17, 2022](#)
3. [Applicant Statement, received May 23, 2022](#)
4. [LPC Notice of Decision for Piedmont Avenue, dated February 22, 1990](#)

Prepared by: Fatema Crane, Senior Planner, fcrane@cityofberkeley.info; 510-981-7410

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

2200-block Piedmont Avenue

Structural Alteration Permit #LMSAP2019-0009

Structural Alteration Permit #LMSAP2019-0009 to complete ADA access improvements in the public right-of-way at the intersection of Piedmont Avenue and Bancroft Way.

FINDINGS REQUIRED UNDER CEQA

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The property will continue its historic use as a public right-of-way.
2. The historic character of the Olmstead-design landscape, as characterized by the broad width of its curvilinear form, central planting median and auto and pedestrian pathways. The proposal retains, preserves and does not eliminate these features.
3. The proposal does not include proposed alterations that would create a false sense of historical development. The proposed lamp posts are emblematic of period-style lighting but are contemporary and not conjectural.
4. The overall plan of 1864 landscape design appears to be largely intact with few significant changes. No changes that have acquired significance in their own right are present or would be affected by the subject proposal.
5. With respect to techniques and materials, no distinctive features, finishes or construction methods would be affected by the subject proposal.

6. As conditioned herein, the applicant shall be required to consider repair rather than the replacement of deteriorated historic features of this site; when the severity of deterioration requires replacement, then the applicant shall match the old in design, color, texture, materials and, where possible, quality. With respect to features of this historic landscape design, the applicant will be asked to consider retaining or providing comparable areas of planted landscaping between the curb and edge of sidewalk.
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require that any chemical or physical treatments be undertaken using the gentlest means possible.
8. This proposal includes grading within the project area and is subject to the City's standard conditions of approval that require prompt and appropriate action to address the discovery of subsurface cultural resources.
9. The proposed work includes new features in the public right-of-way such as an ADA ramp and surface pavement, will be compatible with the historic design by virtue of its seamless installation, low profile and limited overall impact. These features will not destroy spatial relationships of the historic landscape design.
10. If the proposed improvements were removed, they would not permanently impair the integrity or essential form of the Olmsted design.

FINDINGS REQUIRED UNDER LANDMARK PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property. Specifically:
 - A. The character-defining features of the subject Olmsted landscape design are its curvilinear form, broad width of 100 ft., the placement and delineation of auto and pedestrian pathways throughout, and the central planted medians. As conditioned herein, these features would not be adversely affected by the request for ADA access improvements.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions

shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits (Section 23.404.060.C)

- A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American

groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

7. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*)

Pursuant to CEQA Guidelines Section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources are carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

8. Human Remains (*Ongoing throughout demolition, grading, and/or construction*)

In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

9. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*)

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. The proposed project is approved as shown on the drawings dated “received May 17, 2022” subject to the conditions herein.
11. No changes can be made to these approved plans without prior approval.
12. **PUBLIC WORKS PERMIT** – This Structural Alteration Permit approval is contingent upon Public Works permit approval.
13. Repair and replacement of character-defining features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
14. Chemical or physical treatments, if appropriate, shall be called out in the scope or work for any building permit for this project and shall be undertaken using the gentlest means possible. Treatments causing damage to historic materials shall not be used.
15. Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
16. Applicant shall submit a separate application for the signage. It is not included in this permit.
17. Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building

lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

- 18. LANDSCAPE PLANS** – Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall revise the landscape plan to include areas of new plantings and, where possible, street trees within the traditional landscape strip between the curb and edge of sidewalk. The revised landscape plan must call out the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.
- 19.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.
- 20.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.
- 21.** The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
- 22.** The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
- 23.** All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
- 24.** The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of

any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

Berkeley Capital Strategies

International House
Structural Alteration Permit
#LMSAP 2019-0009

PROPOSED PIEDMONT AVENUE ADA IMPROVEMENTS

Slope at Shuttle Stops does not comply with ADA standards



Non compliant ADA parking space-
No level exit area from vehicle



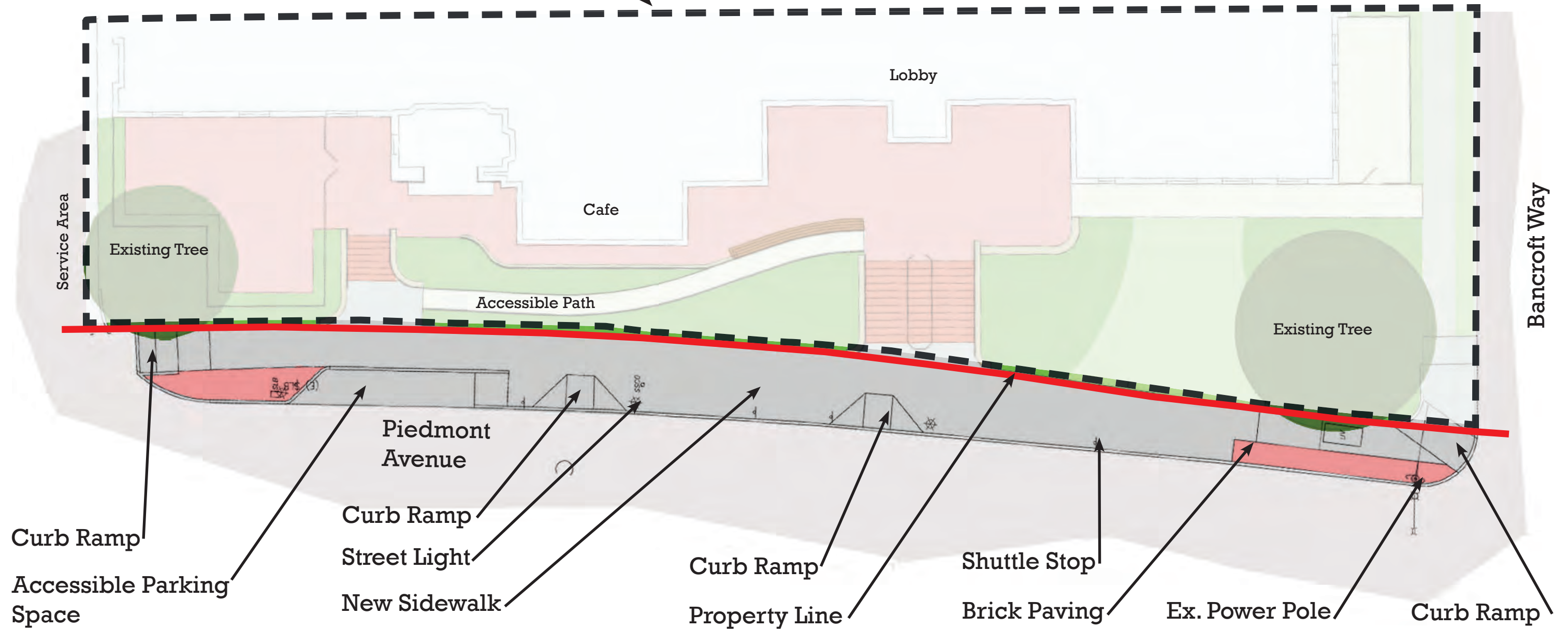
Landing for stairs and ramp do not comply with ADA and are within the street



Landing for stairs is within the street



THIS AREA SHOWN FOR REFERENCE ONLY



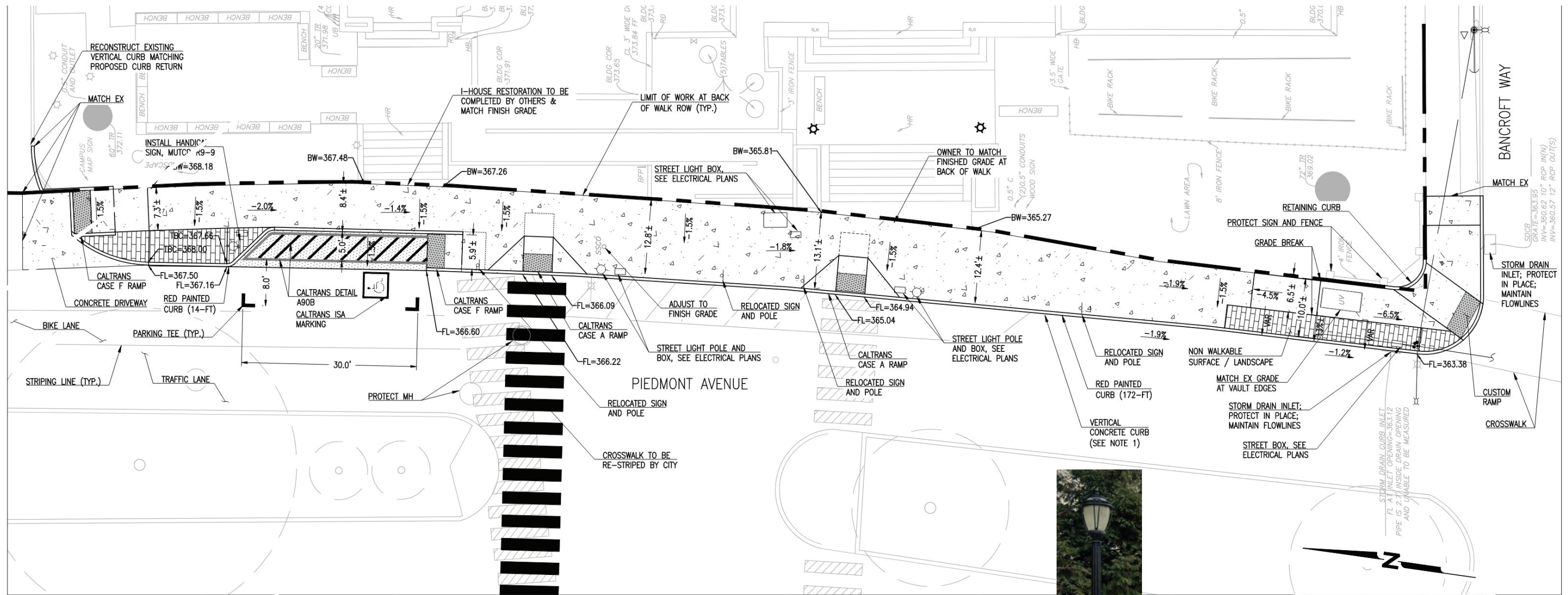
Piedmont Ave. ADA Improvements Master Plan

NTS





May 17th, 2022



L1.2



IMPROVEMENT LEGEND

-  CONCRETE SIDEWALK PER THE CITY OF BERKELEY STANDARD PLAN
-  CONCRETE PAD (VEHICULAR)
-  NON-WALKABLE/PAVER SURFACE
-  DETECTABLE WARNING STRIP

NOTES

1. NEW 6-INCH CONCRETE VERTICAL CURB SHALL MATCH EXISTING FLOW LINE AND ALIGNMENT, WITH MINOR ADJUSTMENTS AS NEEDED FOR CONTRACTIBILITY PURPOSES. NEW SIDEWALK WILL HAVE A MAXIMUM 2% CROSS SLOPE.

Street Light to match existing on Piedmont Avenue



Brick by McNear
Brick and Block
Commercial Series
Style: McNear Red



Piedmont Ave. ADA Improvements Improvement Plans

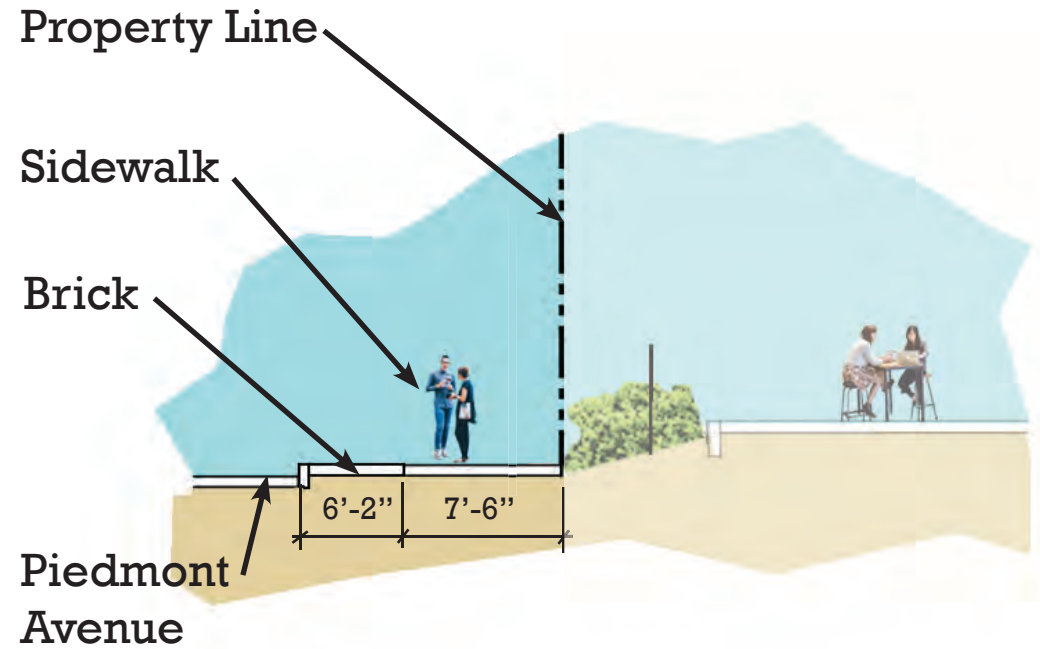
NTS

May 17th, 2022

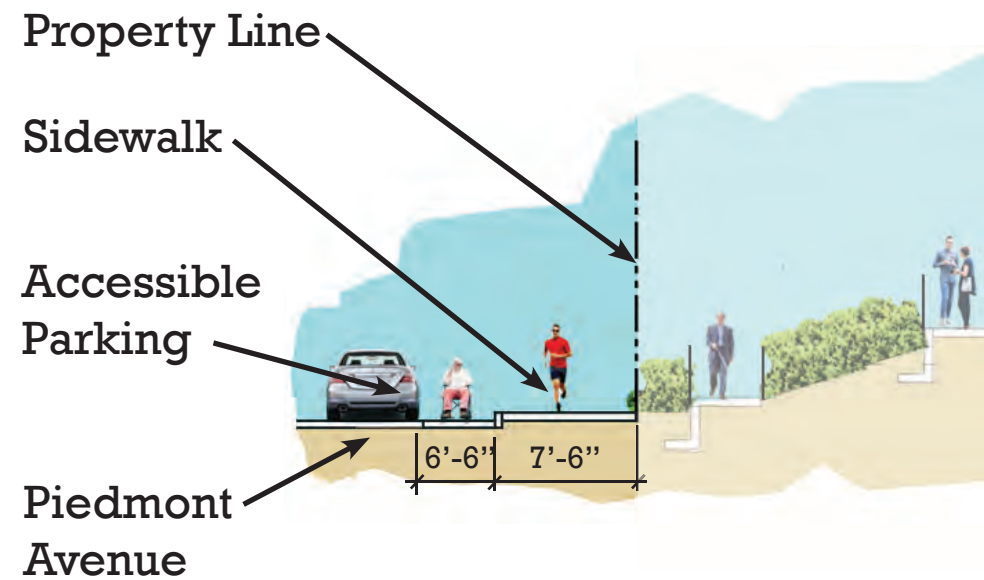


L1.3

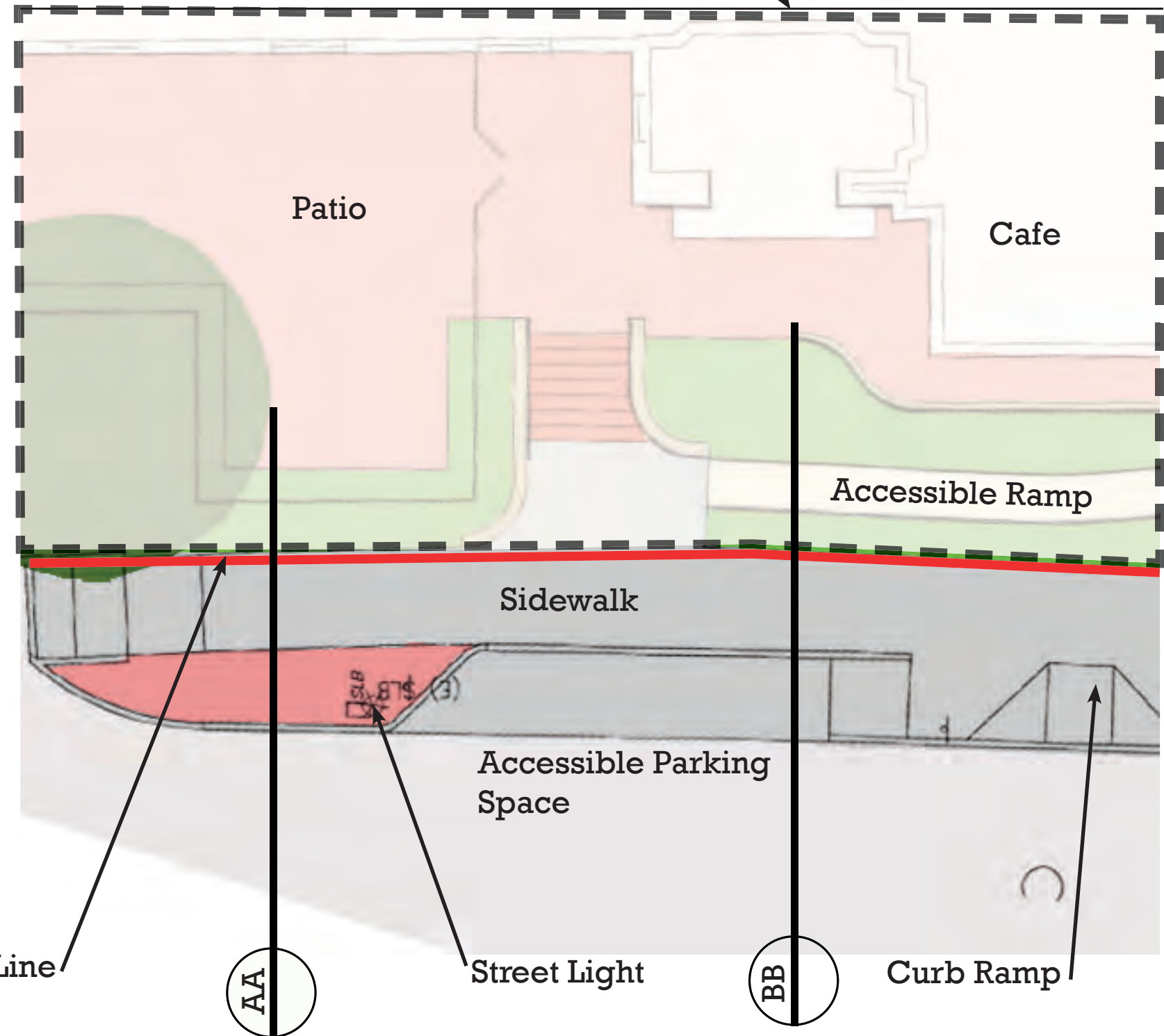
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Section AA



Section BB



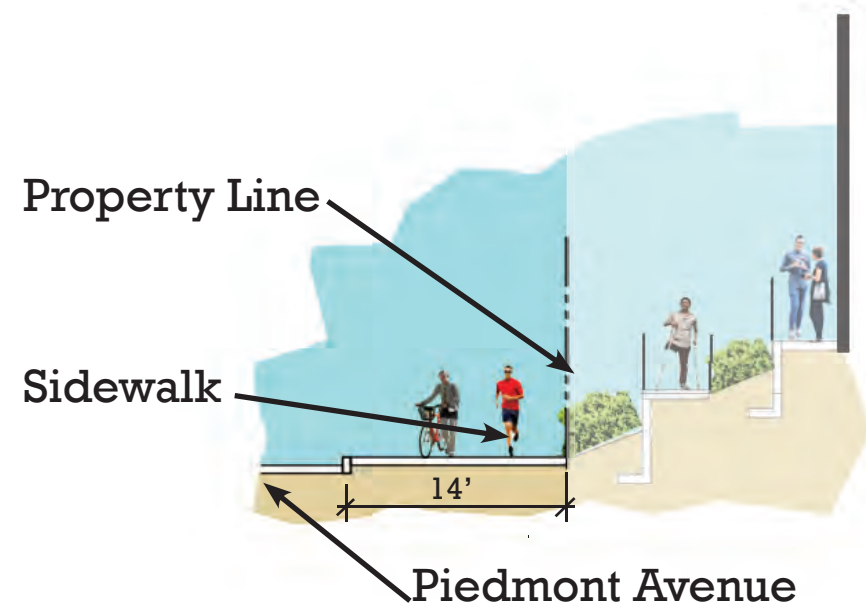
Property Line

Street Light

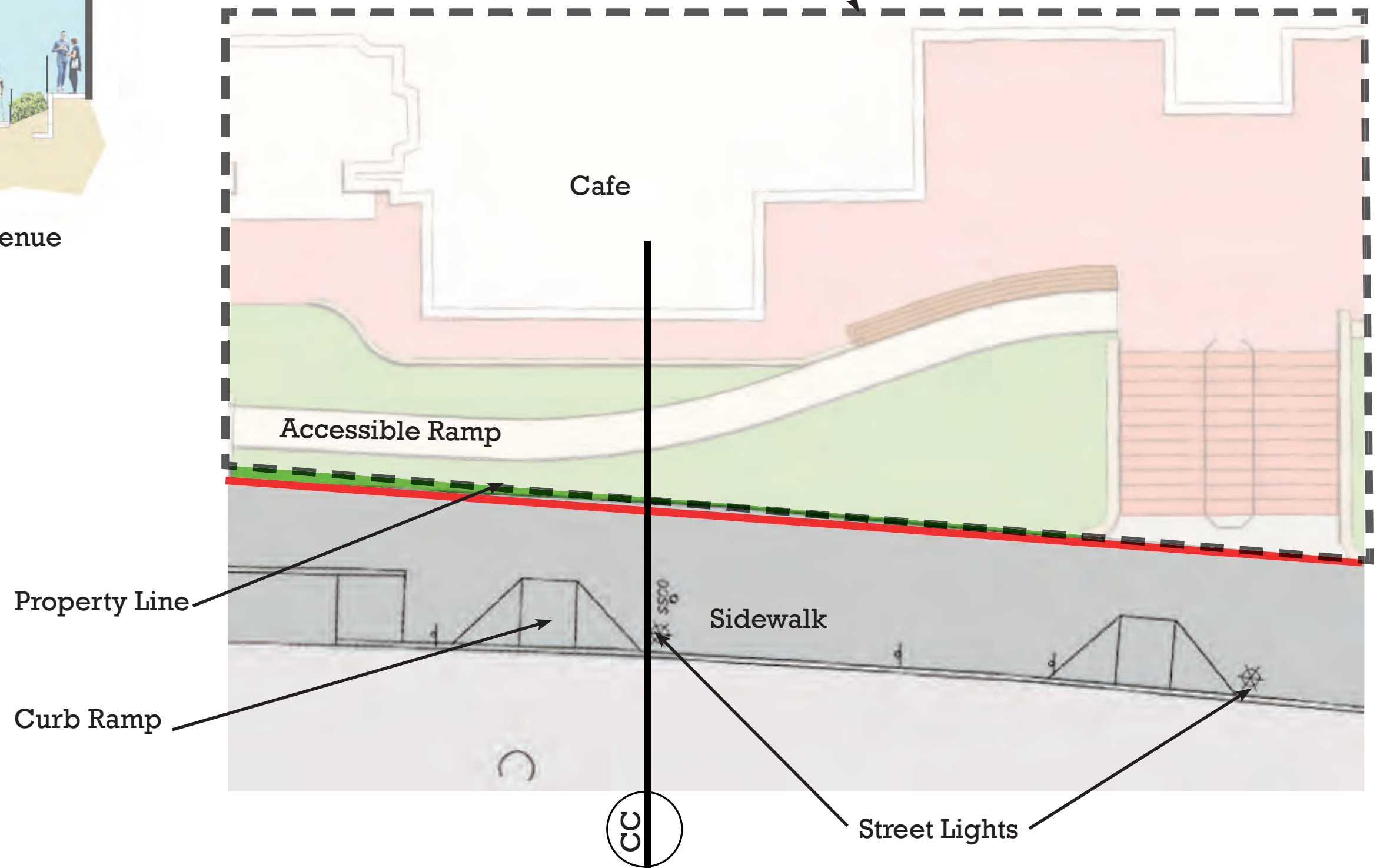
Curb Ramp

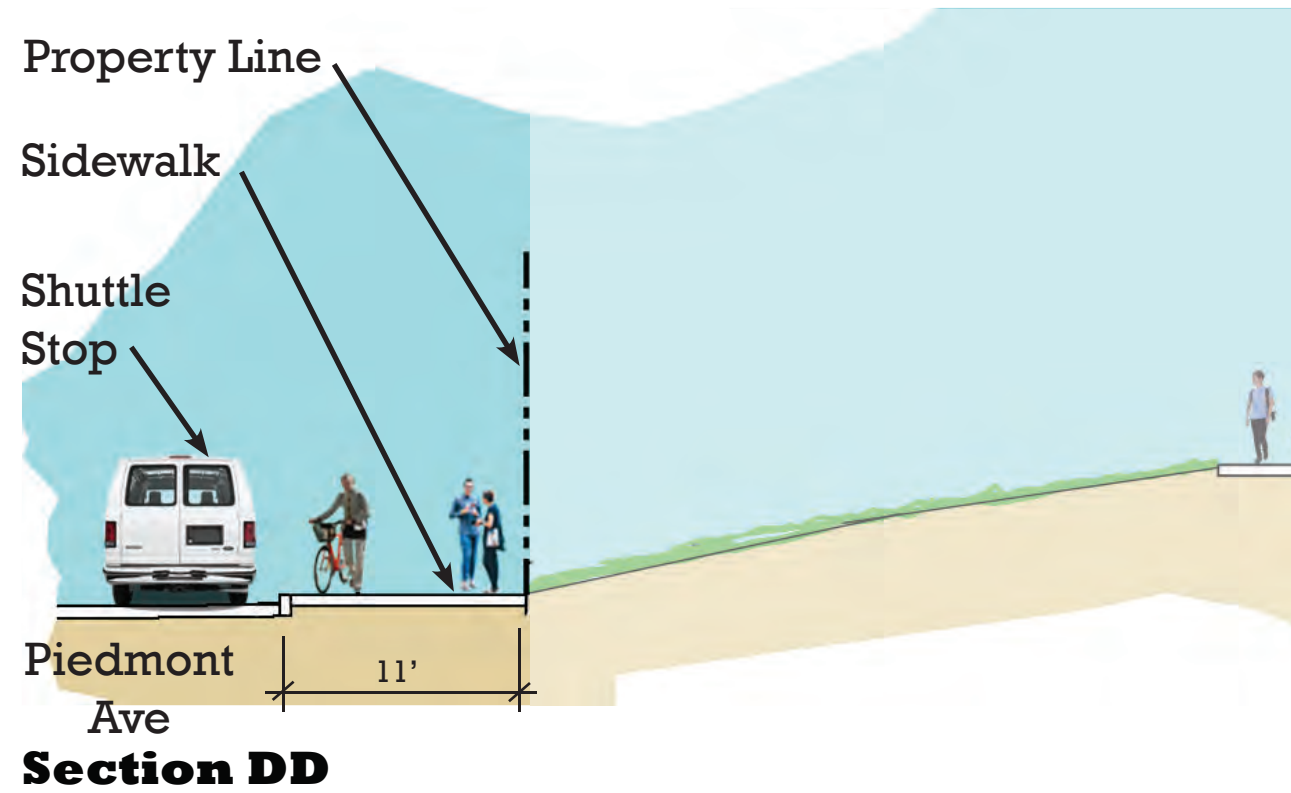


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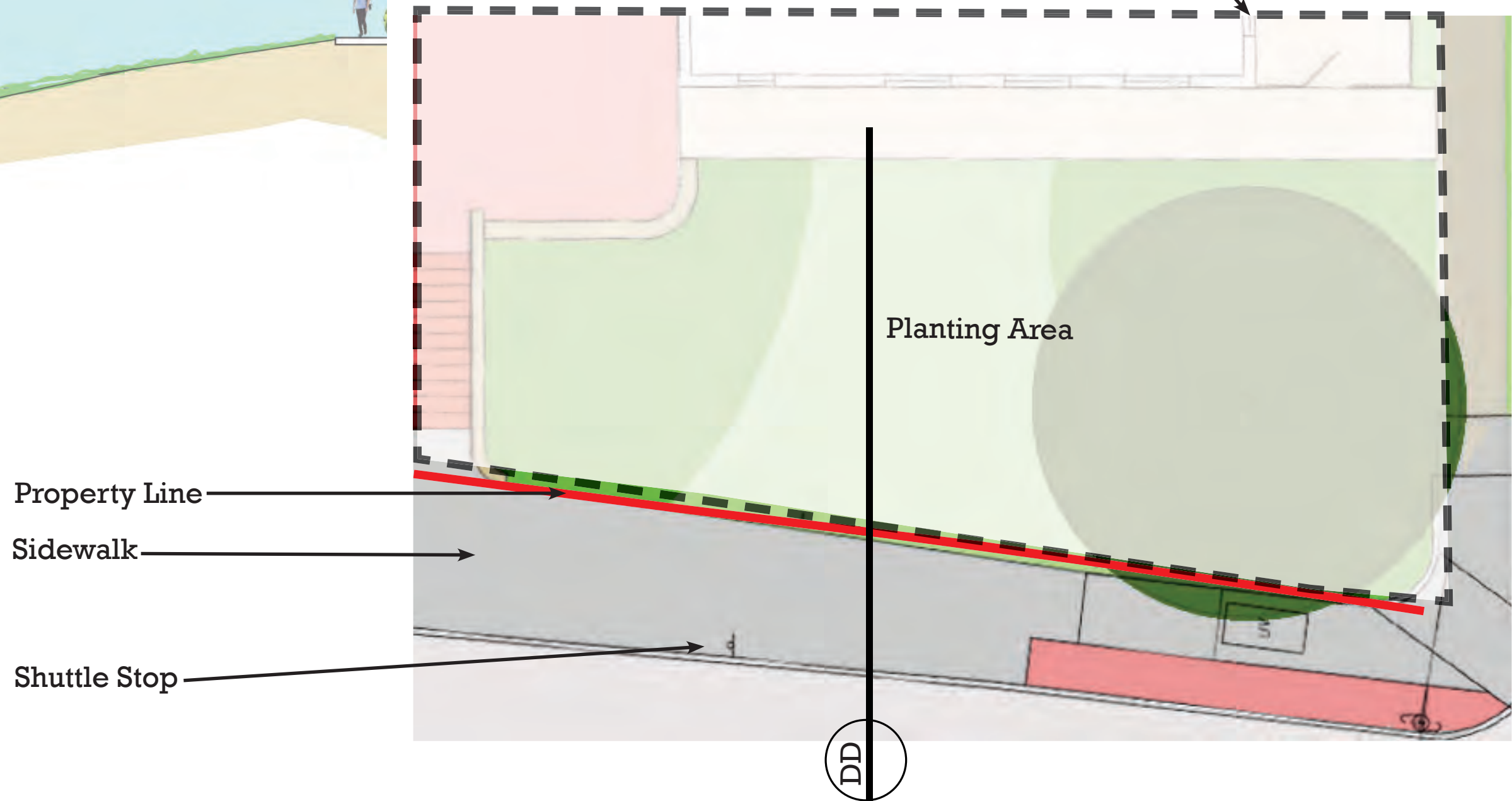


Section CC





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STRUCTURAL ALTERATION PERMIT (#LMSAP 2019-0009)
**International House Proposed ADA Improvements within the Public-Right-of-Way
at the intersection of Piedmont Avenue and Bancroft Way**

PROJECT STATEMENT

1.0 Project Background

Land Use Planning
Received
May 23, 2022

The International House has undertaken a design approach to address a multitude of public safety, ADA compliance, operational constraints, maintenance issues and code issues that currently exist within the Public-Right-of-Way in front of the International House.

The goals of the project are to

- Integrate ADA access more gracefully into the streetscape
- Continue to provide an ADA accessible shuttle stop
- Create ADA compliant sidewalks
- Construct the existing ADA parking space as a compliant ADA parking space
- Underground utilities
- Increase pedestrian lighting
- Create wider sidewalks to accommodate the high volume of pedestrians
- Reduce maintenance costs
- Increase pedestrian safety

This Structural Alteration Permit (SAP) application proposes to complete ADA access improvements for a portion of the west side of the 2200-block of Piedmont Avenue, a City Landmark property. The Public-Right-of-Way ADA Improvements are part of a larger project undertaken by the International House to renovate the International House's front entry. Most the front entry renovations are outside of the Public-Right-of-Way and are not located within the Landmarked Piedmont Avenue streetscape or under the jurisdiction of the City of Berkeley.

Working collaboratively with multiple departments within the City of Berkeley (Public Works, Fire, Planning and Transportation), the University of California, the Department of the State Architecture and the International House staff, the project team created multiple options for this constrained site. The submitted plan represents the preference of the City of Berkeley's Fire Department.

Upon completion of the project, the front entry of the International House and the Piedmont Avenue streetscape will provide a multitude of benefits to the public, support a vibrant, highly accessible arrival experience and feature a new streetscape that is contextual with the historic roadway and architecture of the International House.

Update on Application Submittal and Previous LPC Hearing

The Landmarks Preservation Commission reviewed the Structural Alteration Permit (SAP) application during the March 5, 2020 LPC hearing and provided feedback. Since then, the project is under review. The university has revised the design and project plans taking into consideration the comments from the

LPC. The University's Capital Strategies has taken the lead on the pending 2019 application submittal to the LPC and requests final action at the June 2 meeting. In addition, on May 17, 2022 based on LPC's feedback, UC organized a site visit with Commissioner Twu and Commissioner Finacom at the public-right-of-way project site. The purpose of the site visit was to review the revised plans and learn more about UC's proposed access improvements and the site conditions. The University staff addressed the questions from the commissioners and provided background information regarding the project.

Early History of Piedmont Avenue

The conception of Piedmont Avenue began during the master planning of the College of California (the future UC Berkeley) in the 1860's. Landscape architect Frederick Law Olmsted was commissioned to generate a comprehensive study of the campus. The Olmsted Plan for the College of California (1865) illustrated the origins of the east-west axis of the Central Glade, embraced by the north and south forks of Strawberry Creek. An integral design element was Piedmont Way, Olmsted's first landscaped boulevard, running north-south that became a model for several of his residential projects around the country. Olmsted's master plan was conceptual and was not outlined in detail or supported by construction documents. The 'overarching intention' of the master plan was 'to create a framework in which others could later make decisions'. The most detailed plan of his vision was a parcel map from 1868 that includes lot lines and right of ways but no indications of medians, divided roadways, sidewalks, curbs or plantings.

The curvilinear design of Piedmont Avenue, between the transition to Gayley Road on the north and the intersection with Dwight Way on the south, is attributed to Fredrick Law Olmsted and, as such, received City of Berkeley Landmark designation status in 1990.

Existing Conditions

Over the course of the last 150 years, Piedmont Avenue has seen many physical and demographic changes. Piedmont Avenue now possesses a broad range of residential uses, functions as a major transportation route and must comply with regulatory requirements. Currently the Avenue supports a diverse and growing student body traveling along it with a wide array of devices from electric scooters to mopeds, strives to accommodate ride sharing services, provides access for a wide range of emergency, service and shuttle vehicles, transforms from a vehicle dominated roadway to a pedestrian friendly environment during special events and must seamlessly incorporate ADA accessibility.

2.0 Project Description

The project proposes to upgrade the Public-right-of-way of the area in order to improve the conditions for ADA access to the International House located immediately adjacent to the project site at 2299 Piedmont Avenue. The scope of work includes the following:

1. Remove the existing ADA ramp, railings and walls between the back of curb and back of sidewalk
2. Remove the existing non-compliant staircases within the Right of Way
3. Remove and reconstruct the existing sidewalk to increase its width from 6' to 8'

4. Remove the existing soil in the parkway adjacent to the existing ADA parking space, add a curb wall and new sidewalk to align with the top of curb to create an ADA Compliant landing for the existing parking space
5. Lower the elevation of the existing sidewalk to make it level with the top of curb
6. Reconstruct the existing shuttle stop to make it ADA compliant by removing the existing sidewalk, constructing a new sidewalk at a lower elevation aligned with the top of curb and provide a 4' wide landing for passengers
7. Install three pedestrian pole lights per the City of Berkeley's standards
8. Install brick paving at the northwest and southwestern edge of the public-right-way
9. Reconstruct the existing curb along its current alignment to increase storm water flow capacity along the Avenue

Attachment 1 provides the set of plans to illustrate the existing conditions and proposed project.

Project Rationale

The rationale for the project is public safety, compliance to ADA, aesthetic enhancement, integrating different modes of transportation and to recognize trends of more active uses of the public realm.

Specific rationales include:

- Pedestrian Safety: Pedestrians currently crossing Piedmont Avenue enter or exit the existing accessible ramp or stairs directly into the roadway. By code there must be protected landings at the bottom of both ramps and stairs.
- Accessible landings on the sidewalk for both the existing ADA parking space and the shuttle space. Currently there are no accessible landings.
- Installing brick paving, instead of landscape strips or a line of trees accommodates increased pedestrian traffic. Brick paving is consistent with other sidewalks along Piedmont Avenue. During special events such as football games, Piedmont Avenue is closed to vehicular traffic before Bancroft Way. The sidewalks, ramps and stairs in front of the I-House must accommodate large crowds and emergency access. Currently there is not enough room for pedestrians to walk along the sidewalk, pedestrians can trip or fall on the irregular pavements/curbs. Emergency providers have a very constrained space to provide direct access to Gayley Road and their command center is typically located within the International House's driveway.
- Currently the I-House streetscape is composed of a range of walls, railings, signs, over-head utilities and plantings. The proposed improvements will create a harmonious composition that reflects the unique architectural character and pedestrian scale of I-House and Piedmont Avenue.

Project Benefits

The proposed renovations will provide a multitude of safety and aesthetic benefits to the public and community.

1. Increase pedestrian safety by eliminating conflicting pedestrian access points into roadway
2. Provide an ADA compliant shuttle stop, parking space and curb ramps, guaranteeing universal access for all
3. Remove a confusing and unpleasant system of ramps and walls within the right-of-way
4. Underground overhead utilities for public safety, removing visually intrusive elements

-
5. Provide pedestrian scaled lighting that will increase safety
 6. Accommodate a range of service, emergency and transportation uses while removing conflicts
 7. Increase the width of the sidewalks to accommodate increased pedestrian traffic and activities

FINDINGS

Compliance with the CITY OF BERKELEY MUNICIPAL CODES CHAPTER 3.24

The proposed renovations of the existing Piedmont Avenue streetscape in front of the I-House are warranted per section 3.24.280 of the Berkeley Municipal Code which states that *'None of the provisions of this chapter shall be construed to prevent any measures of construction, alteration or demolition necessary to correct or abate the unsafe or dangerous condition of any structure, other feature, or part thereof, which such condition has been declared unsafe or dangerous by the Planning and Community Development Department or the Fire Department, and where the proposed measures have been declared necessary, by such department or departments, to correct the said condition; provided, however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this section.'*

As noted previously in this Applicant Statement, the existing stairs, accessible ramp, shuttle stop, and accessible parking space are non-compliant with ADA and are an unsafe and dangerous condition. The applicant seeks to rectify this condition by constructing ADA compliant facilities within the public right of way.

Attachment 1: Proposed Project Plans and Images, Piedmont Ave. ADA Improvements

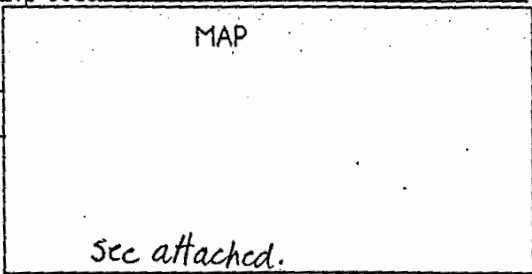
Item ~~5~~ 7B

DRAFT

CITY OF BERKELEY
Ordinance 4694-N.S.
LANDMARK APPLICATION

126
CURRENT PLANNING
FEB 16 1990

1. Street address Piedmont Avenue, btw. Dwight & zip code 94704
County Alameda City Berkeley ^{Gay Pky}
2. Assessors Parcel Number: Block # _____ Lot # _____
Dimensions: _____ x _____ irregular _____
Cross street _____ Location Map: _____
3. Is property on any survey? Neighborhood _____
State Inventory National Register _____
^{State Historic Landmark} # 986 on States list
4. Application for Landmark includes:
a. Building (s) _____ gardens _____ Other features _____
b. Landscape or open space Natural _____ Designed Other _____
c. Historic site _____
d. District _____
e. Other Roadway and planted boulevards and medians
5. A. Historic Name of property Piedmont Way
b. Commonly known name _____
6. Date of construction Surveyed: 1865 a. Factual b. Approximate _____
source of information Records of the Board of Trustees of the College of California, October 3rd, 1865 - page 286
7. Architect Frederick Law Olmsted ^{Landscape} Builder _____
8. Style 1st sheet design of its kind - "Olmstedian"
9. Original owner College of California / City of Berkeley Original use _____
10. Present owner City of Berkeley Address 2180 Milvia Street
Private.....Public Institutional.....Business.....
Present occupant.....
11. Present use: current zoning status? _____ adjacent property zoning? _____
Residential: single family _____ Duplex multiple
Commercial: _____ office _____ store _____ industrial _____ hotel _____
Institutional: School _____ Church _____ hospital _____ park _____ University
12. Present condition of property: _____
Exterior: excellent....good....fair... poor....
Interior: excellent....good....fair....poor....
Grounds: excellent....good....fair poor....



7B

13. Description

Place contact print
here

14. History

see attached documentation for State Historic Landmark
application prepared by the Friends of the Frederick Law Olmsted Papers,
Theodore Osmundson, President

15. Significance

see attached

Historical value: National State County City Neighborhood
Architectural value: National.....State.....County.....City.....Neighborhood.....

16. Is the property endangered? yes no explain, if yes Will suffer major impacts if Haas Business School is constructed adjacent.

17. Photograph(s) or copies of photographs
Contemporary See attached date _____ Historic See attached date _____
Photographer.....Photographer.....
repository.....repository.....

18. Bibliography

Published sources See attached Public Records _____
Interviews _____ Other _____

19. Recorder: Name Lesley Emmington Jones date February 15, 1990
Address 195 The Uplands telephone 652-2255
Do you represent an organization? Name Landmarks Preservation
Address _____ telephone Commission

APPLICATION FOR REGISTRATION OF HISTORICAL LANDMARK

7D

1.

Name of Proposed Landmark Frederick Law Olmsted's Piedmont Avenue Parkway

Location Piedmont Avenue, between Gayley Road and Dwight Way
Berkeley, California

County Alameda

Name and Address of Landowner upon Whose Property Landmark is Proposed _____
City of Berkeley, 2180 Milvia Street, Berkeley, California 94705

Name and Address of Applicant Theodore Osmundson, FASLA Phone No. 415/526-4566
81 Kingston Road President, Friends of the Frederick
Kensington, CA 94707 Law Olmsted Papers Bus. Phone No. 415/541-9071

Is this landmark of statewide significance as described in the State of Policy? yes

Explain (use extra sheet if necessary):

Under criteria IA-1 and IIIA - see attached statement

Is bibliography complete? (To enable verification of statements and claims made herein.) Yes

Is permission of property owner for registration attached? Public Property

Is approval of property owner to place a plaque attached? plaque not requested

Is proof of reasonable protection for requested landmark attached? _____

Are photographs, prints, or drawings (two views) attached? Yes

BRIEF HISTORY AND DESCRIPTION (Corresponding to one or more items under I, II, or III of the Statement of Policy.)

2.

Frederick Law Olmsted's Piedmont Avenue Parkway
Statement of Statewide Significance

Introduction

Frederick Law Olmsted, America's visionary 19th century landscape architect, spent the years 1863-1865 in California. During this period he formulated important ideas that contributed to future urban planning and a national policy for the preservation of wild lands. By proposing that Yosemite become a "public reservation" he laid the foundation for this nation's unprecedented and magnificent system of national parks. He also argued for building a central park in San Francisco - a concept that evolved into present-day Golden Gate Park. He proposed plans for the University of California campus at Berkeley and for Mountain View Cemetery in Oakland. (In later years he returned to California and laid out the site and landscape plans for Stanford University.) He is known today throughout the United States as the principal designer of New York's Central Park (1858), The Washington, D. C. Zoological Gardens (1866), Chicago's Riverside Park (1866), Boston's Franklin Park (1886), the Columbian Exposition (1892), and the basic landscape plan for the national capitol in Washington D.C. (1874-1886), to name just a few of his park and community development projects.

When he conceived his plan for the College of California (now the University of California at Berkeley), he also proposed the idea for the Piedmont Avenue parkway as a part of a neighborhood development and roadway connecting two beautiful open spaces. This pleasant curvilinear road was a forerunner of the parkways Olmsted was to make famous in other cities.

In 1864, Olmsted was asked by representatives of the College of California to develop a plan for a college campus and adjacent residential community in what is now the City of Berkeley. Olmsted visited the site and worked on his proposals for nearly a year before presenting them to the college's board of trustees in September 1865. His finished plan, completed in June 1866 was entitled Berkeley Neighborhood; Report Upon a Projected Improvement of the Estate of the College of California at Berkeley, near Oakland. It included a written text and several maps and drawings including "a very large map some nine feet by five" on which the entire ground plan was shown in detail. The plan included a roadway through what was then called the College Homestead Tract (property of the College of California) that was to connect the College of California to Oakland by way of Mountain View Cemetery which Olmsted was then designing.

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Today, much of the ground covered by Olmsted's original plan is included in State Historic Landmark 946. One major element of the plan, however, lies outside the main campus of the University of California and is not generally or officially recognized as part of Olmsted's original concept. The gently curving, divided roadway, (Gayley Road/Piedmont Avenue between Hearst Avenue and Dwight Way) was originally intended to be a tree-lined scenic drive that would enhance and support the life of the proposed college by encouraging the development of a "refined residential neighborhood." Today, Piedmont Avenue between Gayley Road and Dwight Way is the only part of Olmsted's original plan that was fully developed and that has survived the years.

Background

In his report in 1865, Olmsted discussed the "local circumstances that would be most favorable to the attainment of the objects of a College." He pointed out that a college campus needed to be near enough to an urban center to enable faculty and students to live rich and satisfying domestic personal lives... "a refined domestic life" being "unquestionably the ripest and best fruit of civilization." On the other hand, the campus and its adjacent residential resources also needed to be far enough removed from the "heated, noisy life of a large town" that the setting would encourage quiet reflection and provide opportunities to concentrate on scholarly pursuits without unwanted distractions and interruptions.

In other words, the campus needed to be neither rural nor urban, but should enjoy some of the best qualities of each. The Berkeley campus was sufficiently close to San Francisco to benefit from the commercial and cultural opportunities provided by what was then the west coast's leading metropolis. On the other hand, the site itself was not even "merely rural." It was, as Olmsted put it, in a "completely rustic and almost uninhabited condition, two small families of farmers only having an established home within half a mile of it. This is its (the site's) chief defect, and the first requirement of a plan for its improvement is that it should present sufficient inducements to the formation of a neighborhood of refined and elegant homes in the immediate vicinity of the principal College buildings."

His task, therefore, was to create not only a campus for classroom and laboratory studies, but also to create a residential community directly adjacent to the campus that would be suitably pleasant, enjoyable, healthful, and tranquil to serve the needs of faculty, staff, and students.

To accomplish this end, Olmsted outlined a number of factors that he considered essential to such a community. Shelter from

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the elements was, of course, a given, but he was also concerned with the role of sunlight and fresh air. It was important, he said, to create "attractive, open-air apartments that could be occupied for hours at a time, with convenience and ease in every respect." Rooms or apartments that met this standard were not mere luxuries, but were actually "indispensable to the preservation of health and cheerfulness." The lack of proper environments for living inevitably led to "languor, dullness of perceptions, nervous debility or distinct nervous diseases."

Private living spaces must be pleasant in themselves, he said, but must also be set into pleasant neighborhoods with adequate and convenient domestic services, and a lack of nuisances (noisy industrial activity, excessive traffic, or "surly, hot-blooded, undisciplined, quarrelsome" neighbors).

After the need for "good neighbors," Olmsted said, the most important requisite of a pleasant neighborhood, "will be found in all cases to be that of good 'out-goings' from the private grounds." Such "outgoings" were essential for the purposes of encouraging social visits, for occasional changes of scene, and for basic freedom of movement beyond the limits of one's private residence.

For this purpose the common roads and walks of the immediate neighborhood must be gentle, safe, and pleasant to use. They should be protected from the heat of the midsummer sun and the fierceness of the wind. Roads and walks should lead to points of public interest and occasionally provide access to views of beautiful or interesting distant scenes.

In adapting these concepts to the proposed college campus in Berkeley, Olmsted pointed out that it would be necessary to overcome the general dryness, the "bleak and open scenery" of the Bay Area's natural landscape. "The borders of the roads should be absolutely neat or even nice; there should be no raw banks or bare neglected looking places.... This in the climate of the locality, implies one of two things, either that the whole roadside be watered daily during several months of the year, or that it is closely lined and draped over with living foliage." He remembered "shady old lanes running through a close and overarching bowery of foliage," and recommended that "such an ideal be fixed before whoever is placed in charge of improvements" for the campus and its adjacent neighborhoods.

Olmsted's street plan for the proposed campus and adjacent community made use of curvilinear streets that followed the natural contours of the land. The campus itself was connected to the residential community by "shaded roads" and "tree-lined lanes" and included a public garden, "a small plaza or village market-place," as well as "a childrens' playground, with a series

of shaded walks and arbors about it."

One of the three main access routes to this campus and community was "a new road which Olmsted thought of as a scenic route connecting Berkeley and Oakland. "This road would be to the southward of, and run parallel with the present Telegraph Road (present day Telegraph Avenue in downtown Oakland) until after it has passed the vicinity of the new Cemetery, (Mountain View Cemetery at the end of present day Piedmont Avenue in Oakland) where it would curve upon a long radius to the left (to the north), and passing to the eastward of some of the lowest foothills, cross the Telegraph road (present day Claremont Avenue) near the foot of the mountains (near the present day Claremont Hotel), and approach Berkeley on a line parallel with the range, passing along the east side of the public garden and reaching the vicinity of the College without entering the village, as shown upon the plan. Such a road would form a drive much more attractive than any now in use out of Oakland, and would lay open a most desirable region for residences all along the foot of the mountains.

This road was "designed to be laid out in such a way as to make the most of the natural features, while preserving their completely sylvan and rural character, being carried with frequent curves in such a way as to make the best use of the picturesque banks of the arroyos and the existing trees upon them. These are sometimes allowed to divide it (the road) into two parts." The plan, thus describes, in part, a divided parkway separated by a planted median.

Present Significance

State Historic Landmark 946 recognizes and gives some protection to historical values on the University of California campus, but Gayley Road and Piedmont Avenue (between Hearst Avenue and Dwight Way) was an integral part of Olmsted's original plan for the College of California and is equally deserving of recognition as a State Historical Landmark. The street is unlike any other street in the area and has long been admired for its beauty. Gracious homes were in fact built alongside the street just as Olmsted imagined them, and many of the original homes are still standing and in good condition although adapted to suit current needs for group living accommodations and university institutes. With its graceful curves, large trees, grass and tree-filled center divider, the old street still has an uplifting effect on those who walk or drive along beneath its "bowery of living foliage."

Moreover, the street is the first example of Olmsted's street planning and the only example in California. The process

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of designing Piedmont Avenue gave Olmsted his first opportunity to develop and express his ideas about residential neighborhoods and urban design in general. Those ideas subsequently influenced landscape architecture and city planning in many cities across the nation. Robert Moses, for example, picked up and expressed Olmsted's basic concepts in his designs for the Westchester, Meritt, and New York freeways and parkways.

A small scale plan of the proposed campus and the roadway connections to the south and west still exists (see map "A"), although the large original Olmsted map and some of his more detailed engineering plans have been lost. Olmsted's vision for the present-day Piedmont Avenue parkway with its wide right-of-way following natural contours is shown in the map (see map "B") that was officially adopted by the Board of Trustees of the College of California on May 5, 1868 and filed in the Recorder's Office of Alameda County on May 26, 1868 (ten years before the incorporation of the City of Berkeley). The 1868 map specifically credits Olmsted as the street's designer. (See note on the map itself which states: "laid out by F. L. Olmsted." A later map (see map "C") prepared by the City of Berkeley for "improvements" i.e. grading in 1900, specifically outlines the landscape features of the parkway.

While the small scale map of 1868 does not specifically describe the median strips and circle that exist today, the photographs of Clinton Day which date from the 1880s and 1890s clearly show that a right-of-way wide enough for a parkway median was in place before the present road was "improved" in 1900. Indeed, the photographs even show that a divided road with a planted median existed before the turn of the century.

Olmsted's road was completely unlike the conventional grid pattern of roads that was the norm throughout the late 19th century and early 20th century. During the 1860s, for example, Berkeley's other streets were being laid out on the standard grid pattern with rigid straight line streets. Olmsted's design followed the contours of the sloping topography rather than conforming to an unyielding geometrical pattern.

The tranquil and pleasant parkway that Olmsted envisioned as an integrating factor between an open campus and a gracious yet informal surrounding neighborhood was, in fact, developed between 1870 and 1920 with fine homes just as Olmsted hoped. The part of Piedmont Avenue that is immediately north of Bancroft Way is especially representative of Olmsted's original vision. The median strip features largely native plant material that does not require frequent and extensive irrigation. The six houses that still stand on the west side of Piedmont Avenue are set back from the street and their front gardens blend nicely with the street as a whole. As a result, true to Olmsted's plan, a rather

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natural, and somewhat "rural" atmosphere is momentarily felt in spite of the heavy flow of automobile traffic that now occurs daily.

South of Bancroft Way (between Bancroft Way and Dwight Way) some recent landscaping in the medians has been done in a rather contrived manner that does not reflect Olmsted's original intent. Street trees have been lost and not replanted, and there are other signs of neglect. In fact, the parkway as a whole is in need of thoughtful restoration, but Olmsted's principles have survived nevertheless. The boulevard remains distinctive and beautiful.

It should also be noted that the name Piedmont Avenue is an expression of Olmsted's concern for the enrichment of community spirit and democratic values. He advocated that regional qualities be understood and enhanced by names that would reflect the importance of California's Spanish heritage. Thus, "piedmont," meaning "at the foot of the hills," was selected as the name for this street.

Olmsted's plan for the Estate of the College of California was the beginning of his thinking about parks and parkways as connecting links between parts of a city. This idea blossomed later in parks and parkways and community plans for cities throughout the nation. Thus, Piedmont Avenue is today a memorial to America's foremost landscape architect, and a visible reminder of the origin of a seminal concept in American urban design. It clearly deserves recognition as a California Historical Landmark.

BIBLIOGRAPHY: CITE THE BOOKS, RECORDS, AND OTHER AUTHORITIES SUSTAINING THESE 8.
FACTS.

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cont. on attached page

Signature

Theodore Olmsted

Date

October 6, 1988

This form and all related correspondence is to be sent to the State Historical Resources Commission, Post Office Box 2390, Sacramento, California 95811.

An application must be considered solely on its historic or architectural merits and not for commercial gain, political benefits, or other non-historical reasons.

An individual commission member can advise and counsel an applicant, but all applications must be considered by the full commission meeting in regular session.

Bibliography Continued

9.

Page Two

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- Wiley, Samuel. A History of the College of California. San Francisco. (Carson), 1887.

PHOTOGRAPHS, PRINTS, AND/OR DRAWINGS
(Both recent and historic, if available)

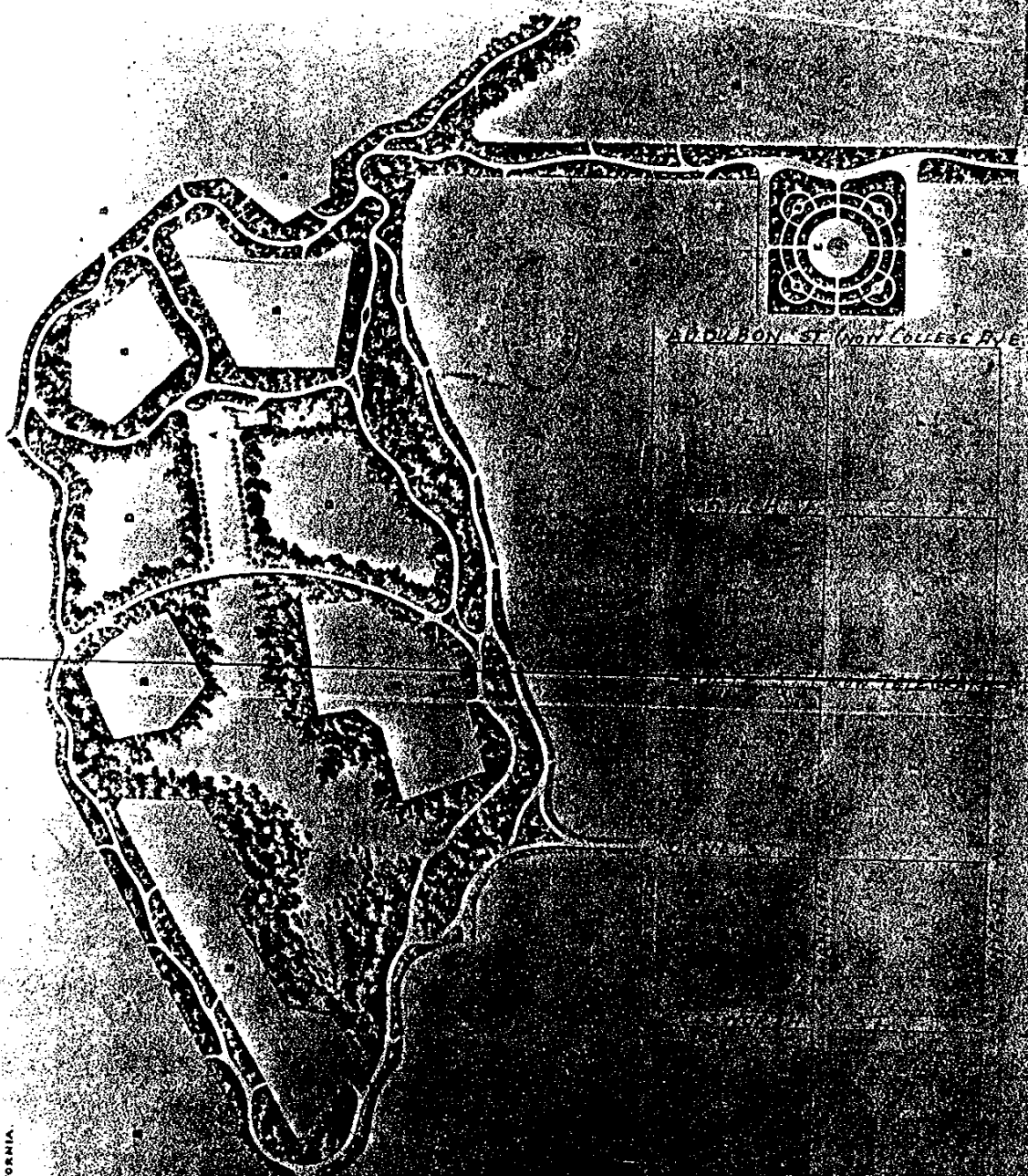
Maps:

- A. Study for laying out the Berkeley Neighborhood including the College of California, by Olmsted, Vaux & Co., 1866.
- B. Map of a Portion of the Berkeley Property... as laid out by F.L.Olmsted, Officially adopted by the Board of Trustees of the College of California, May 3, 1868.
- C. Improvement Map of Piedmont Avenue, circa 1900.
- D. Piedmont Avenue parcel map, 1988

Photographs:

1. Piedmont Avenue looking south, circa 1890.
2. Piedmont Avenue looking east, circa 1890.
3. Piedmont Avenue looking northwest, circa 1895
4. Piedmont Avenue looking northwest, circa 1905.
5. Piedmont Avenue looking southeast, circa 1908.
6. Piedmont Avenue looking northwest, circa 1912.
7. Piedmont Avenue looking north, circa 1915.
8. Piedmont Avenue, two views, circa 1914.
9. Piedmont Avenue looking south, 1988.
10. Piedmont Avenue looking northeast, 1988.
11. Piedmont Avenue looking north, 1988.
12. Piedmont Avenue looking north, 1988.
13. Piedmont Avenue looking northwest, 1988.

STUDY FOR LAYING OUT THE
BERKELEY NEIGHBORHOOD
INCLUDING THE GROUNDS OF THE
COLLEGE OF CALIFORNIA.

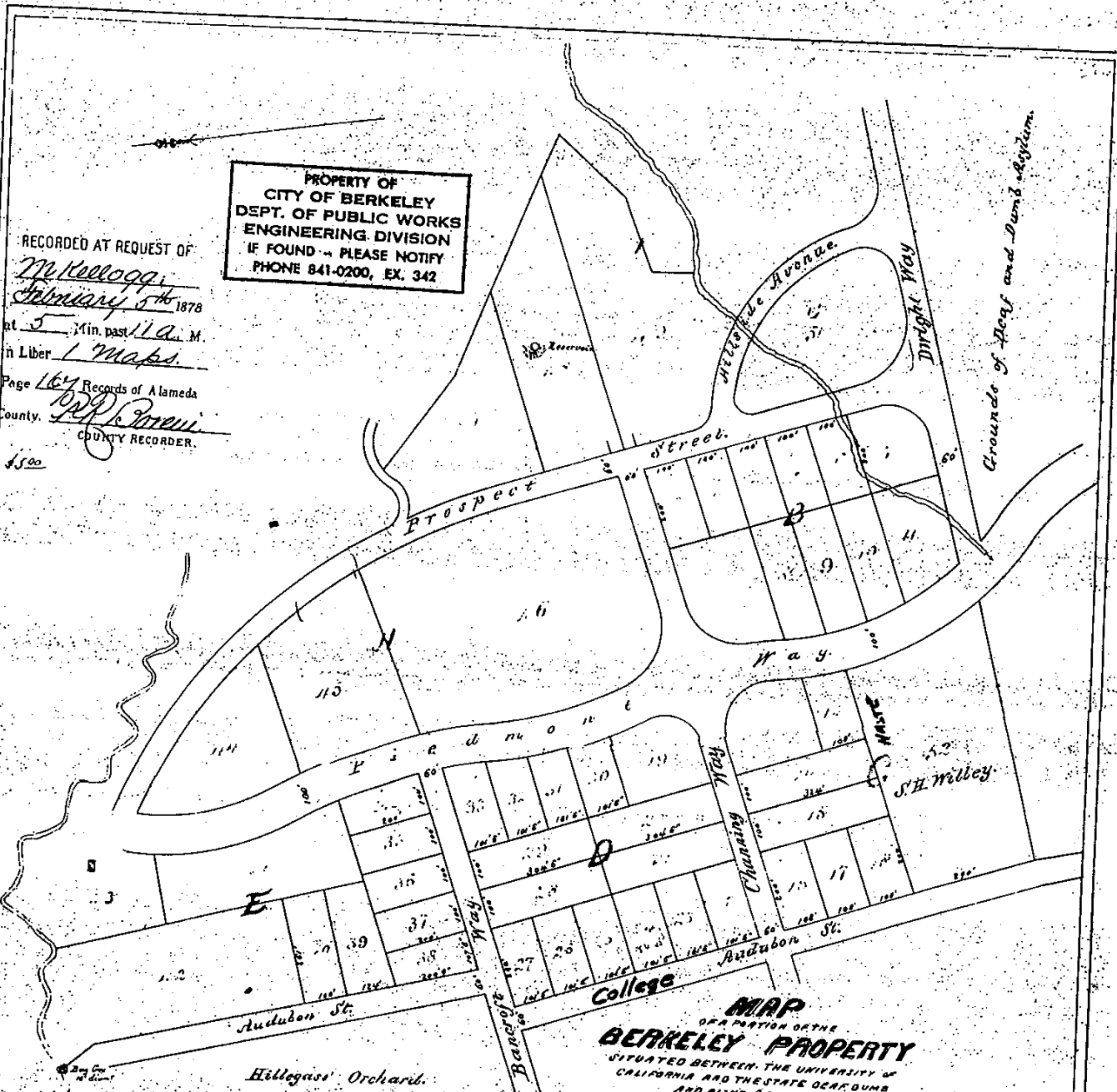


ALFRED HON. ST. (NOW COLLEGE BLVD.)

Berkeley

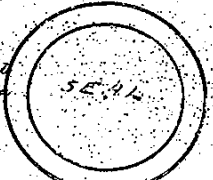
PROPERTY OF
 CITY OF BERKELEY
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 IF FOUND - PLEASE NOTIFY
 PHONE 841-0200, EX. 342

RECORDED AT REQUEST OF
Mr Kellogg
January 5th 1878
 at *5* Min. past *11 A.* M.
 in Liber *1 Maps*
 Page *167* Records of Alameda
 County. *R.P. Brown*
 COUNTY RECORDER.
\$500



MAP
 OF A PORTION OF THE
BERKELEY PROPERTY
 SITUATED BETWEEN THE UNIVERSITY OF
 CALIFORNIA AND THE STATE DEAF DUMB
 AND BLIND ASYLUM.

OAKLAND, ALAMEDA CO.
 Laid out by ALUMINATED
 Officially adopted by the Board
 of Trustees of the College of California
 July 5th 1868.
 SURVEYED MAY 1868
 W.F. Boardman Co Survs
 Book 1 Page 167



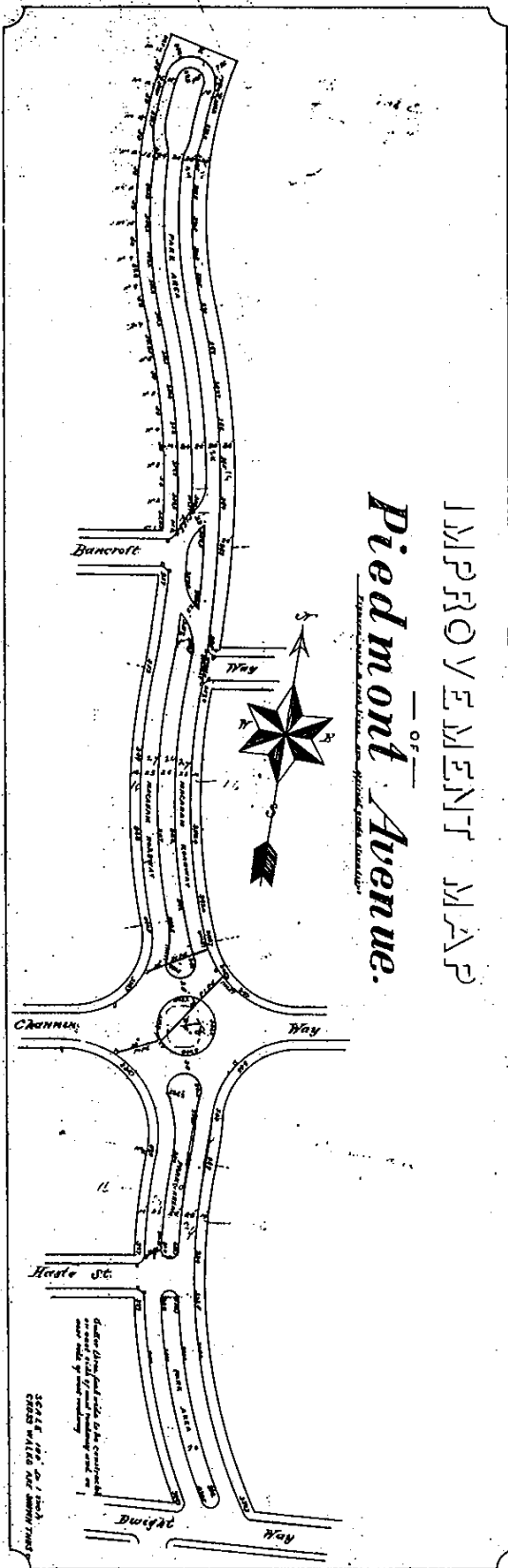
Filed in the Recorder's Office of Alameda Co.
 May 26th A.D. 1868
 J.W. Cameron, Recorder
 By J.W. Trosselyn, Deputy

Fredrick Low Christod
 100 Central Park N.Y.

Compare date with Co. Rec. Map Book 17 Page 16
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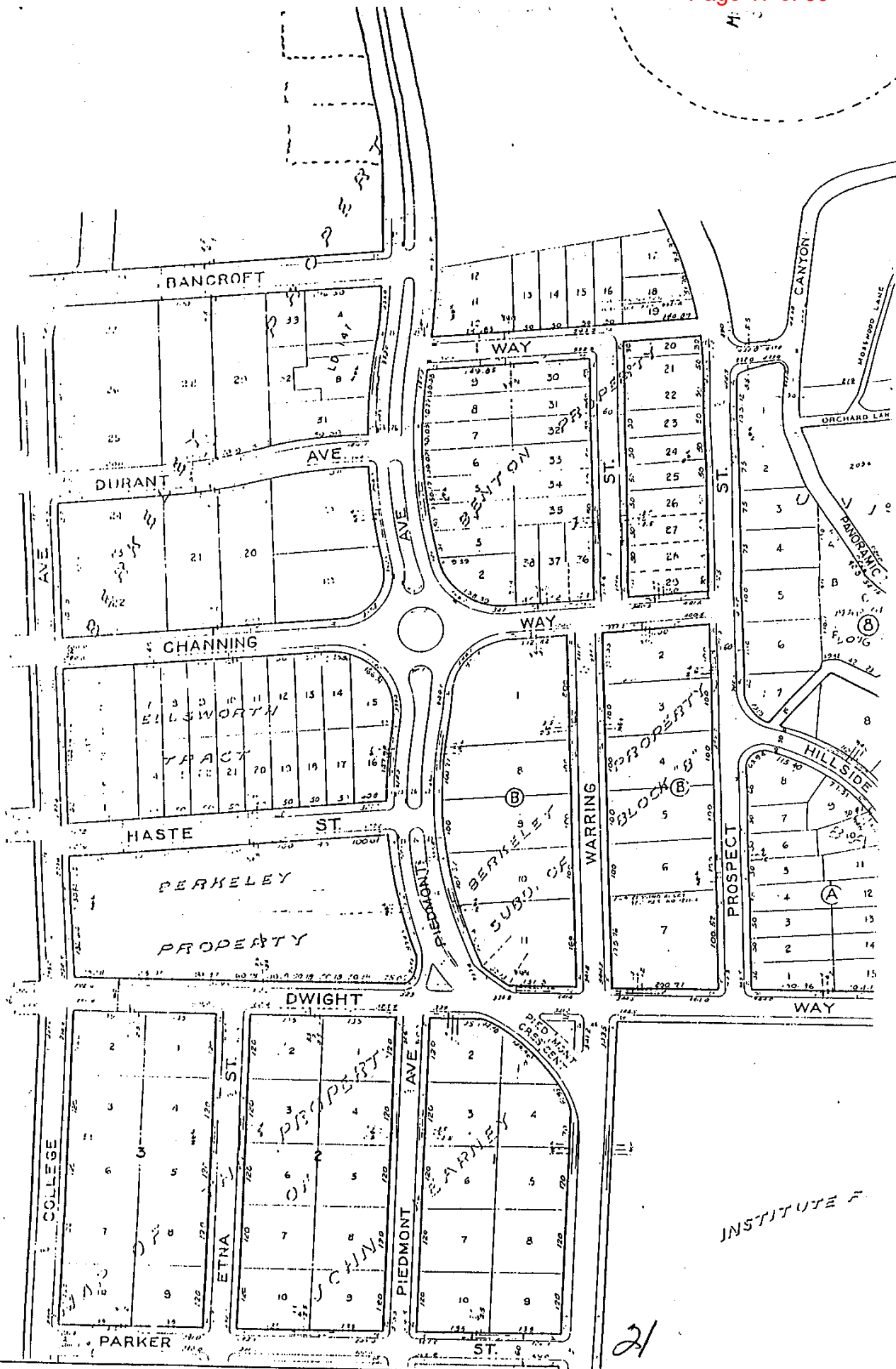
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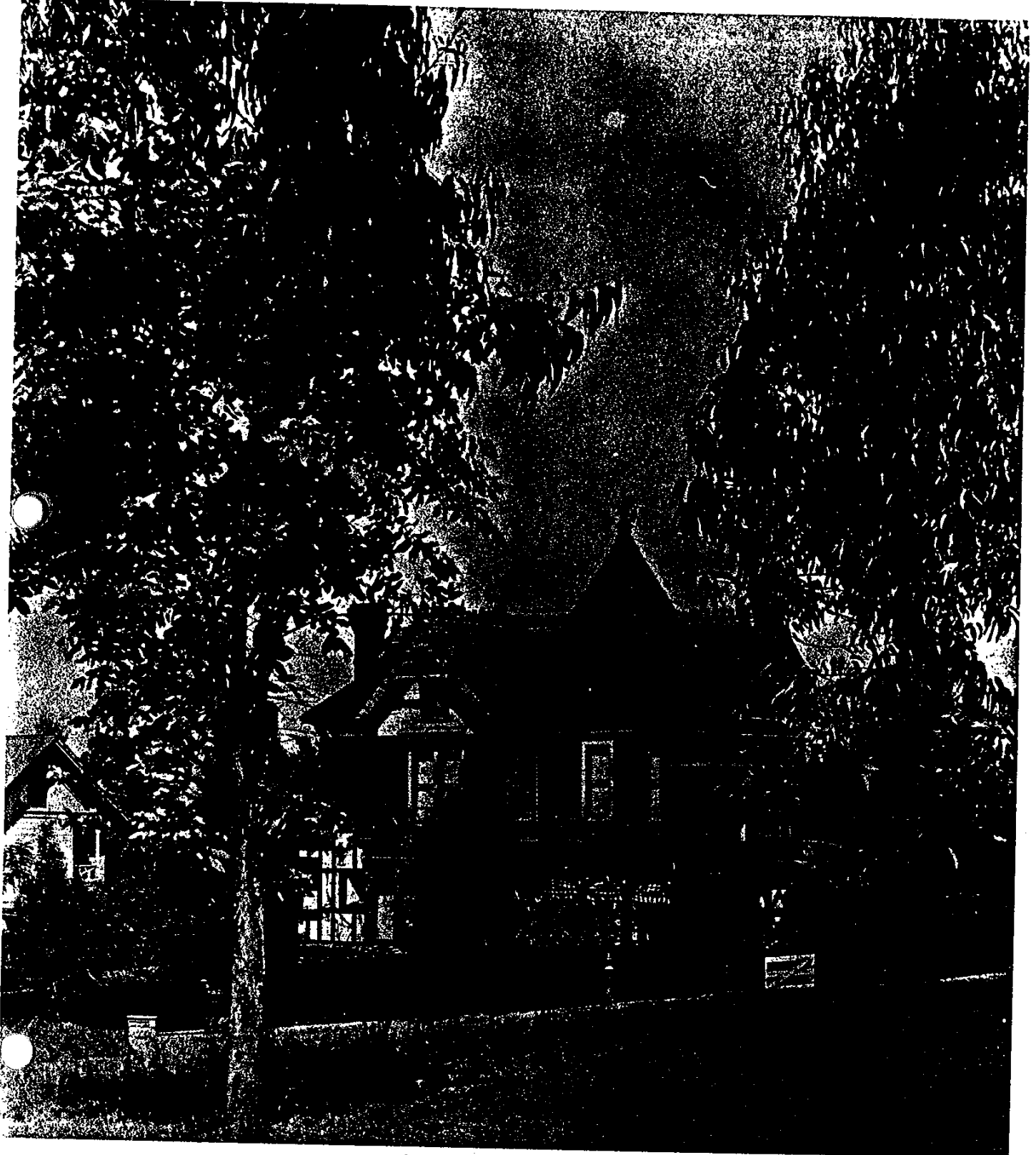
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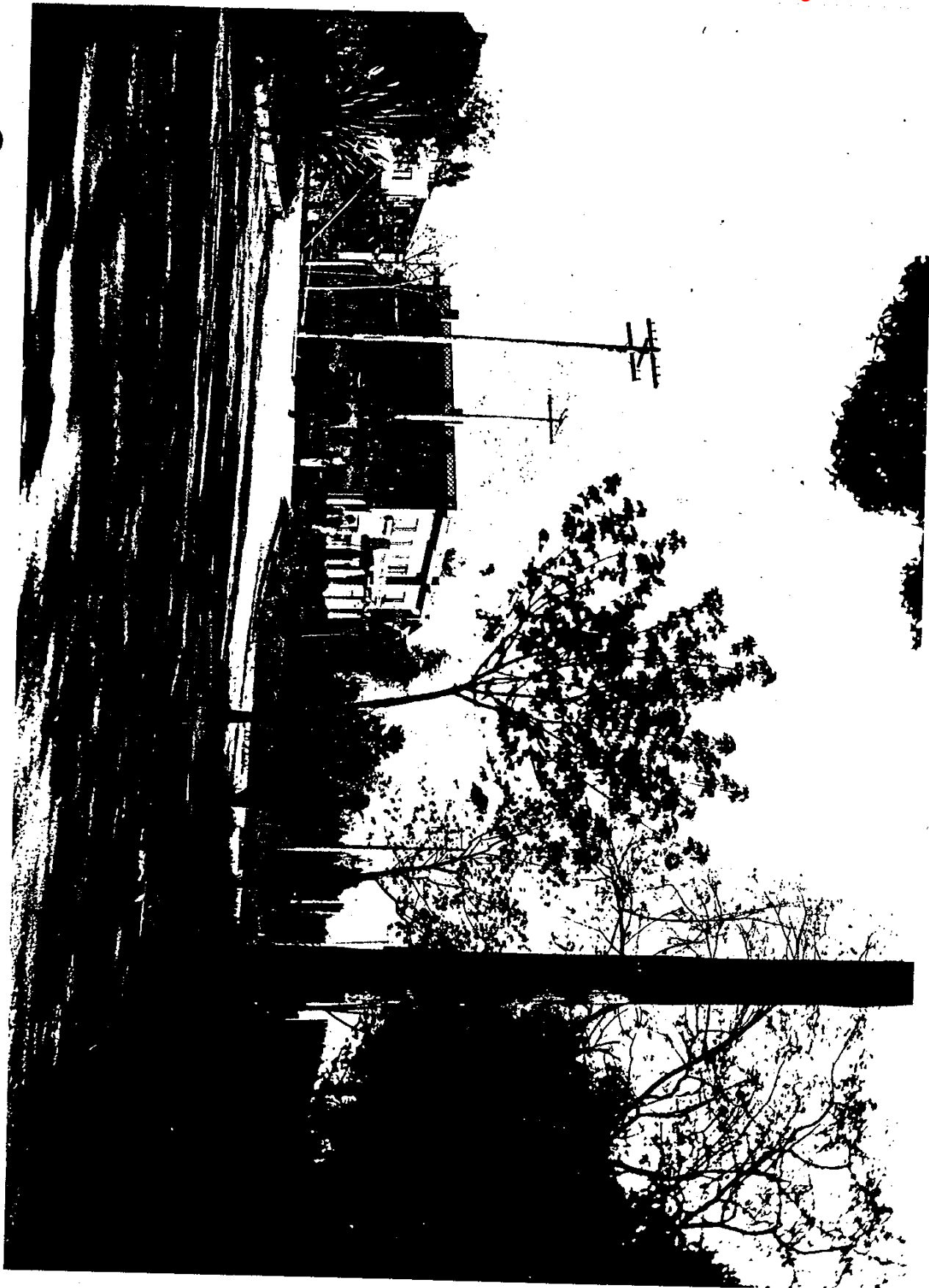
D. PIEDMONT AVENUE PARCEL MAP, City of Berkeley, 1988.

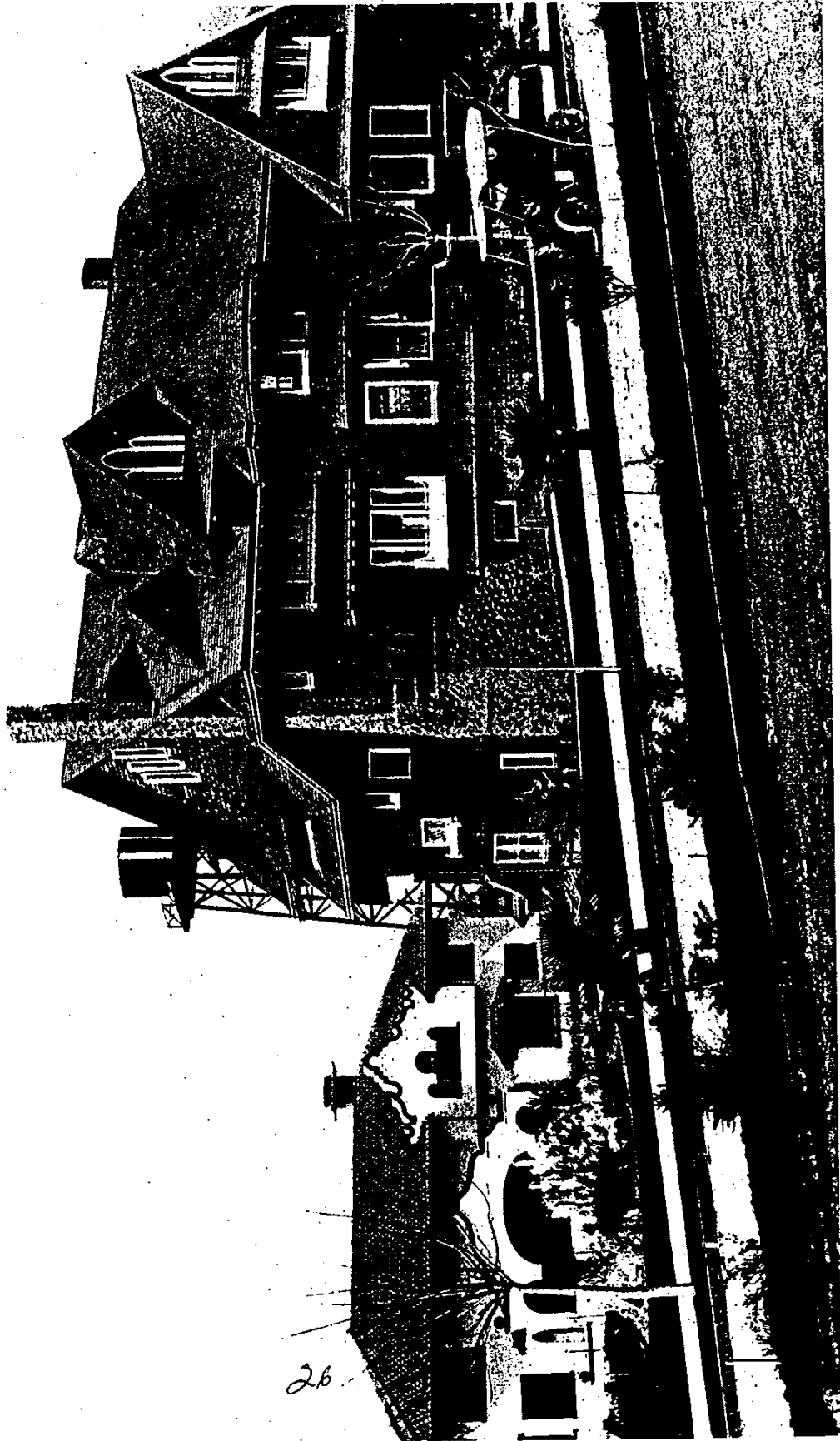






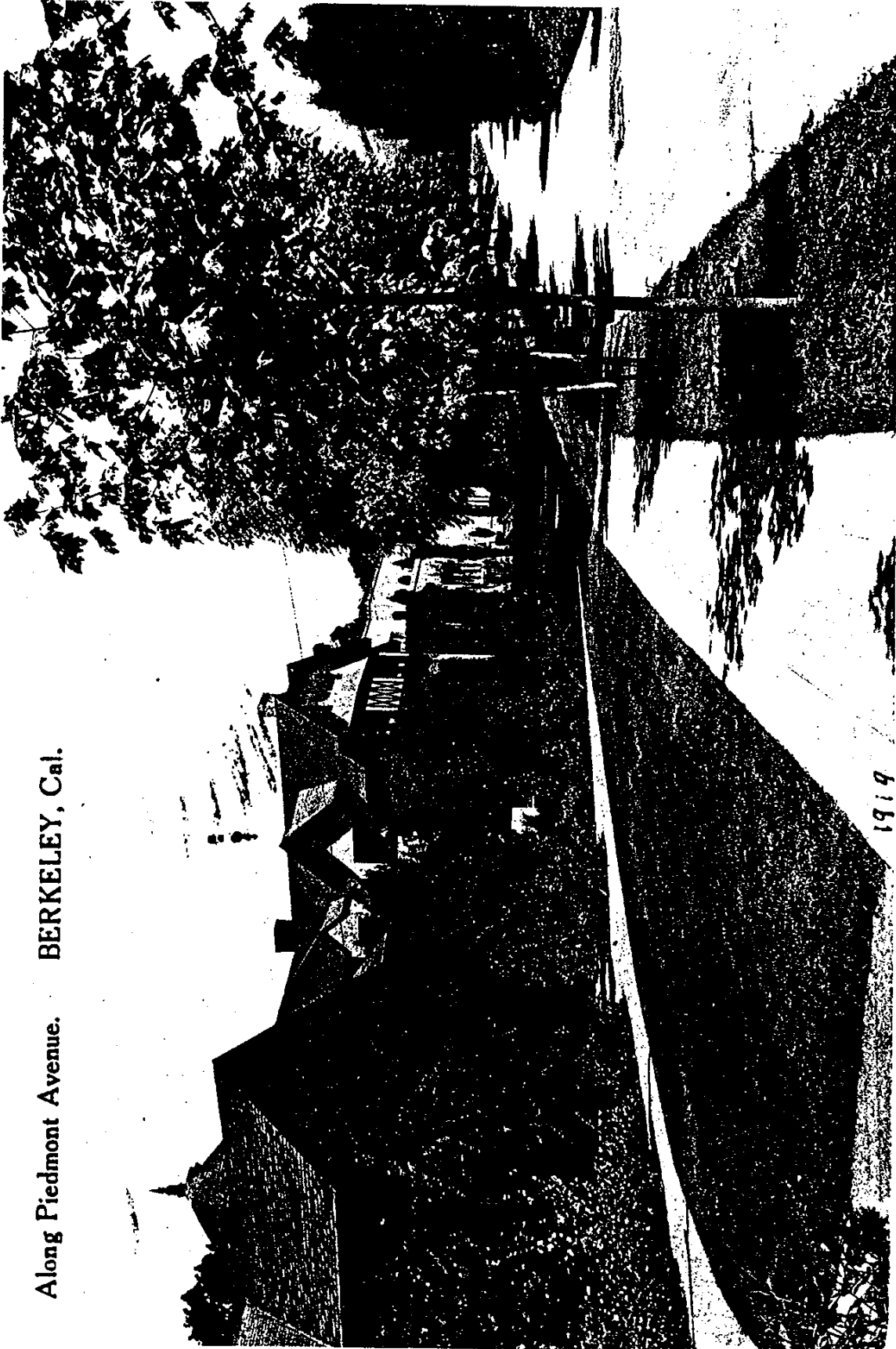




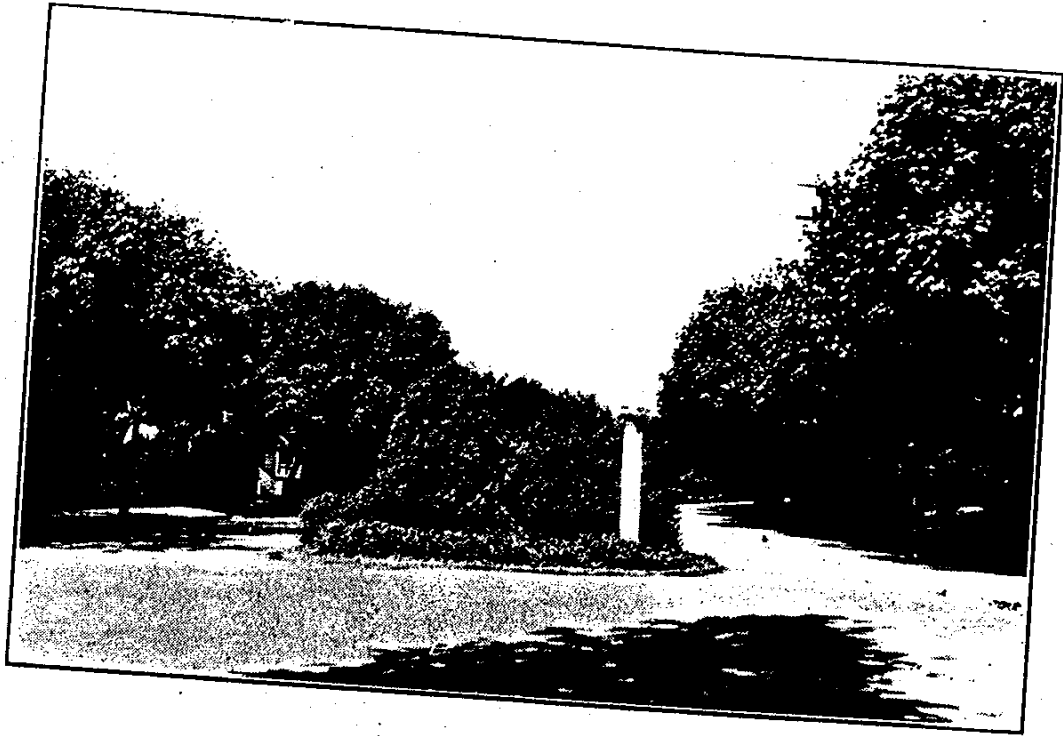


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Along Piedmont Avenue. BERKELEY, Cal.



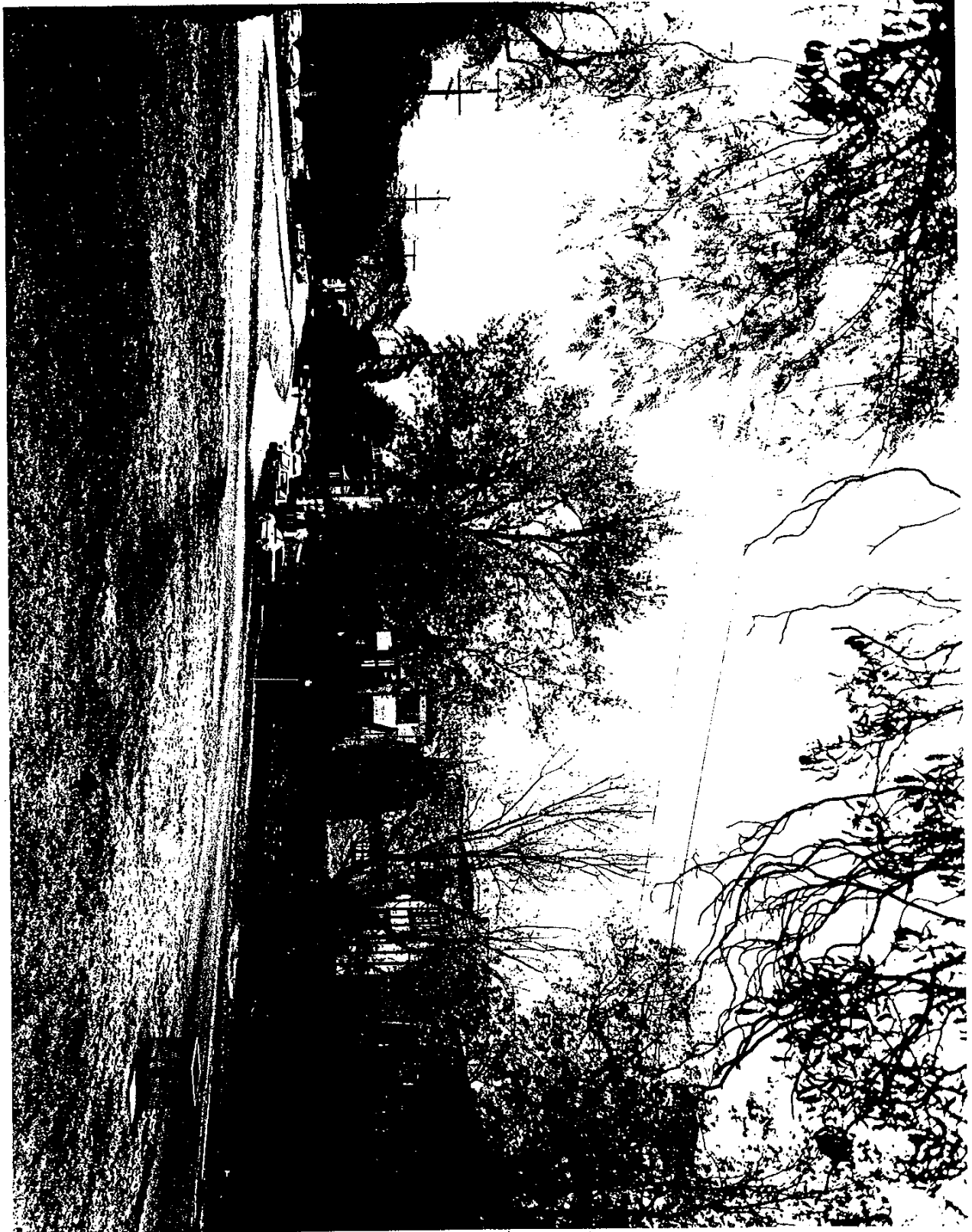
1919

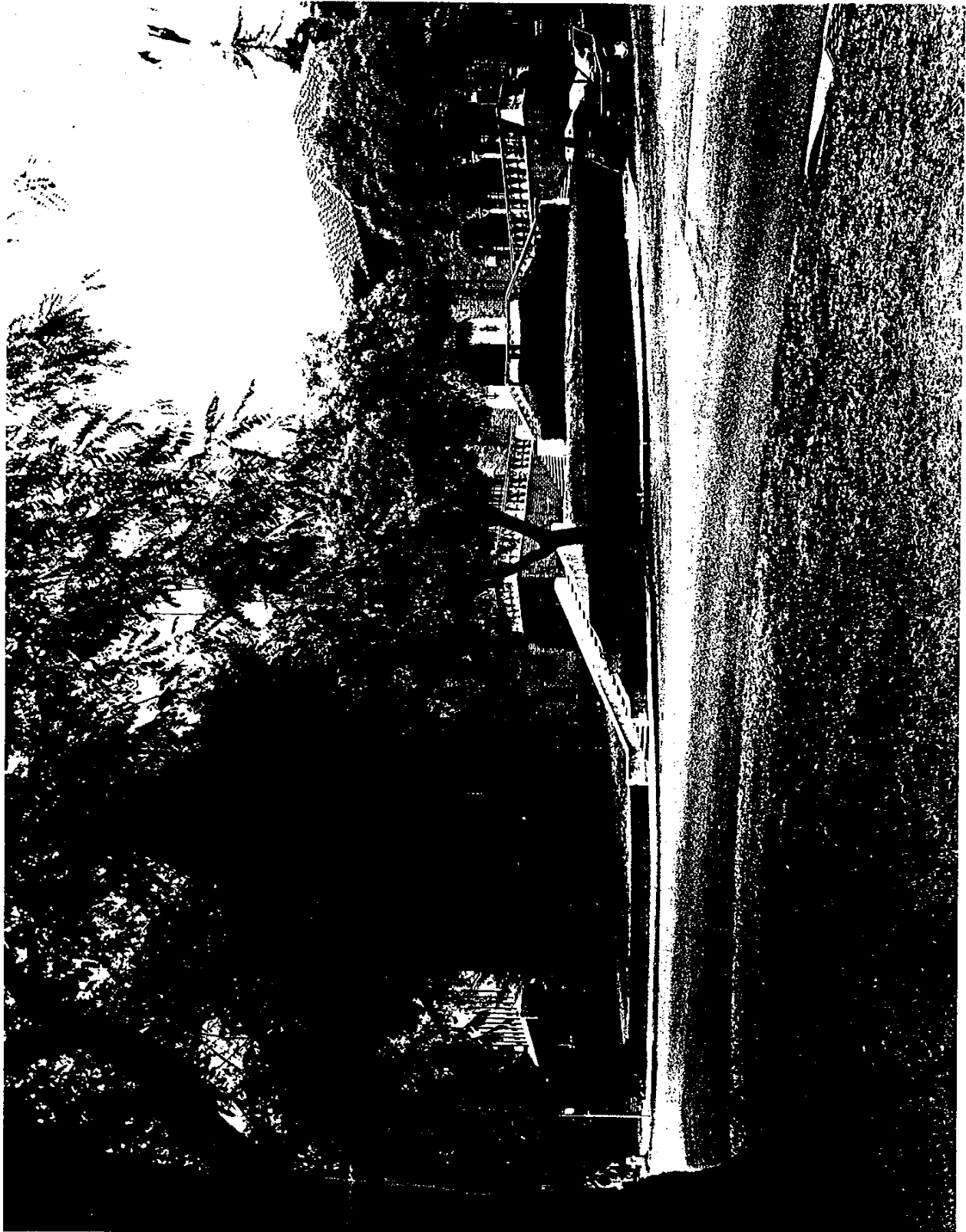


VIEWS OF PIEDMONT AVENUE

This Berkeley street adjoins the University and owes its beauty to the plan made as far back as 1865 by the elder Olmsted (compare the plan, p. 106). It is a fine example of what Olmsted calls "good outgoings." Note how the roadways to the right and left of the central planting follow different levels, thus taking account of the hillside. The white column is one of the columns marking the Highland Drive. That intelligent effort toward beautification brings rich returns in cold cash is indicated by the fact that Piedmont Avenue, remote as it is from any business center, shows the highest front-foot values for purely residential property in the entire extent of the East Bay cities.

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City of Berkeley

Landmarks Preservation Commission
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704
Telecommunications Device for the Deaf (415) 644-6915



(415) 644-6570
CITY OF BERKELEY

NOTICE OF DECISION

FOR MEETING OF: February 22, 1990

PROPERTY ADDRESS: Piedmont Avenue Public Right of Way (between Gayley Road and Dwight Way)

Also Known As: Piedmont Way

OWNER OF PROPERTY: City of Berkeley c/o Public Works Department

2180 Milvia Street Berkeley, CA 94704

APPLICANT: Landmarks Preservation Commission

2180 Milvia Street Berkeley, CA 94704

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to APPROVE the following application:

It was MSC (Jones/Gordon) that the Landmarks Preservation Commission designate Piedmont Avenue (between Gayley Road and Dwight Way), historically known as Piedmont Way, a City of Berkeley landmark in recognition of the streets significance as Frederick Law Olmsted's first residential street and the only residential street designed by Olmsted in California, a street which has served as an inspiration for architectural quality in the early part of the century. Further, the Commission finds that the designation will further the preservation of a designated State Historic landmark due to the permit review provisions of the Landmarks Preservation Ordinance.

Motion Carried: Ayes: Cerny, Gordon, Jones, Marsh, Roha; Nay: -; Abstain: -; Absent: Aroner, Bright, Kusmierski.

NOW, THEREFORE, BE it Resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the Council of the City of Berkeley.

DATE NOTICE MAILED: 3-5-90 THE APPEAL PERIOD EXPIRES AT 5 PM: 3-20-90
FILE APPEAL WITH CITY CLERK BY THIS DATE

cc: City Clerk
Codes and Inspection

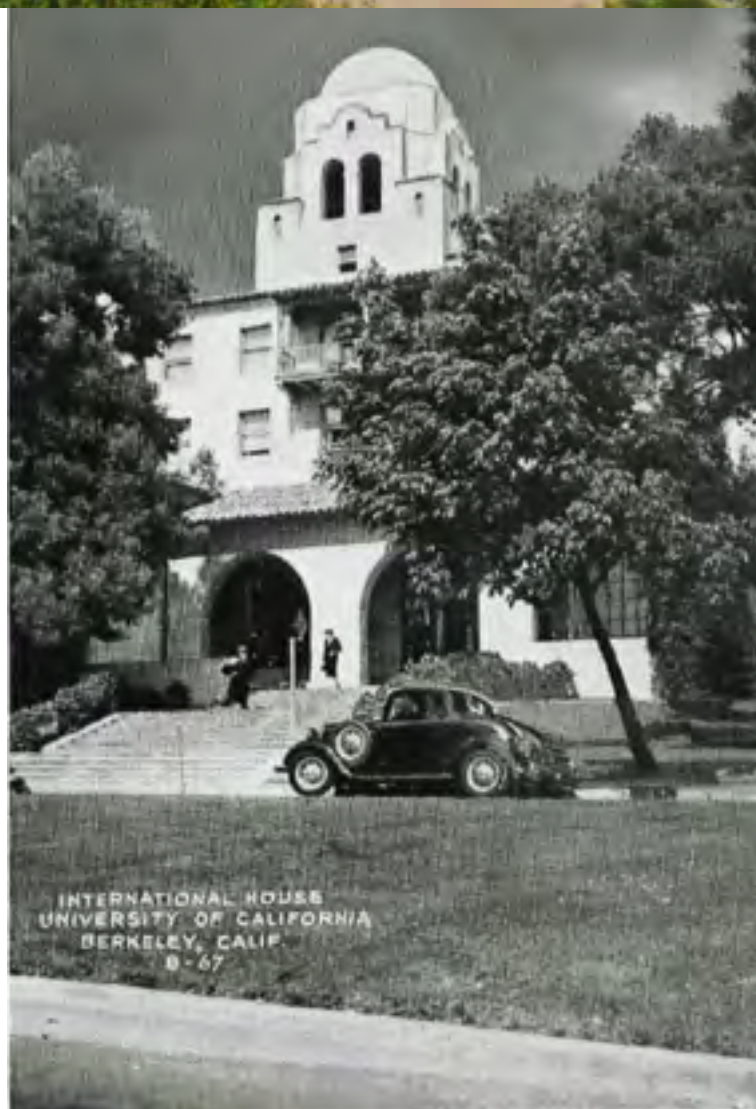
ATTEST:

Mark Paez, Secretary

PHOTOGRAPHS OF THE FRONT OF INTERNATIONAL HOUSE IN PAST ERAS

Presented here are several postcard views of the front of International House showing the original or early conditions and configuration of the entrance stairways and plazas, the landscaping, and the relationship to public street / Piedmont Avenue. Most of these postcards are undated but the first one was mailed in 1936, within six years of I-House opening, so it most likely shows original conditions. The others all most likely date no later than the 1950s.









L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

FOR REVIEW PENDING FINAL ACTION
JUNE 2, 2002

2065 Kittredge Street – Shattuck Hotel

Preliminary review of Structural Alteration Permit (#LMSAP2021-0004) to partially demolish the rear portion of the Shattuck Hotel and to completely demolition the 1926 and 1959 Hink’s department store expansions; and to construct a new multi-story, mixed-use building on the site, located in the Downtown.

I. Application Basics

A. CEQA Determination: pending.

B. Parties Involved

- Applicant & Property Owner Representative:
William Shrader, Contact
CA Student Living Berkeley, LLC
Chicago, IL
- Project Architect: Niles Bolton Associates
Atlanta, GA
- Historical Resource Consultant:
Caitlin Hibma, Architectural Historian
Left Coast Architectural History
Richmond, CA

C. Recommendation: Hold a hearing and receive a presentation from the applicant; provide comments and direction to applicant as needed; and continue hearing while awaiting responses.

Figure 1: Vicinity Map highlighting nearby City Landmarks



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

Figure 2. Site Diagram by Rincon Consultants & Architectural Resources Group



Figure 3. Proposed North Elevation at Allston Way (Niles Bolton Associates)

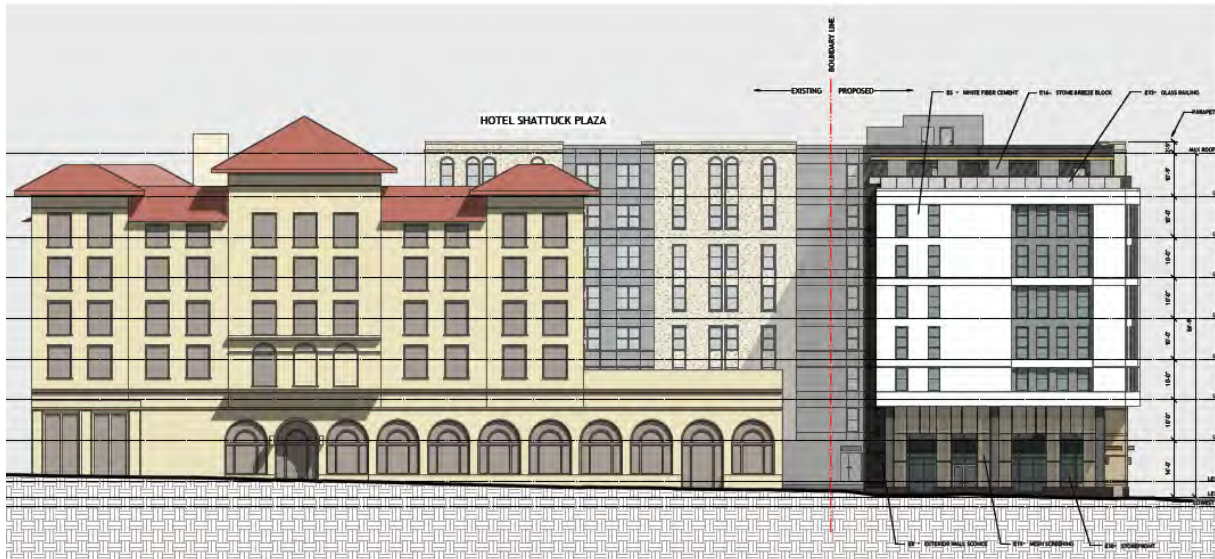


Figure 4. Proposed South Elevation at Kittredge Street (Niles Bolton Associates)

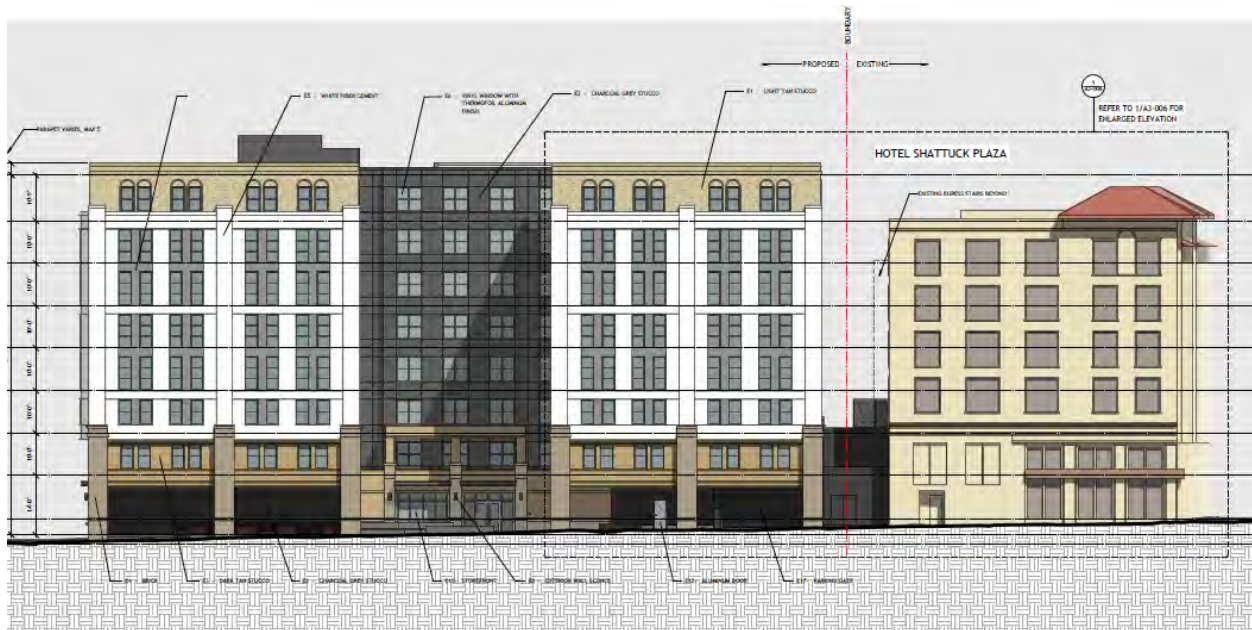


Figure 5. Proposed West Elevation at Harold Way (Niles Bolton Associates)



Figure 6. Project Rendering at corner of Allston & Harold Way (Niles Bolton Associates)



II. Background

The subject property is a single parcel that encompasses an entire City block in Downtown Berkeley with street frontage on Allston Way (north), Shattuck Avenue (east), Kittredge Street (south) and Harold Way (west). It features the City Landmark Shattuck Hotel building with the main address of 2060 Allston Way. See Figure 2, above.

The Shattuck Hotel site was designated a Landmark in 1983, and it features four primary components: the original hotel building constructed in 1910; 1913 hotel expansion and Hink’s Department store addition facing Shattuck Avenue and Kittredge Street; 1926 Hink’s expansion facing Kittredge and Harold Way; and the 1959 Hink’s addition facing Harold Way and Allston Way. Only the original hotel and its 1926 expansion are included in the City’s 1983 designation, however a subsequent evaluation found that the 1959 addition possesses historical value and, therefore, it has cultural resource status pursuant to CEQA along with the early building. See Table 1, below.

In 2015, the City adopted an Environmental Impact Report (EIR) and approved a project to demolish the rear addition of the 1913 Shattuck Hotel building as well as the entire 1926 and 1959 additions, and to construct a new, 18-story mixed-use building. The entitlement was filed under the 2211 Harold Way address and included both a Use Permit (13-10000010) and a Structural Alteration Permit (13-40000002). The approved project did not commence or receive a building permit, and the Use Permit and SAP entitlements expired in 2020.

Table 1. Historic Resource Status & 2015 EIR Findings for the Shattuck Hotel site

Year Built	Description	Designer	City Landmark (designed 1983)	Cultural Resource CEQA	Scope of Work	2015 EIR Findings
1910 & 1912	Shattuck Hotel & Restaurant Wing	Kidder & McCullough (builders)	Yes	Yes	No change	-
1913	Major hotel expansion, including a new Hink’s department store	Benjamin G. McDougall	Yes	Yes	Partial demolition of rear portion of hotel building	-
1926	Hink’s department store expansion (south side, facing Kittredge)	Walter Ratcliff, Jr.	No	Yes	Demolition	Significant & Unavoidable
1959	Hink’s department store expansion (west side, facing Harold/Allston)	Schubart & Freidman	No	No	Demolition	-

On January 5, 2022 a new applicant submitted the subject Structural Alteration Permit and a Use Permit (ZP2021-0193) for the same scope of demolition but with a new proposal for an eight-story, mixed-use building in the same footprint as the previous project; the new proposal features 188 student housing units and a commercial tenant space on the corner of Allston and Harold Way.

III. Regulatory Requirements

In accordance with BMC Section 3.24.200 of the Landmarks Preservation Ordinance and BMC Section 23.406.070 of the Zoning Ordinance, the Landmarks Preservation Commission (LPC) must grant approval of the proposed demolition and complete Design Review for the new development. A favorable outcome must precede the Zoning Adjustments Board's (ZAB) consideration of the proposal. If ZAB approves the project, then LPC would conduct Final Design Review, in accordance with the City's established practice. More information about the pending application may be found on the City's website, linked here:

<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

For both of the pending discretionary applications, the City would rely on the 2015 EIR for a larger development proposal at the subject site and anticipates preparing an Addendum outlining the relevance of the previous assessments of potential environmental of impacts.

This proposal is subject to the Housing Crisis Act, Senate Bill 330, which seeks to boost housing production throughout the State. It focuses on urbanized areas and expedites the approval process, suspends or eliminates development restrictions, and limits the number of public meetings. Under these circumstances, the City may hold a total of two public meetings to complete LPC SAP review.

IV. Project Description

The applicant proposes to demolish the rear portion of the Shattuck Hotel building and the entire 1926 and 1959 Hink's department store building expansions, and the construct an 8-story mixed-use building containing a total of 118 dwelling units for students; see Table 2, below.

Table 2. Proposed Scope of SAP Work for 2065 Kittredge Street

Site Location	Designer	City Landmark (designed 1983)	Cultural Resource CEQA	Proposed Scope of Work
Shattuck Hotel & Restaurant Wing	Kidder & McCullough (builders)	Yes	Yes	No change
Major hotel expansion, including a new Hink's department store	Benjamin G. McDougall	Yes	Yes	• Partial demolition of rear portion of hotel building
Hink's department store expansion (south side, facing Kittredge)	Walter Ratcliff, Jr.	No	Yes	• Complete demolition
Hink's department store expansion (west side, facing Harold/Allston)	Schubart & Freidman	No	No	• Construct new, 8-story, 118-unit mixed use building

The Project Plans, Applicant Statement and analysis of the compliance with the Rehabilitations Standards of the Secretary of the Interior are provided as Attachments to this report and contain the necessary details about the proposal, scope of work and preservation considerations; please see Attachments.

V. Issues and Analysis

Staff has identified several discussion topics and relevant criteria pertinent to this project from the City's established design review practices, Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24). Each is outlined below with special attention to those that are necessary for preliminary review and require input from the Commission at this time.

A. Design Review Committee Referral – April 21, 2022

Staff referred the proposed project to the Design Review Committee for comments on the design of the new building and its adherence to the Downtown Design Guidelines as well as consistency with the City's established practices for design review. The Committee provided comments and recommendations for improvements to the project design, and the applicant made revisions accordingly. The DRC's recommendations and the applicant's responses are summarized in Table 3, below.

Table 3. Design Review Committee Referral – Recommendations for Improvements

Design Review Committee Comment – April 2022	Response?	Refer to Project Plans
Neighborhood Context		
1. Rethink the Kittredge façade. This should be a great building across from the Main Berkeley Library.	✓	A3.002 a & b; A3.201
2. At LPC, show how this design relates to the library	<i>Pending</i>	
3. Although there were positive comments for the Massing and the Allston elevation, the Kittredge elevation needs more development, more detail, and more reference to the Library.	✓	A3.002 a & b; A3.201
4. When presenting at LPC, show where Strawberry Creek is in relation to this parcel.	<i>Pending</i>	
5. Recommend presenting a photomontage from the Campanile when this comes to LPC.		
Building Design		
6. Allston façade needs more development so it feels more 'Berkeley' and less corporate.	✓	A3-201 & 202
7. Bring more regularity to the façade, as well as more detail overall, especially on the south elevation.	✓	A3.002 a & b; A3.201
8. There may be too much variety of windows	✓	
9. There appears to be too few windows, especially on the south elevation.	✓	
10. White panel bay on Kittredge by the hotel appears to come down too low.	✓	
11. Look at Shattuck Hotel corners at the roof line where they are emphasized – this reference may help.	✓	
12. Consider any movie theater graphics that could be incorporated into the design	<i>Pending</i>	
Colors & Materials		
13. Look at alternate materials instead of fiber cement panels, like stone cladding.	✓	A3-305
14. Brick may not be the right material. A warm, detailed material does help to tie the block back to the historic hotel on the other corner, but the arches may not be working.	✓	A3.002 a & b
15. Dark colors are not as successful as a lighter color palette.	✓	See all elevations, A3-305
16. Recommend more glass or green wall at the alley elevation	<i>Pending</i>	
Landscape		
17. Courtyard is a missed opportunity across from the library. The Courtyard should feel more 'Berkeley'.	✓	L1
18. Planters are too solid and central in the Main entry plaza, making it difficult to enter. It's important to have places to sit.	✓	
19. Plaza needs more details, texture, and materiality.	✓	L1
20. Something special should happen at the main courtyard on Kittredge.	✓	L1

Additionally, Design Review staff found that the applicant successfully responded to these directives with detailed landscape information, lightened color palette, and two options to address concerns about the Kittredge Street façade's base cornice as well as a more organized façade.

The Commission may consider this information and assess whether the responses are adequate or require further refinement.

B. Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties

The revised project design appears to align with all of the Secretary of the Interior's (SOI) Standards for *Rehabilitation*, as summarized in the analysis of the project's Architectural Historian; see Attachment 3. Additionally, staff believes that the project would adhere to the Secretary's guidance that is specific to new construction that occurs on historical resource sites. The parameters that are directly applicable to the proposal for 2065 Kittredge appear below and are accompanied by a brief discussion.

SOI Guidelines for Successful New Construction on Historic Sites

SOI Guidelines - Historic Character: *Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.*

Analysis: Demolition is proposed for the two buildings that are excluded from the City's Landmark designation and not found to have significance to Berkeley. The partial demolition of the rear portion of the Shattuck Hotel building is limited and would not affect the architectural design and distinguishing features of the building's Mission Revival design. Therefore, the proposal would not affect the property's historic character and its historic function as a hotel and commercial building would remain evident and unchanged.

SOI Guidelines - Placement of New Construction: *The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.*

Analysis: The proposed location of the new, multi-story building at the rear of the Shattuck Hotel aligns with this guidance and does not obscure primary facades or elements of the Hotel building.

SOI Guidelines - Context & Setting: *Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a*

distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

Analysis: The proposal to remove the 1926 and 1959 building additions at the rear of the Hotel and to replace them with a new, multi-story building in the same footprint would maintain the existing built context for the Hotel and preserve the formal relationship between the Hotel and other structures on the site.

SOI Guidelines - Compatibility & Form: *As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building.*

Analysis: The proposed new building would feature greater mass and slightly greater height compared to the historic Hotel building. However, the new building would not be visible from Shattuck Avenue on the east elevation of the Hotel, and would be separated from the Hotel by an open alley on Allston Street side (north elevation) as well as by a building “hyphen” on the Kittredge Street side (south elevation). These spatial breaks would serve to definitively distinguish the Hotel from its proposed, new abutting neighbor.

With respect to potential compatibility, the new building features a base, middle, and top, which reflect a traditional building façade composition and aligns successfully with the Hotel façade. This composition is further emphasized by the new building’s selection of colors and materials, which harmonize with the Mission Revival tones of the hotel. The new building design, including the revised window styles, exterior wall recesses, and open space features, would work well with the adjacent Hotel structure as well as with the larger Downtown neighborhood.

SOI Guidelines - Compatibility & Visibility: *When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings.*

Analysis: The proposed new building would not be subordinate to the Hotel, owing to its height and overall size. Staff findings that is condition would be appropriate in this case where the resource is located in a central Downtown neighborhood, which has been explicitly zoned for increased dwelling unit density and development.

SOI Guidelines - Compatibility & Differentiation: *New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.*

Analysis: The new building has been designed in a contemporary style with a contrasting roof line, parapet walls and current materials that are both reflective of and discernably unlike the Mission Revival building details. The architectural style of the new building would not create a false sense of historical development at the site or in the Downtown.

C. Suggested Discussion Topics

At tonight's hearing, the Commission will conduct the first of a two-part LPC review of the pending development proposal, which is subject to a limited number of hearings in accordance with state provisions for streamlined-review of housing projects (SB 330).

Staff suggests that the Commission consider the proposed project design, its potential to adversely affect the architectural merit of the City Landmark Shattuck Hotel, and whether improvements or revisions must occur prior to final SAP approval at a subsequent meeting.

In addition to the topics listed in Table 3 and outlined the SOI Standards analyses (above), there are other issues related to the project's design that staff recommends the Commission consider; please see the full list of topics, below:

- Review the Design Review Committee's Comments (Table 3, above) and the applicant's responses.
- Advise on the conclusions of the SOI Standards Compliance (Attachment 3) and Guidelines for New Construction (above).
- Suggest improvements to better represent and/or activate Kittredge Street arcade.
- Consider the applicant's design options for the proposed cornice treatment on the building base at Kittredge Street; Attachment 1, Sheet A3-201.
- Provide direction for lighting and signage.
- Identify potential issues related to the open, street-level recesses and their interface with the public realm.
- Other Commissioner concerns.

VI. Recommendation

In accordance with BMC Section 3.24.200 and Section 23.406.070, staff recommends that the Commission:

- Open and hold a hearing on this SAP application.
- Consider the proposed scope of demolition and the design of the new building.
- Provide comments, feedback and direction to the project applicant for improvements and revisions as needed.
- Continue the hearing on this matter while awaiting the applicant's response.

Attachments

1. [Project Plans, received May 18, 2022.](#)
2. [Applicant Statement, received May 24.](#)
3. [Secretary of the Interior Standards Analysis prepared by Caitlin Hibma, Architectural Historian; dated March 23, 2022.](#)

4. [Notice of Decision for City Landmark designation of the Shattuck Hotel, dated 1983.](#)

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BERKELEY PLAZA

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No.	Description	Date
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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SHEET LIST

- A0-000 COVER SHEET
- A0-001 EXISTING SITE PHOTOS
- A0-002 EXISTING SITE PHOTOS
- A0-003 EXISTING SITE PHOTOS
- A0-004 DEMO SITE PLAN EXHIBIT
- A0-005 PROJECT STATS
- A0-006 ZONING AND CODE INFO

- A1-001 SITE PLAN EXISTING- LEVEL U1
- A1-002 SITE PLAN EXISTING- LEVEL 1
- A1-003 SITE PLAN PROPOSED- LEVEL U1
- A1-004 SITE PLAN PROPOSED- LEVEL 1
- A1.001 ELECTRICAL ROOM DEMO, PLAN, SECTION
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-112 PLAN- LEVEL 1 ENLARGED
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF
- A1-201 NEW SERVICE HALL/ELECTRICAL ROOM PLAN

- A3-001 ELEVATIONS- WEST (HAROLD WAY)
- A3-002a/b ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-006a/b ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
- A3-101 BUILDING SECTION
- A3-102 BUILDING SECTION
- A3-201 PERSPECTIVES
- A3-202 PERSPECTIVES
- A3-301 SHADOW STUDIES - JUNE 21
- A3-302 SHADOW STUDIES - DEC 21
- A3-303 SHADOW STUDIES - DEC 10
- A3-304 STREET STRIP ELEVATIONS
- A3-305 MATERIAL BOARDS

- A5-001 SAMPLE UNITS

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DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022
- 05-10-22 | LANDMARKS MEETING - JUNE 2ND, 2022
- 05-18-22 | LANDMARKS REVISED PACKAGE

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A0-000

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1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST
 A0-001 12" = 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST
 A0-001 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH
 A0-001 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST
 A0-001 12" = 1'-0"

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No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRS. MEETING	5/10/22

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1 SITE PHOTO - ALLSTON WAY FACADE
 A0-002 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST FACADE
 A0-002 12" = 1'-0"



2 SITE PHOTO - HAROLD WAY NORTH FACADE
 A0-002 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY SOUTH FACADE
 A0-002 12" = 1'-0"

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 A0-003 12" = 1'-0"



2 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
 A0-003 12" = 1'-0"



3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
 A0-003 12" = 1'-0"



4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL
 A0-003 12" = 1'-0"

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13	JUNE LWRKS. MEETING	5/10/22

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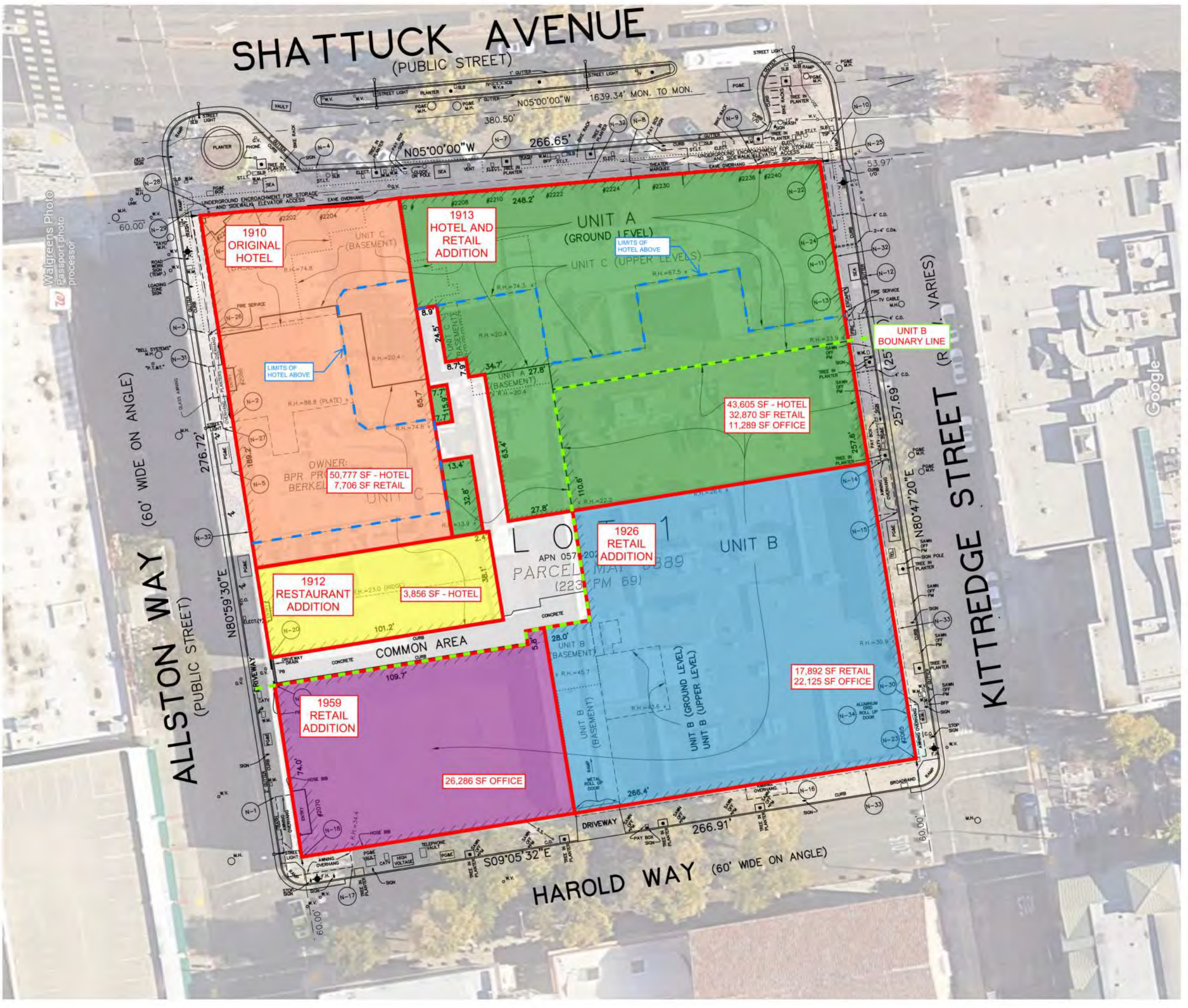
No.	Description	Date
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5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
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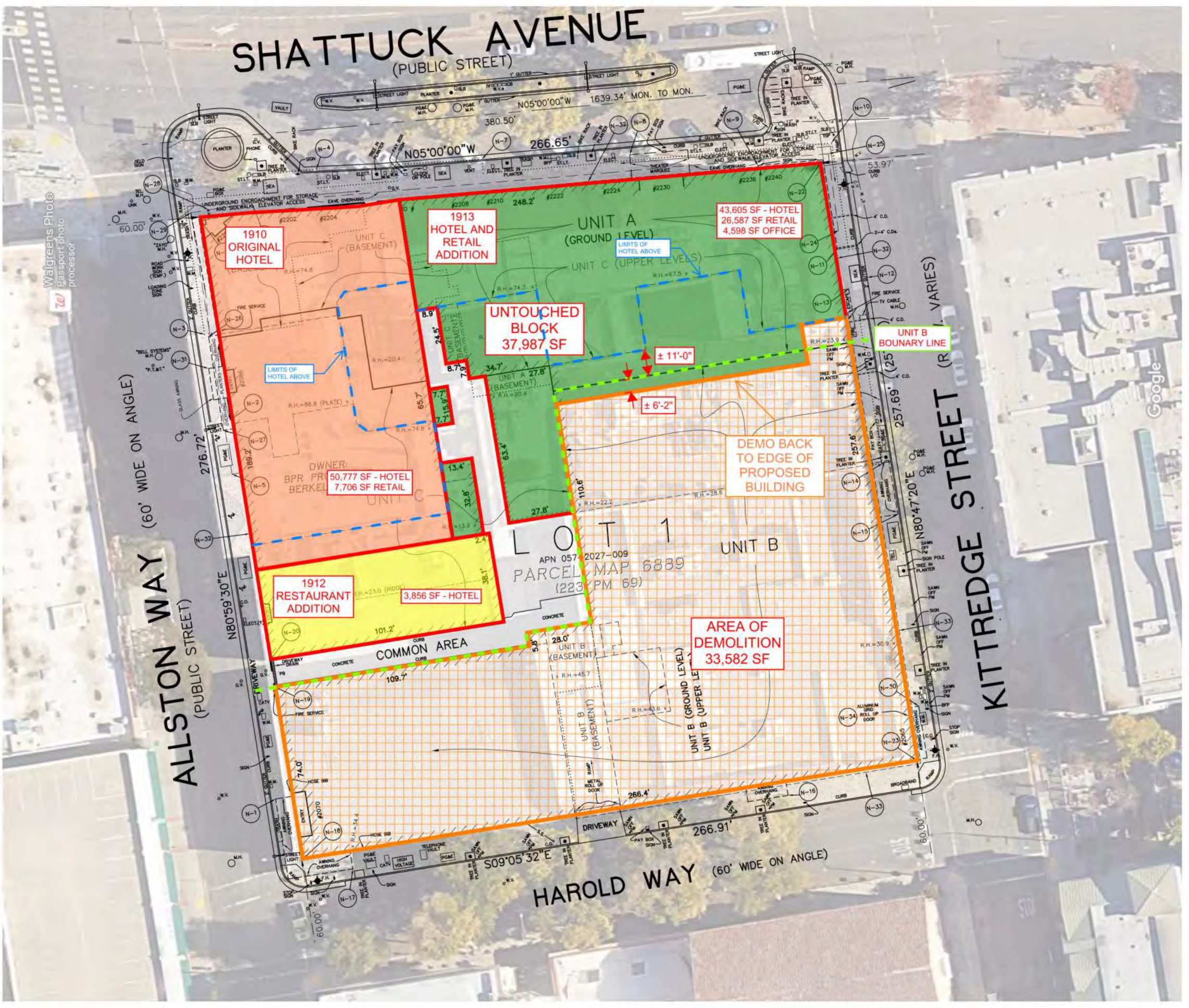
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SHEET TITLE:
 DEMO SITE PLAN EXHIBIT

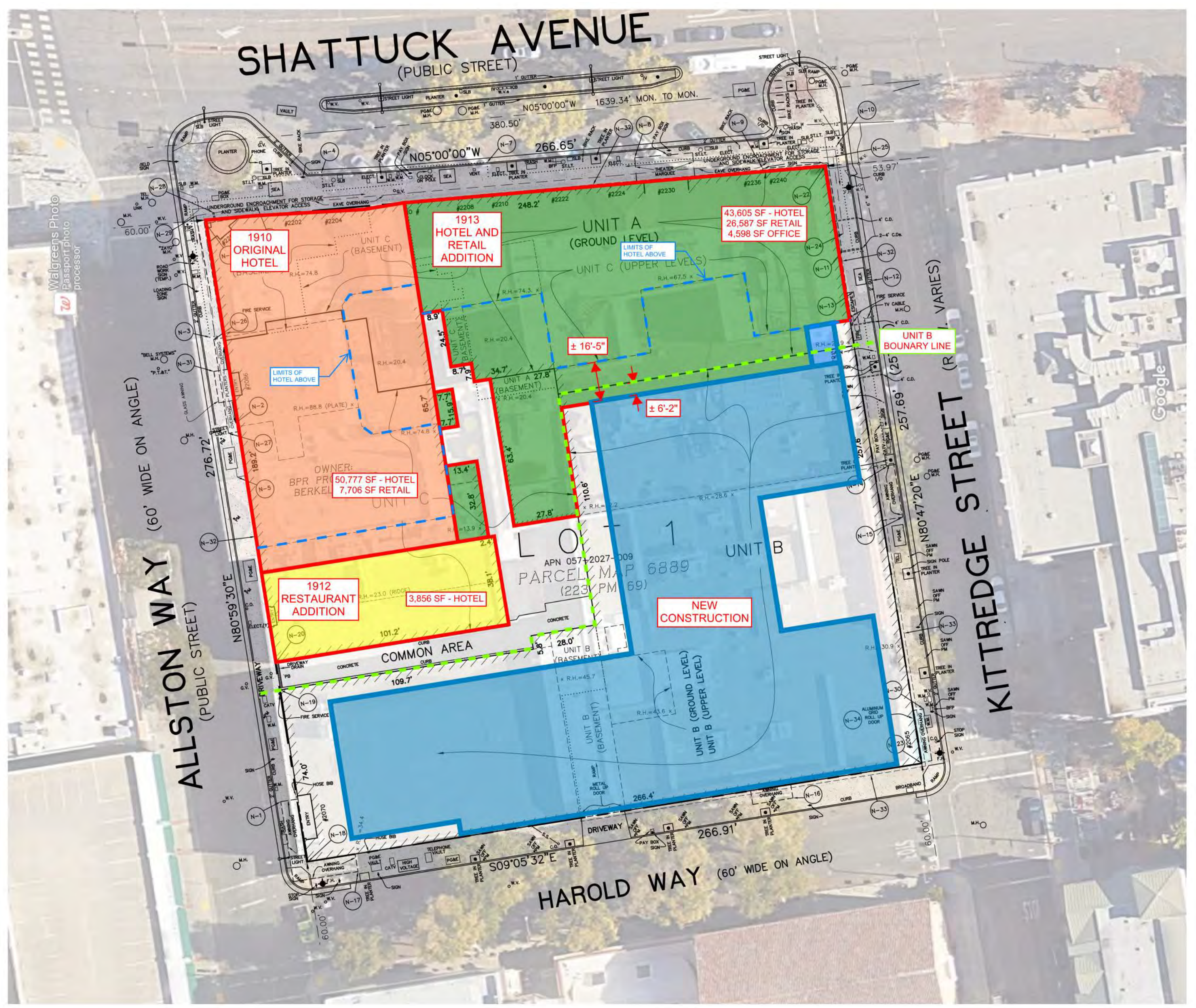
SHEET NUMBER:
A0-004



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

UNIT MIX

Name	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	LW-B	Total Units	Total Beds		
Bedrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1	1				
Bathrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5	1.5					
Beds	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3	3						
Unit GSF	436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867	949				
Floor 8	1	-	-	-	2	-	-	1	2	1	-	-	4	1	-	-	-	-	1	-	-	1	-	1	-	-	1	-	-	-	-	-	-	-	23	69	
Floor 7	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	-	27	86		
Floor 6	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	-	27	86		
Floor 5	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	-	27	86		
Floor 4	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	-	27	86		
Floor 3	1	1	-	-	2	1	1	2	-	-	2	-	4	1	1	1	1	-	-	1	-	1	1	1	-	1	-	1	1	-	-	-	-	27	86		
Floor 2	1	1	-	-	1	2	-	1	3	-	-	1	4	4	-	-	-	-	-	-	1	1	1	1	-	-	-	1	-	-	-	-	23	66			
Floor 1	-	-	-	-	-	-	-	2	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1	7	20			
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Units	7	2	5	1	14	5	7	13	5	10	2	1	29	10	5	5	1	4	1	5	2	7	7	6	1	5	1	7	5	5	6	3	1	188	585		
Unit Mix	4%	1%	3%	1%	7%	3%	4%	7%	3%	5%	1%	1%	15%	5%	3%	3%	1%	2%	1%	3%	1%	4%	4%	3%	1%	3%	1%	4%	3%	3%	3%	2%	1%	% of Mix			
Total Bedrooms	7	2	5	1	14	5	7	13	5	10	2	1	58	20	10	10	2	8	2	10	4	14	14	12	2	10	2	14	10	15	18	3	1	311			
Bedroom Mix	2%	1%	2%	0%	5%	2%	2%	4%	2%	3%	1%	0%	19%	6%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	1%	0%	100%			
Total Beds	7	2	5	1	14	5	7	26	10	20	4	2	116	40	20	20	4	16	4	20	8	28	28	24	4	20	4	28	20	30	36	9	3	585			
Bed Mix	1%	0%	1%	0%	2%	1%	1%	4%	2%	3%	1%	0%	20%	7%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	2%	1%	100%			

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM
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APPLICANT:
BILL SCHRADER
T 925 638 8782

	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	LW-B	Total		
	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1	1			
	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5	1.5				
	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3	3				
	436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867	949			
Floor 8	436	-	375	-	644	-	295	1,276	633	1,282	-	-	3,808	986	-	-	-	-	908	-	973	953	956	-	909	-	932	953	-	-	1,374	-	-	-	17,693	
Floor 7	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	-	21,962	
Floor 6	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	-	21,962	
Floor 5	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	-	21,962	
Floor 4	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	-	21,962	
Floor 3	436	381	-	-	644	348	295	1,276	-	-	1,390	-	3,808	986	984	991	1,003	-	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	-	22,091	
Floor 2	436	381	-	396	644	-	295	1,914	-	-	-	718	3,808	3,944	-	-	-	-	-	-	-	973	953	956	962	-	-	953	-	-	-	-	-	-	17,333	
Floor 1	-	-	-	-	-	-	-	1,276	-	-	-	-	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,601	949	-	-	5,778
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	3,052	762	1,875	396	4,508	1,740	2,065	8,294	3,165	6,410	1,390	718	27,608	9,860	4,920	4,955	1,003	3,972	908	5,150	1,946	6,671	6,692	5,772	909	4,885	932	6,671	4,855	6,865	8,244	2,601	949	150,743		
AVG.	351				644			967					967																1,374		888					

No.	Description	Date
2	PRELIM APP 58330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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AREA TABLE

Floors	GSF	Common	Utility	Res.	Amenity / Lobby	Retail	Parking	Exterior SF (not in GSF)	# Units	# Parking	Efficiency	Height
Floor 8	22,714	3,419	426	17,707	1,162	-	-	2,946	23		78.0%	85
Floor 7	26,099	3,602	501	21,996	-	-	-	-	27		84.3%	74
Floor 6	26,099	3,602	501	21,996	-	-	-	-	27		84.3%	64
Floor 5	26,099	3,602	501	21,996	-	-	-	-	27		84.3%	54
Floor 4	26,099	3,602	501	21,996	-	-	-	-	27		84.3%	44
Floor 3	26,099	3,602	501	21,996	-	-	-	-	27		84.3%	34
Floor 2	23,914	3,536	493	17,410	2,475	-	-	-	23		72.8%	24
Floor 1	22,201	3,021	4,002	4,200	5,382	3,625	1,971	-	7		18.9%	14
Floor -1	26,239	1,663	5,368	-	-	-	19,208	-	-	43	0.0%	(10)
Total	225,563	29,649	12,794	149,297	9,019	3,625	21,179	2,946	188	43		

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 188 UNITS (585 BEDS).THE PROJECT UNIT TYPES INCLUDE STUDIOS, 1 BEDROOM, 2 BEDROOM, 3 BEDROOM, AND LIVE/WORK UNITS.

THE BUILDING TOTALS 225,563 GSF, WHICH INCLUDES 149,301 SF OF RESIDENTIAL AREA AND 9,019 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 3,625 SF OF GROUND LEVEL COMMERCIAL.

THE PROJECT IS DESIGNED AS TYPE-IIIA CONSTRUCTION (WOOD) OVER TYPE-IA (PODIUM) WITH A TOTAL OF 8 RESIDENTIAL LEVELS. A PARTIAL BASEMENT IS ALSO PROVIDED TO HOUSE 43 PARKING SPACES. ADDITIONALLY, THE PROJECT WILL PROVIDE 144 BIKE PARKING SPACES ON THE BASEMENT LEVEL.

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
PROJECT STATS

SHEET NUMBER:
A0-005

NOT RELEASED FOR CONSTRUCTION

CONSTRUCTION INFORMATION

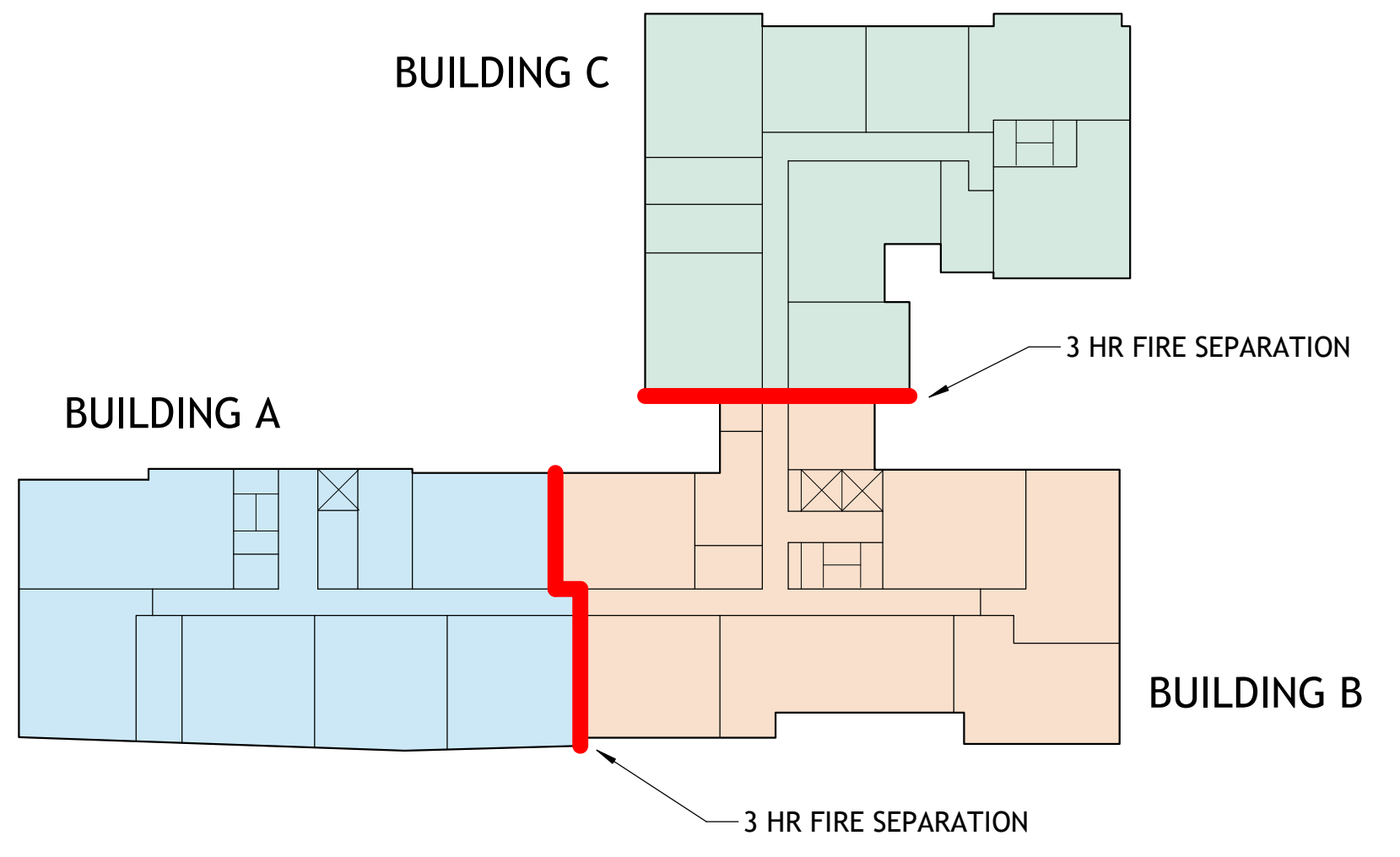
BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [At+(Ns x If)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
At: Tabular Area per Table 506.2 5M Ns: Tabular Area Factor for non-sprinkled If: Frontage Increase Sa: 2 (R Occupancy)		24,000 + (24,000 X 0) X2 =	24,000 + (24,000 X 0) X2 =	24,000 + (24,000 X 0) X2 =
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF

TYPE IA CONSTRUCTION	
MAX ALLOWABLE STORIES: UNLIMITED	
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES: 3
	MAX ALLOWABLE HEIGHT: UNLIMITED
	ACTUAL HEIGHT (ABOVE AVG GRADE): 34'
BUILDING AREA, PER CBC TABLE 506.2	TOTAL ALLOWABLE AREA: UNLIMITED
	TOTAL PROPOSED AREA: 98,305 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8

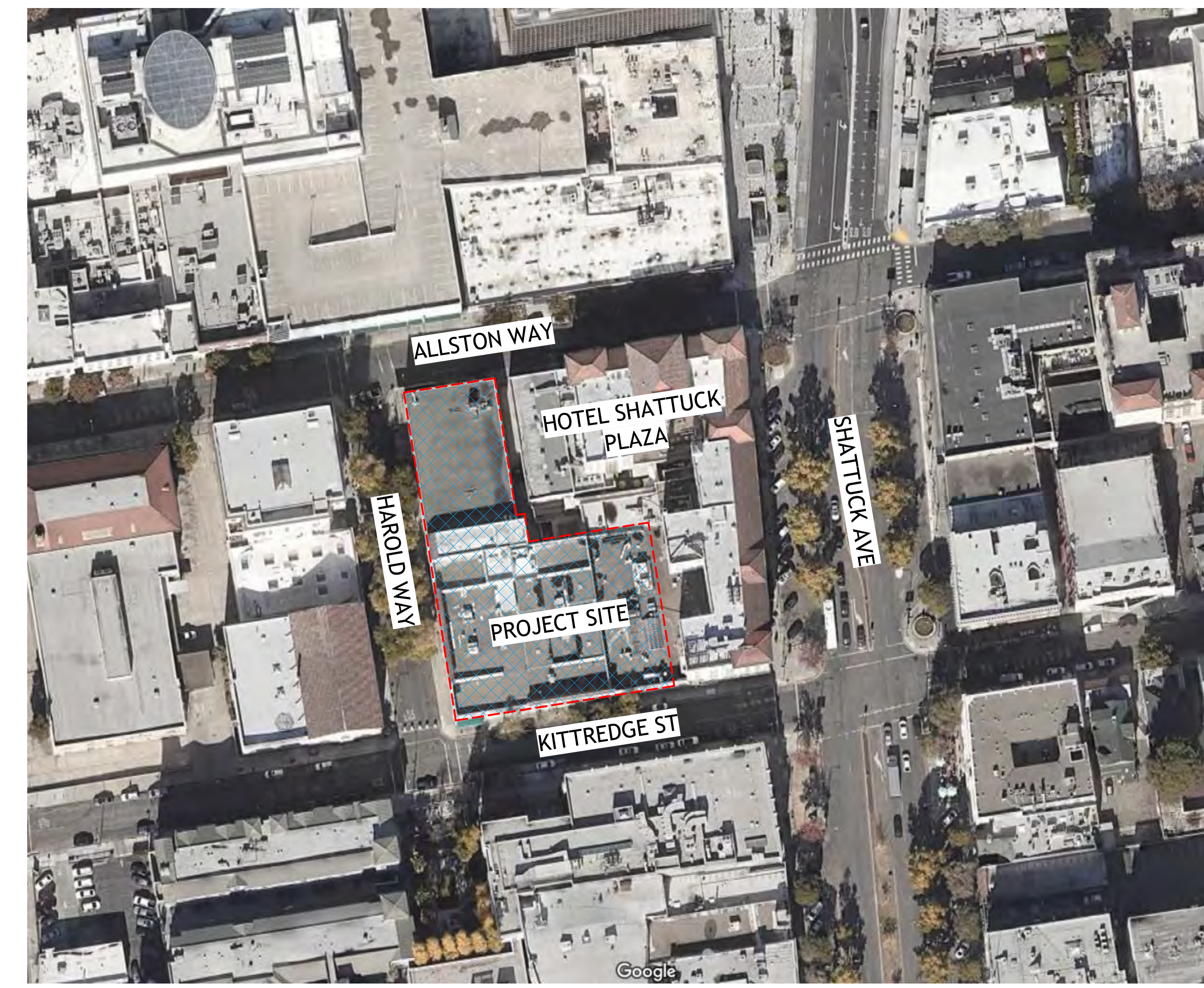


CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 5 required spaces to 0 provided spaces.
- Concession for reduction in useable open space and the percentage of associated landscaped area.



1 SITE MAP
A0-006 12" = 1'-0"

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 05-11-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	188	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 311 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	144	112 LOCATED ON LEVEL U1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	184,845 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	13,476 SF	15,040 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
3,593 SF TOTAL			
1,990 SF RETAIL SUITE 1,603 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 3 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	5
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	2	2
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	72	72

WAIVER
WAIVER
WAIVER
CONCESSION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22



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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
ZONING AND CODE INFO

SHEET NUMBER:
A0-006

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

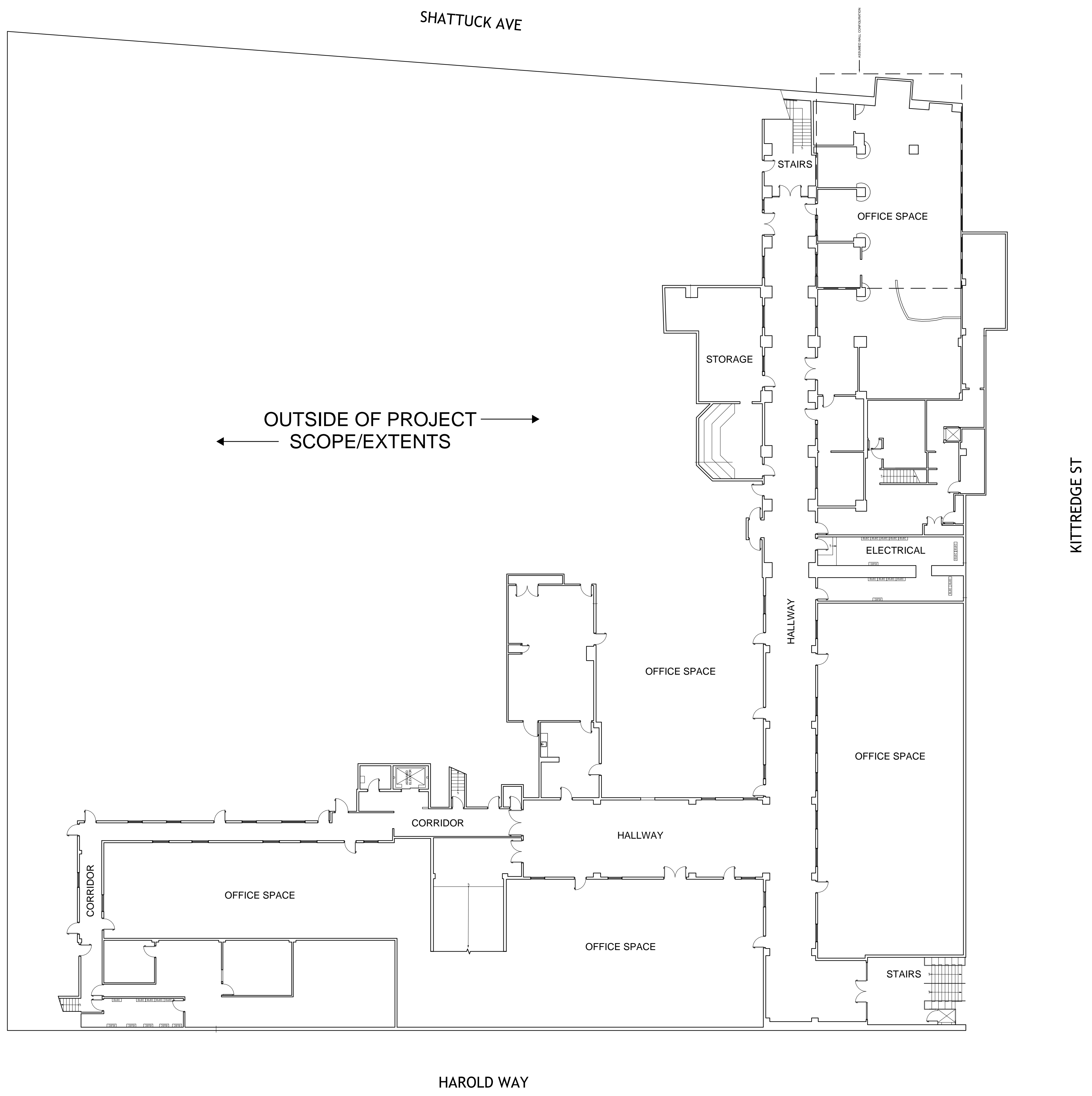
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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
 SITE PLAN
 EXISTING- LEVEL U1

SHEET NUMBER:
A1-001

NOT RELEASED FOR CONSTRUCTION



EXISTING BASEMENT PLAN

0 4 8 16'
 1 LEVEL U1- EXISTING
 A1-001 1/16" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
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 T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRS. MEETING	5/10/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

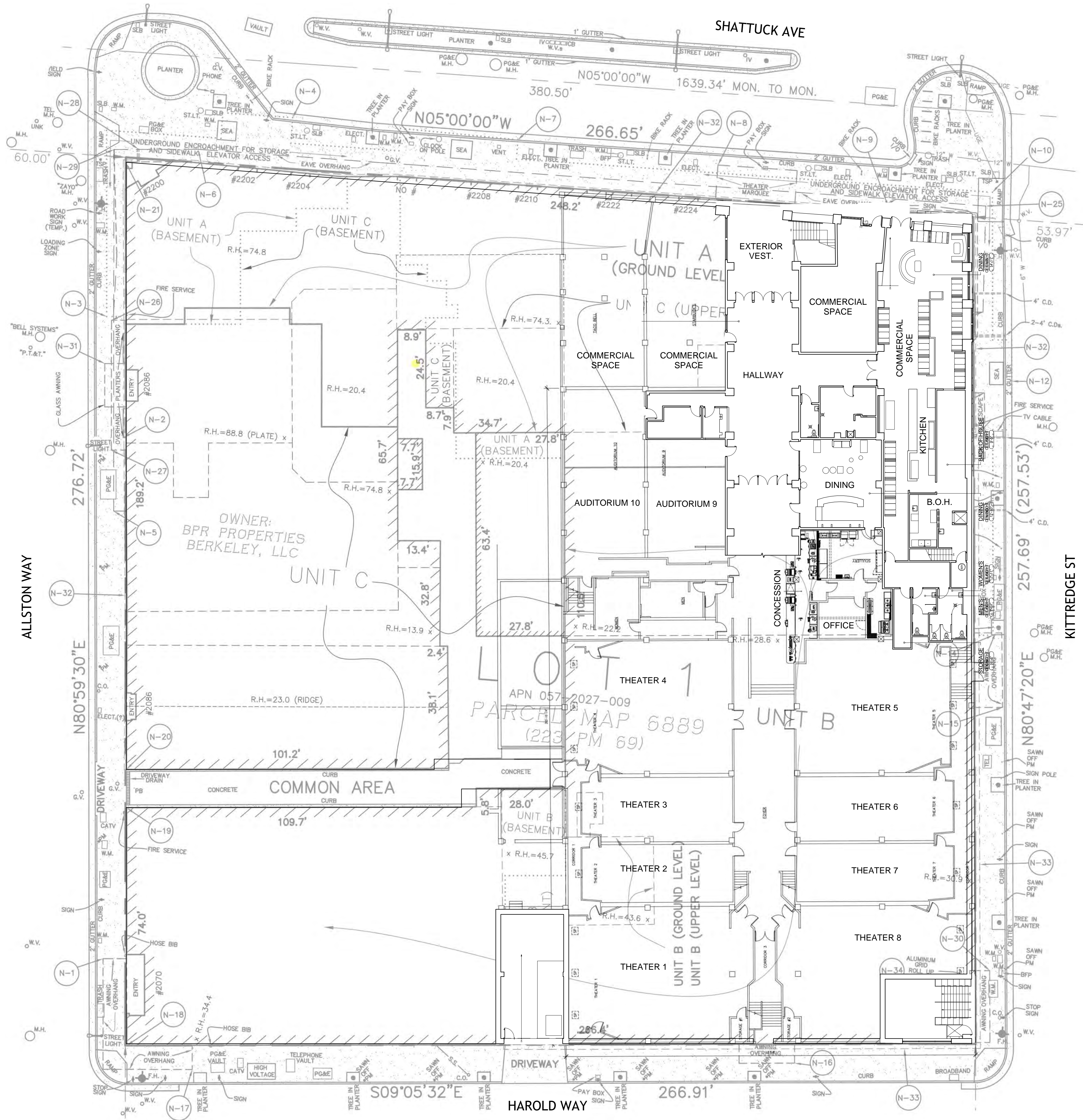
SHEET TITLE:
 SITE PLAN
 EXISTING- LEVEL 1

SHEET NUMBER:
A1-002

NOT RELEASED FOR CONSTRUCTION

EXISTING GROUND LEVEL PLAN

1 LEVEL 1- EXISTING
 A1-002 1/16" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

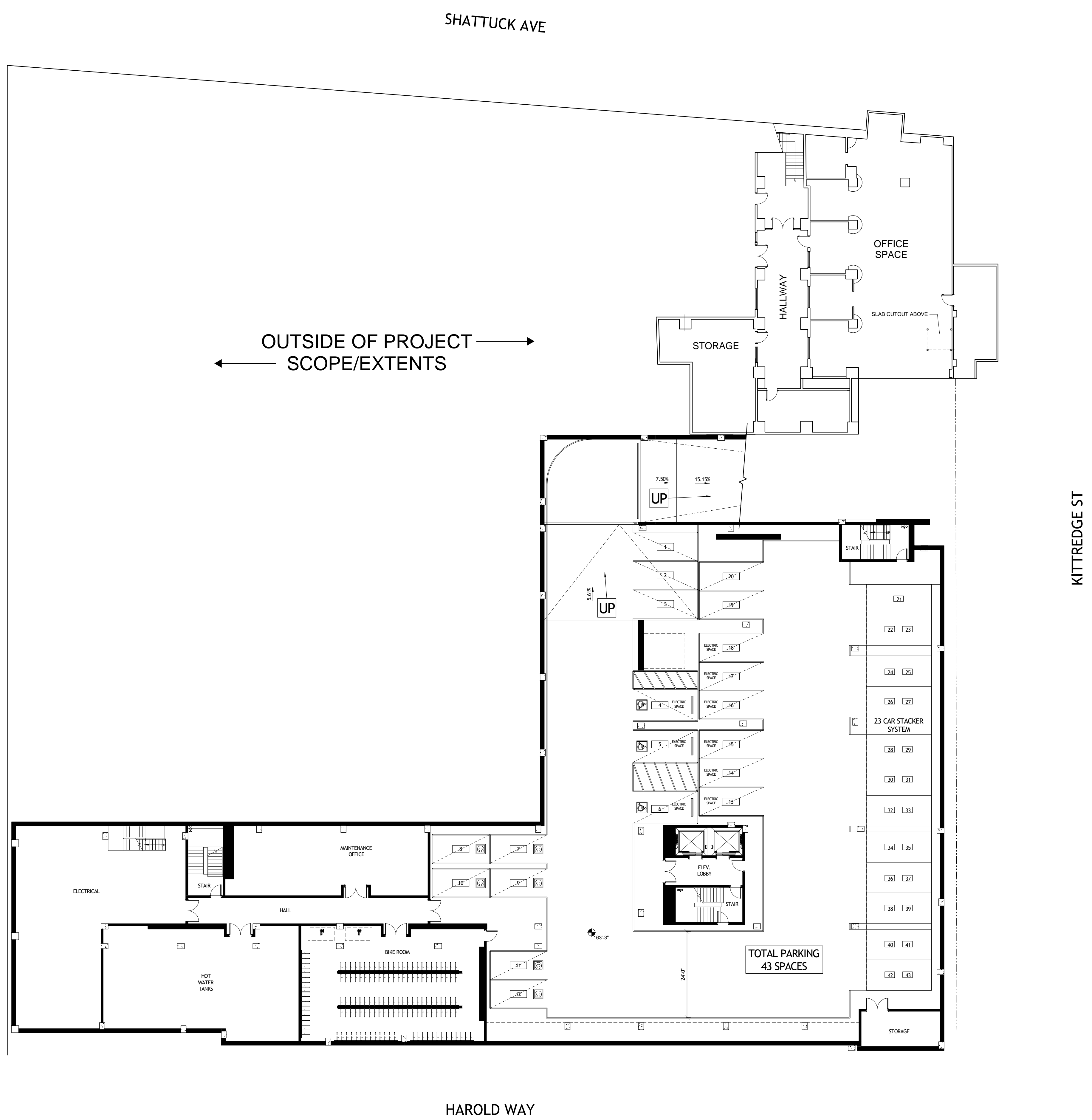
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BERKELEY PLAZA
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 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
 SITE PLAN
 PROPOSED- LEVEL
 U1

SHEET NUMBER:
A1-003

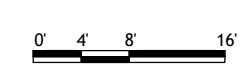
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← OUTSIDE OF PROJECT SCOPE/EXTENTS →

PROPOSED BASEMENT PLAN

1 LEVEL U1- PROPOSED
 A1-003 1/16" = 1'-0"



HAROLD WAY

SHATTUCK AVE

ALLSTON WAY

KITTREDGE ST

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
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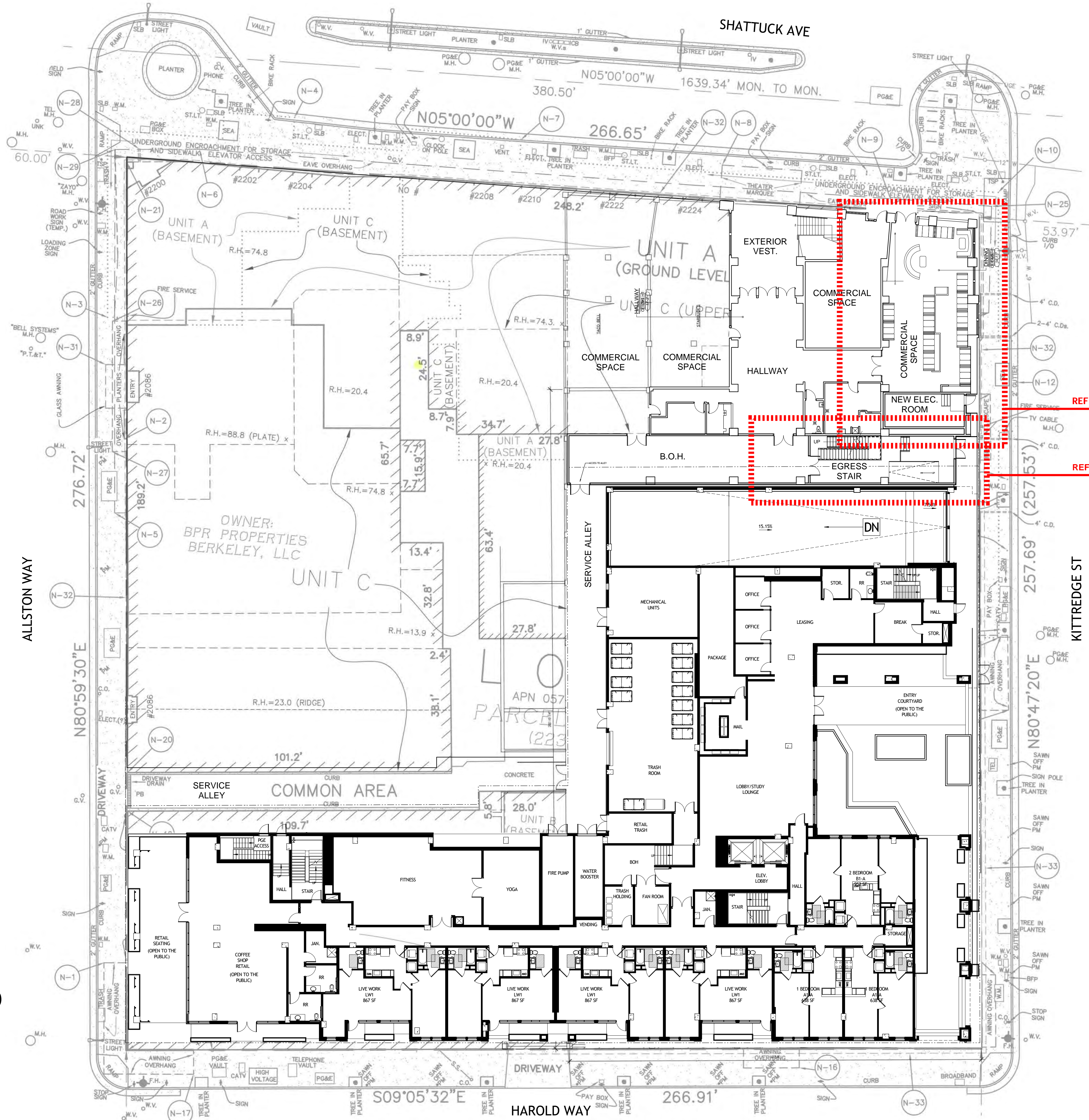
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
**SITE PLAN
PROPOSED- LEVEL 1**

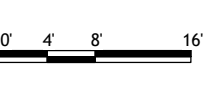
SHEET NUMBER:
A1-004

NOT RELEASED FOR CONSTRUCTION

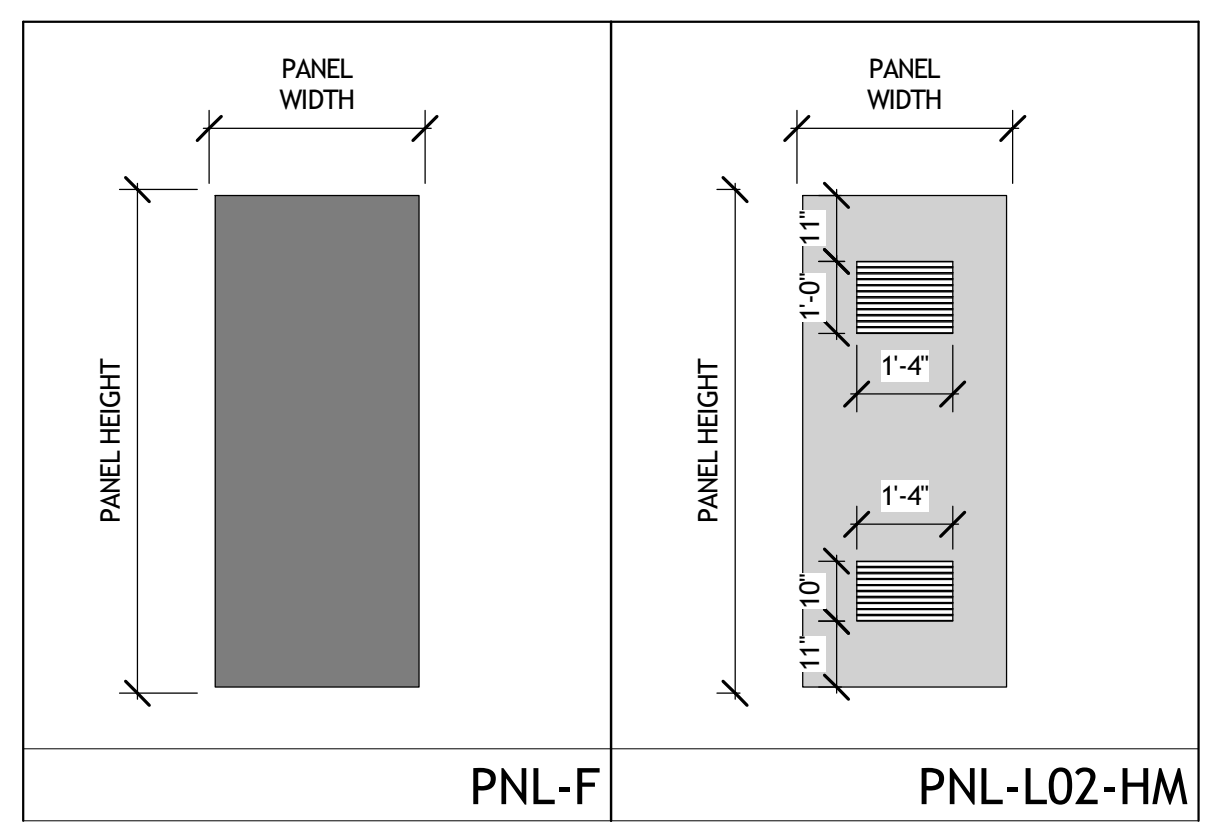


**PROPOSED GROUND
LEVEL PLAN**

1 LEVEL 1- PROPOSED
A1-004 1/16" = 1'-0"

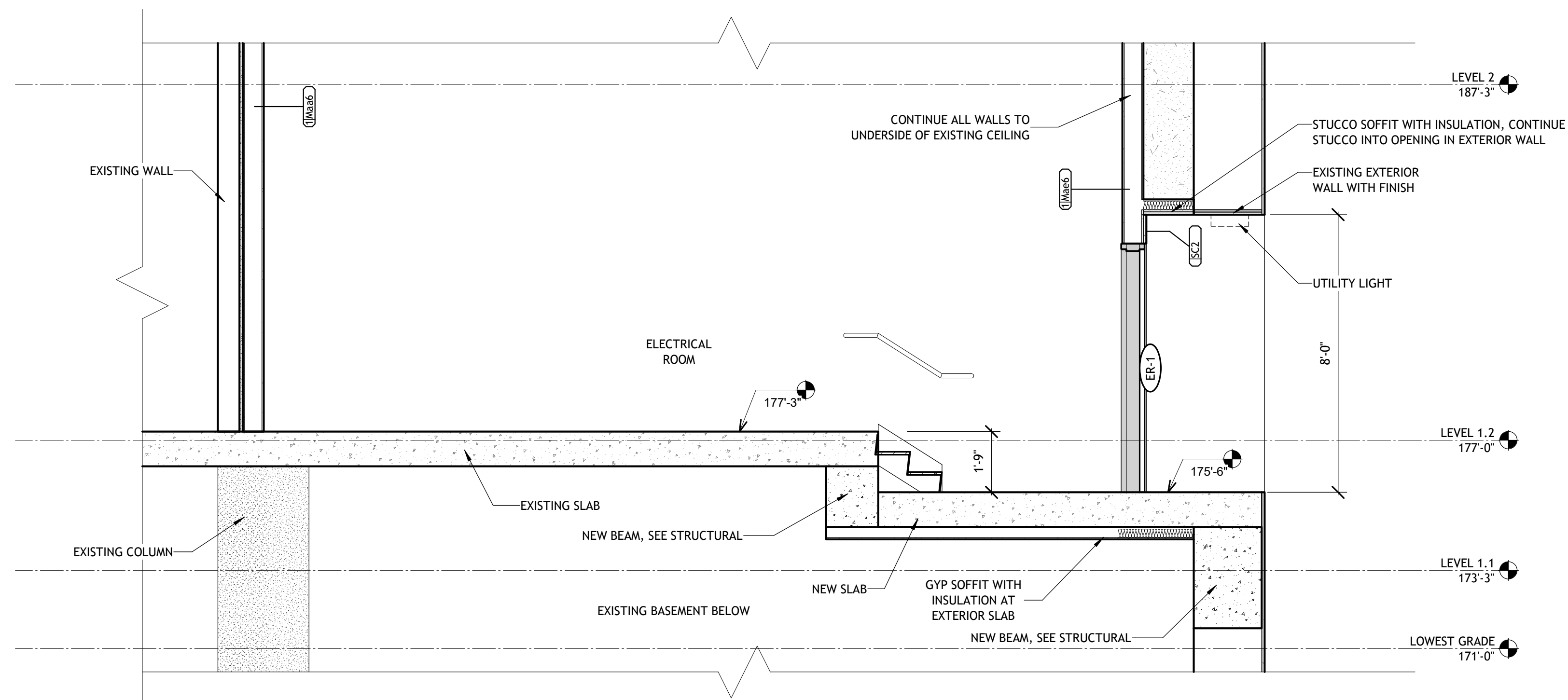


TRUE NORTH

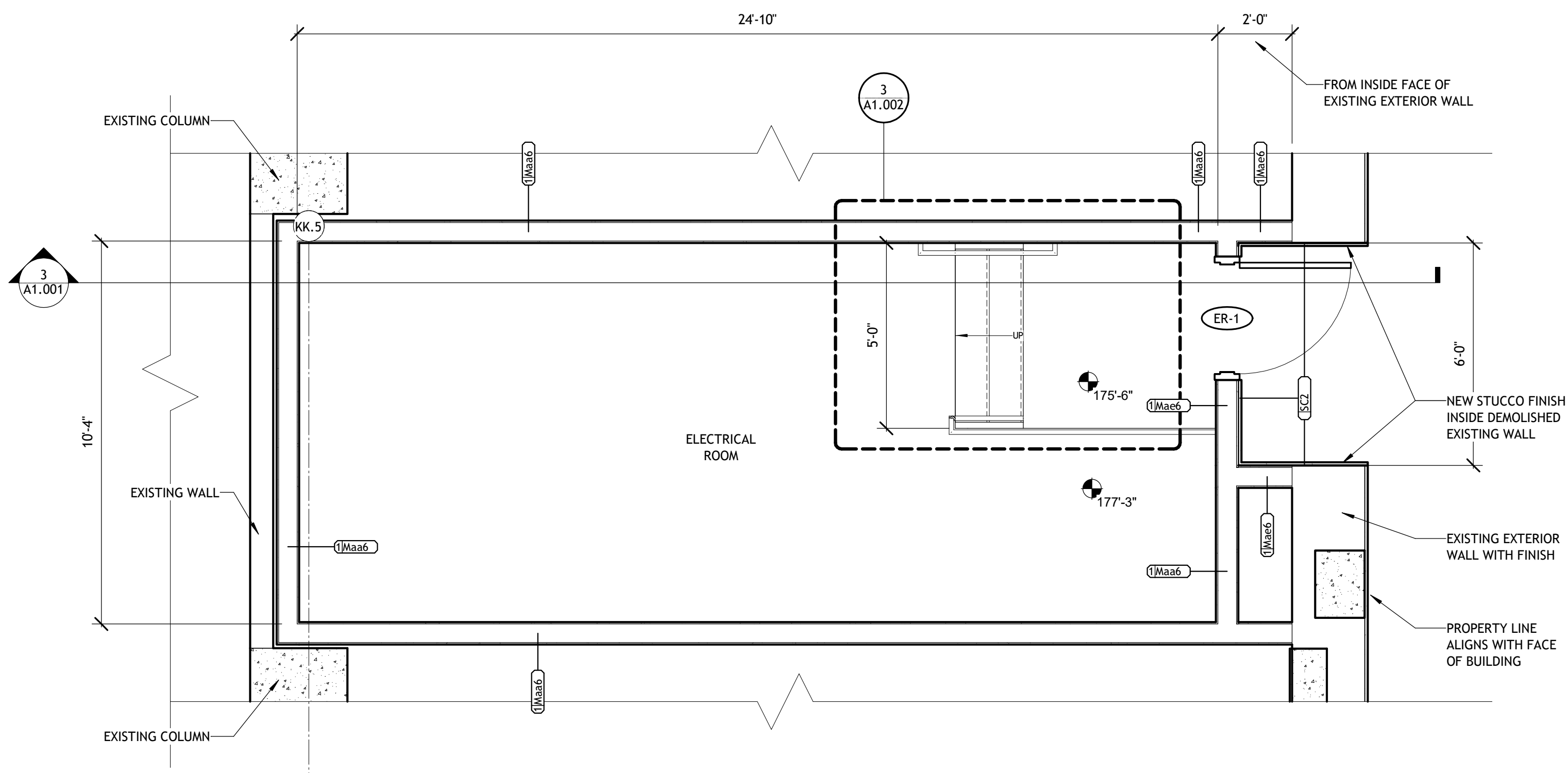


DOOR SCHEDULE- ELECTRICAL ROOM									
TAG	LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		HW SET	COMMENTS
				TYPE	FINISH	TYPE	HW SET		
LEVEL 1.1									
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0		DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW.
ER-2	B.O.H.	0	3'-0"x7'-0"	PNL-F-HM	08-OPENINGS-HM	FRM-00HM1	13.0		EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.

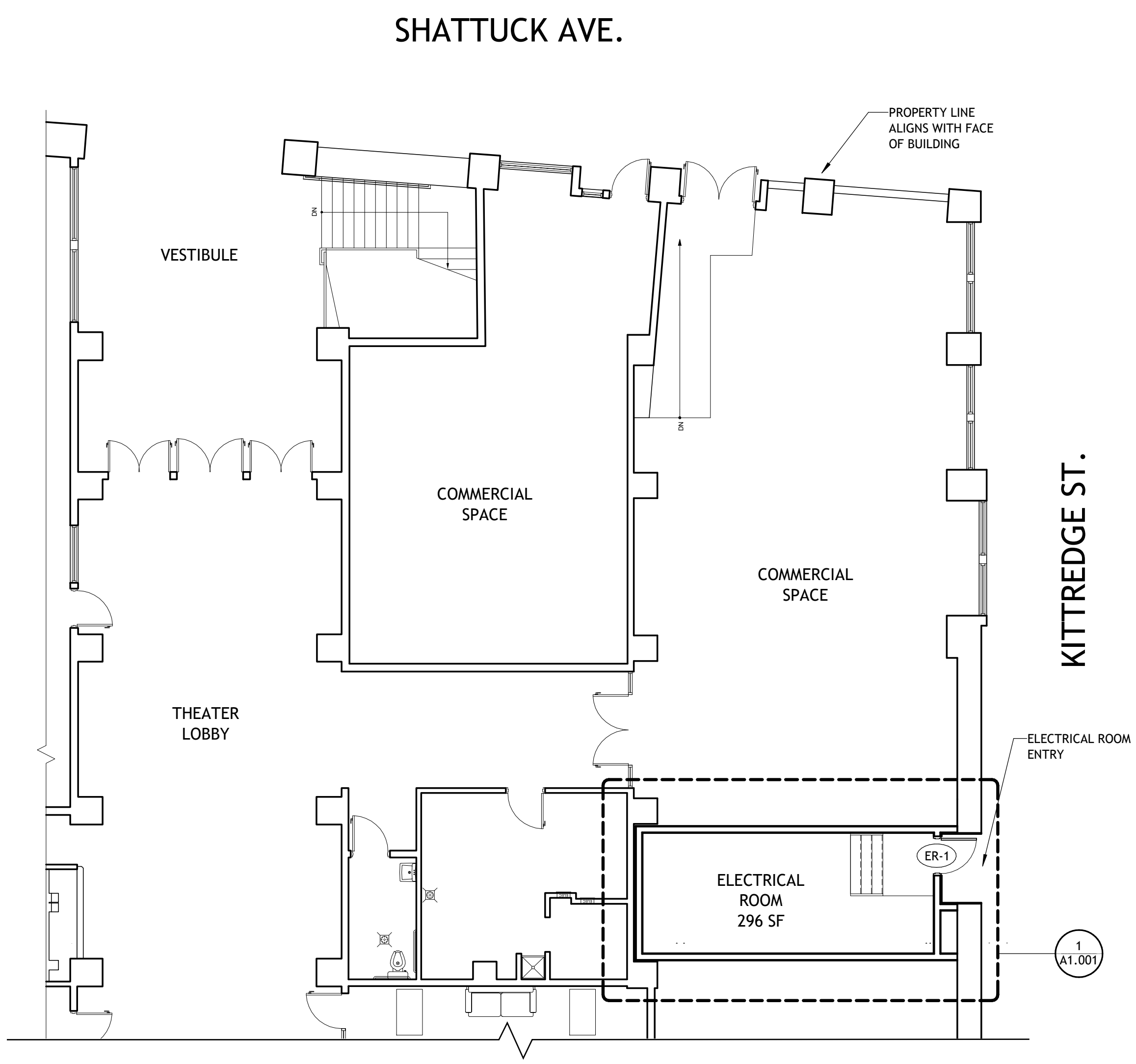
Hardware Set # 08.0				Hardware Set # 13.0							
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG
Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	3	EA	652	STN	Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	1	EA	652	STN
Rim Panic	290 8212193 x 4993 D (Storeroom)	1	EA	626W1	STCH	Rim Panic	290 8212193 x 4993 D (Storeroom)	1	EA	626W1	STCH
Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH	E Trim	DET140 (Storeroom)	1	EA	626	STCH
Core	6C5-SFIC	1	EA	626	BST	Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH
Closer	QDC113 (EDA, SPG Stop/Compression)	1	EA	689	STCH	Core	6C5-SFIC	1	EA	626	BST
Kick Plate	K0050 10" x 2" LDW B4E/C5K	1	EA	630	TRM	Closer	QDC111 (Panic Bar - Push Side)	1	EA	689	STCH
Seal	9550C X LAR (Head/Jambo)	1	EA	A	NGP	Kick Plate	K0050 10" x 2" LDW B4E/C5K	1	EA	630	TRM
Sweep	601 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1270WV or W1211	1	EA	630	TRM
Threshold	513 A X LAR X 14-20 SS MSEA	1	EA	A	NGP	Seal	9550C X LAR (Head/Jambo)	1	EA	A	NGP



3 ELECTRICAL ROOM SECTION
 A1.001 3/8" = 1'-0"



2 ELECTRICAL ROOM PLAN
 A1.001 3/8" = 1'-0"



1 BUILDING PLAN
 A1.001 1/8" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

No.	Description	Date
	ELEC. ROOM PERMIT	4/11/22
13	JUNE LMRK. MEETING	5/10/22

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ELECTRICAL ROOM TI PERMIT
 2240 SHATTUCK AVE
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:
A1.001

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

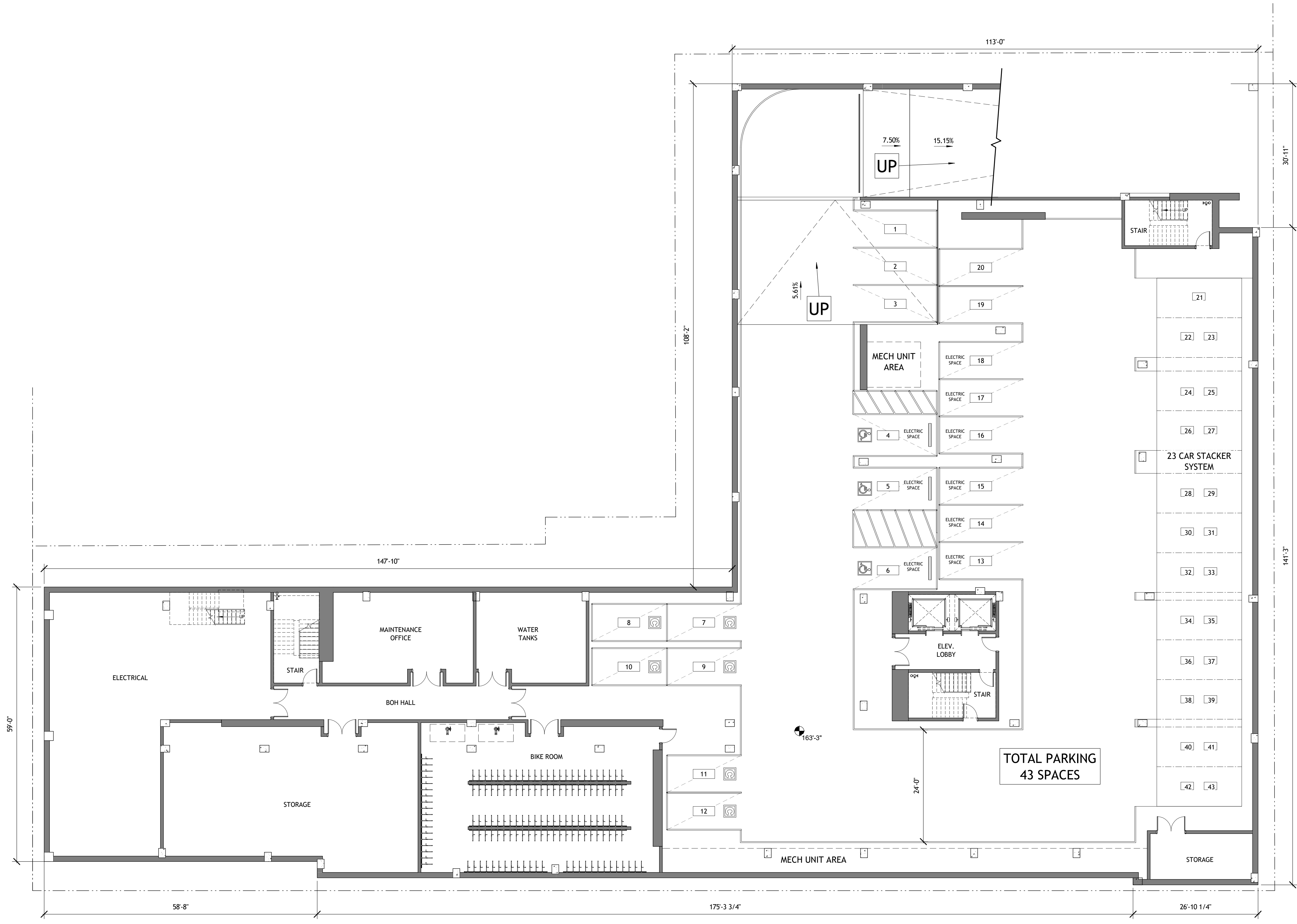
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 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

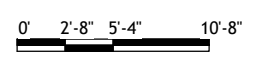
SHEET TITLE:
 PLAN- LEVEL U1

SHEET NUMBER:
A1-101

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL U1
 A1-101 3/32" = 1'-0"



PROJECT #: 121246
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T 925 638 8782

No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
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9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

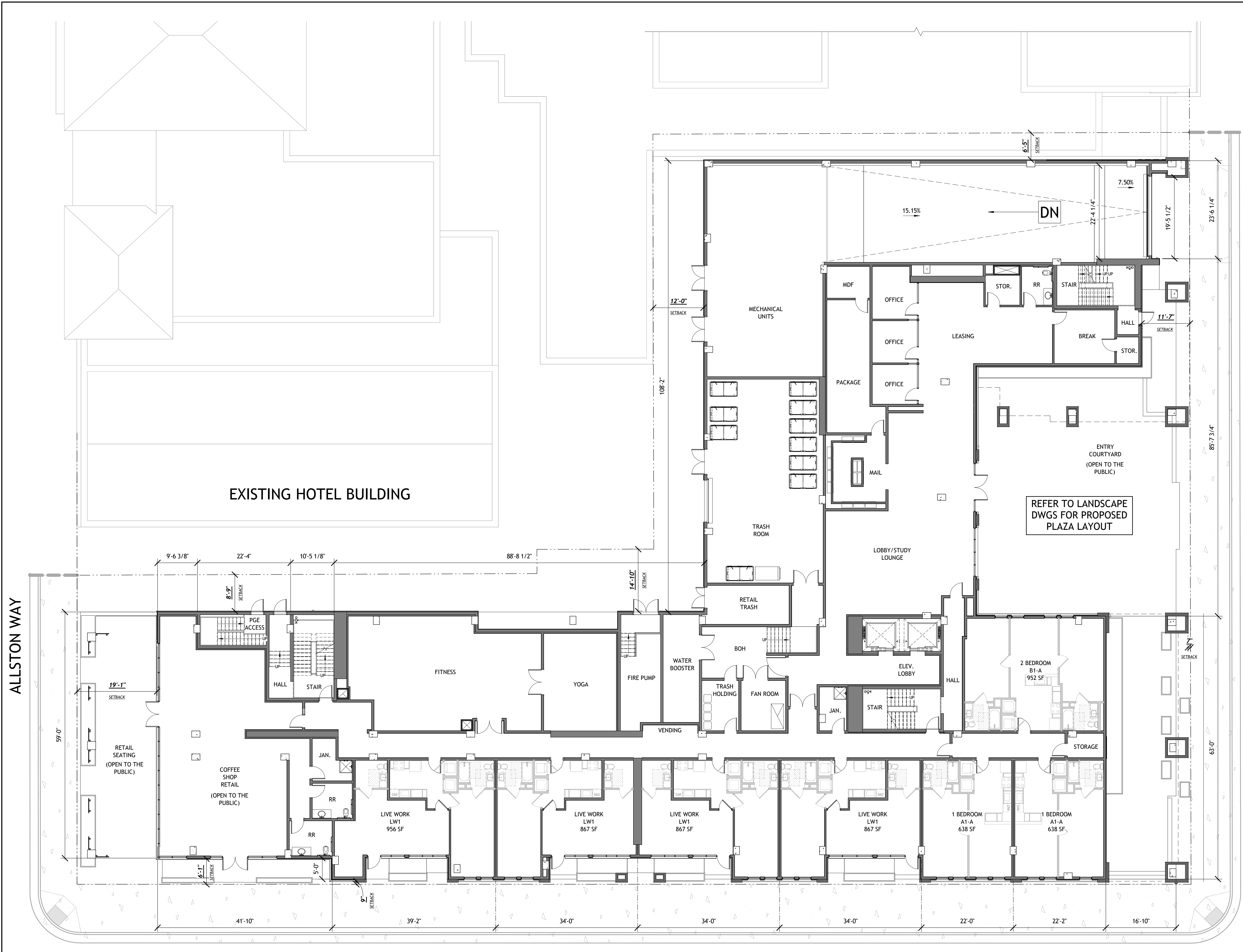
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BERKELEY, CA 94704
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SHEET TITLE:
PLAN- LEVEL 1

SHEET NUMBER:
A1-111

NOT RELEASED FOR CONSTRUCTION



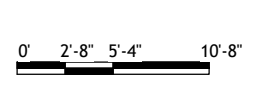
EXISTING HOTEL BUILDING

REFER TO LANDSCAPE DWGS FOR PROPOSED PLAZA LAYOUT

KITTREDGE ST

ALLSTON WAY

HAROLD WAY



1 PRESENTATION FLOOR PLAN- LEVEL 1
A1-111 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

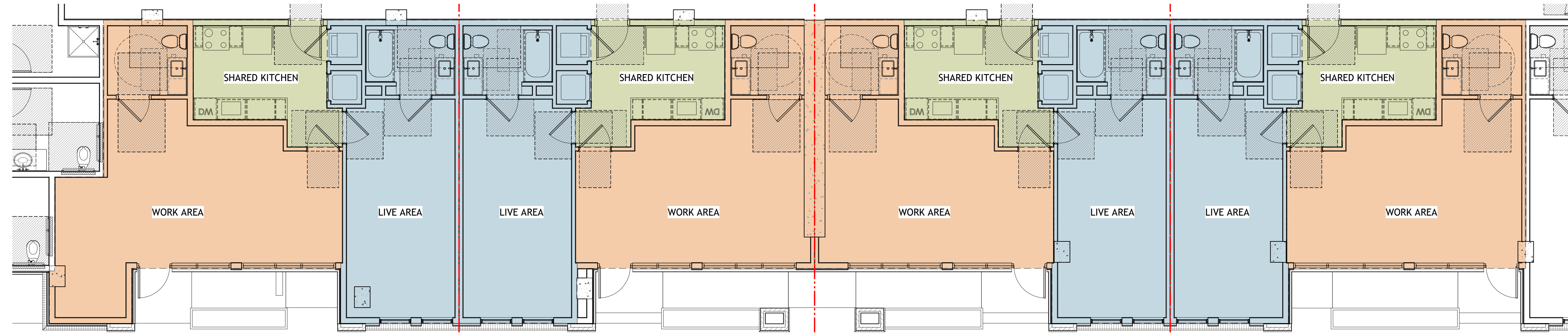
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APPLICANT:
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No.	Description	Date
13	JUNE LMRKS. MEETING	5/10/22

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LIVE/WORK UNIT 1

TOTAL AREA: 949 SF

- LIVE AREA: 336 SF (35%)
- WORK AREA: 474 SF (50%)
- SHARED KITCHEN AREA: 139 SF (15%)

LIVE/WORK UNIT 2

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 3

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 4

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

NOTE: THE KITCHEN IS CONSIDERED SPACE THAT SERVES BOTH THE LIVE AREA AND THE WORK AREA OF THE UNIT. THE SHARED AREA OF THE KITCHEN IS SPLIT BETWEEN THE TWO CATEGORIES TO BRING BOTH LIVE FUNCTIONS AND WORK FUNCTIONS TO EXACTLY 50% OF THE TOTAL UNIT AREA, IN ACCORDANCE WITH IBC SECTION 419.

1 LIVE/WORK UNITS ENLARGED PLAN
 A1-112 3/16" = 1'-0"

BERKELEY PLAZA
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 CA VENTURES

SHEET TITLE:
PLAN- LEVEL 1 ENLARGED

SHEET NUMBER:
A1-112

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

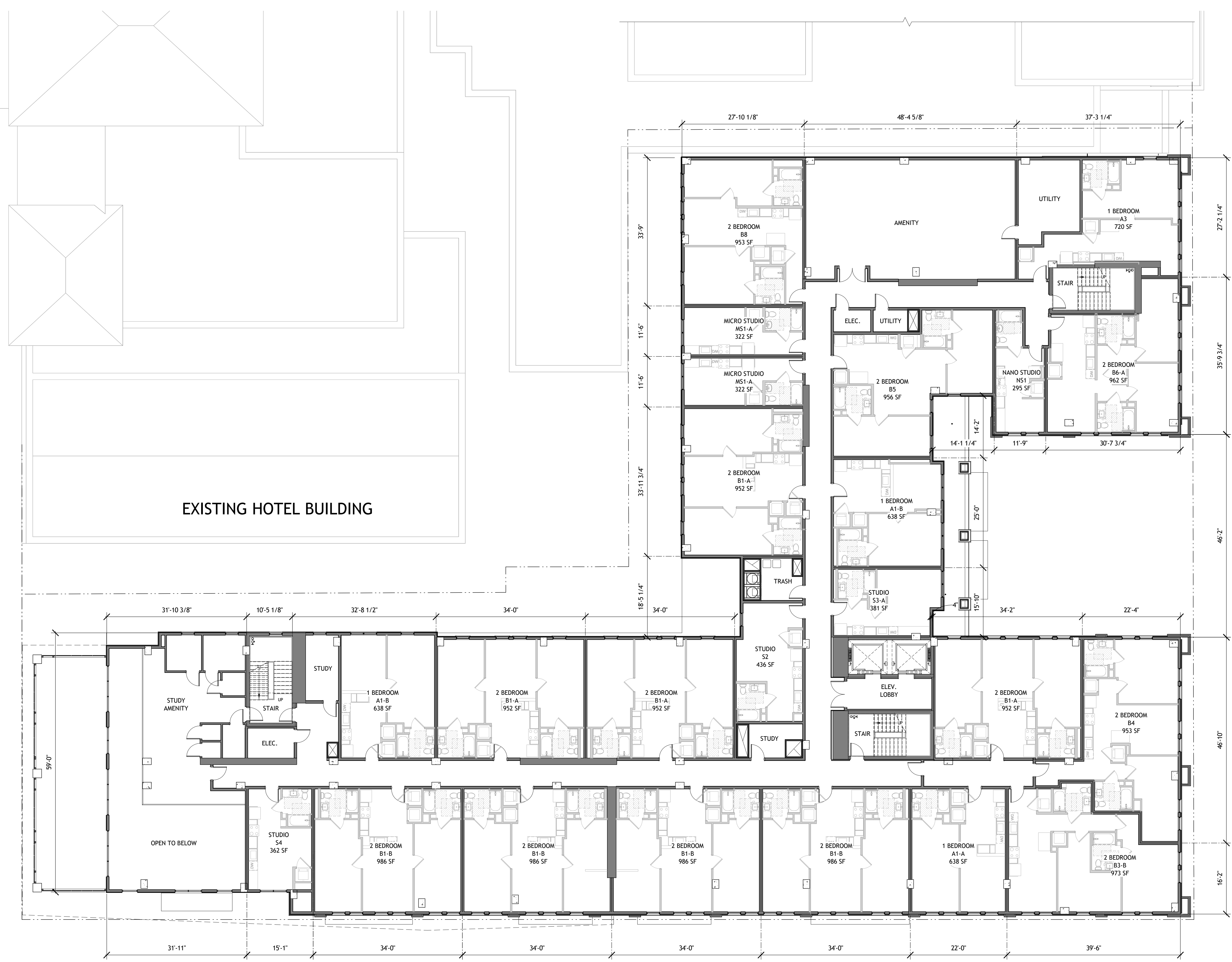
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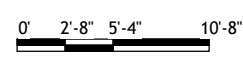
SHEET TITLE:
PLAN- LEVEL 2

SHEET NUMBER:
A1-121

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 2
A1-121 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
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No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

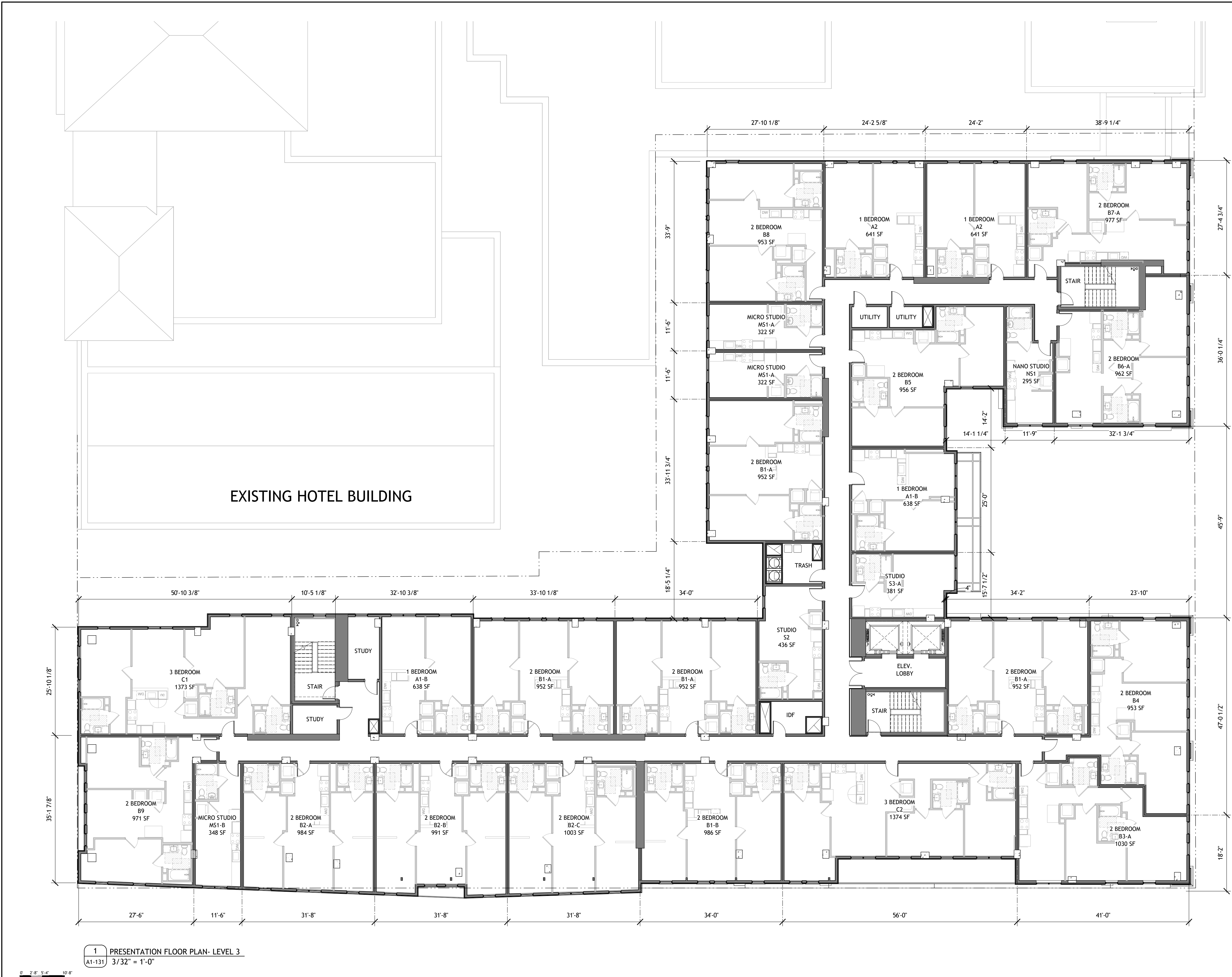
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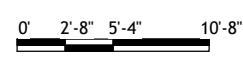
SHEET TITLE:
 PLAN- LEVEL 3

SHEET NUMBER:
A1-131

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 3
 A1-131 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
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No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

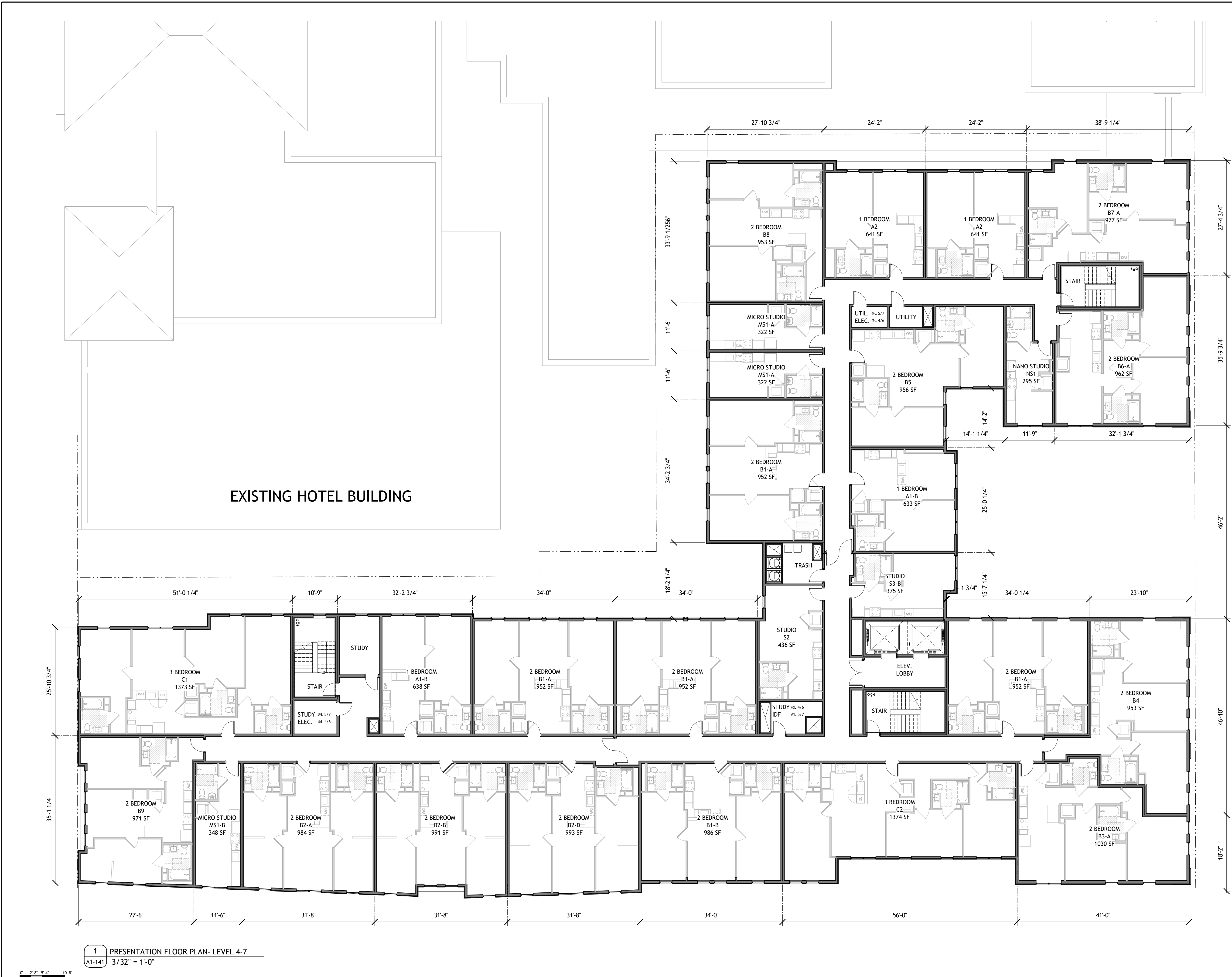
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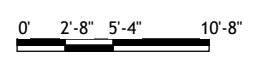
SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 4-7
A1-141 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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 T 925 638 8782

No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

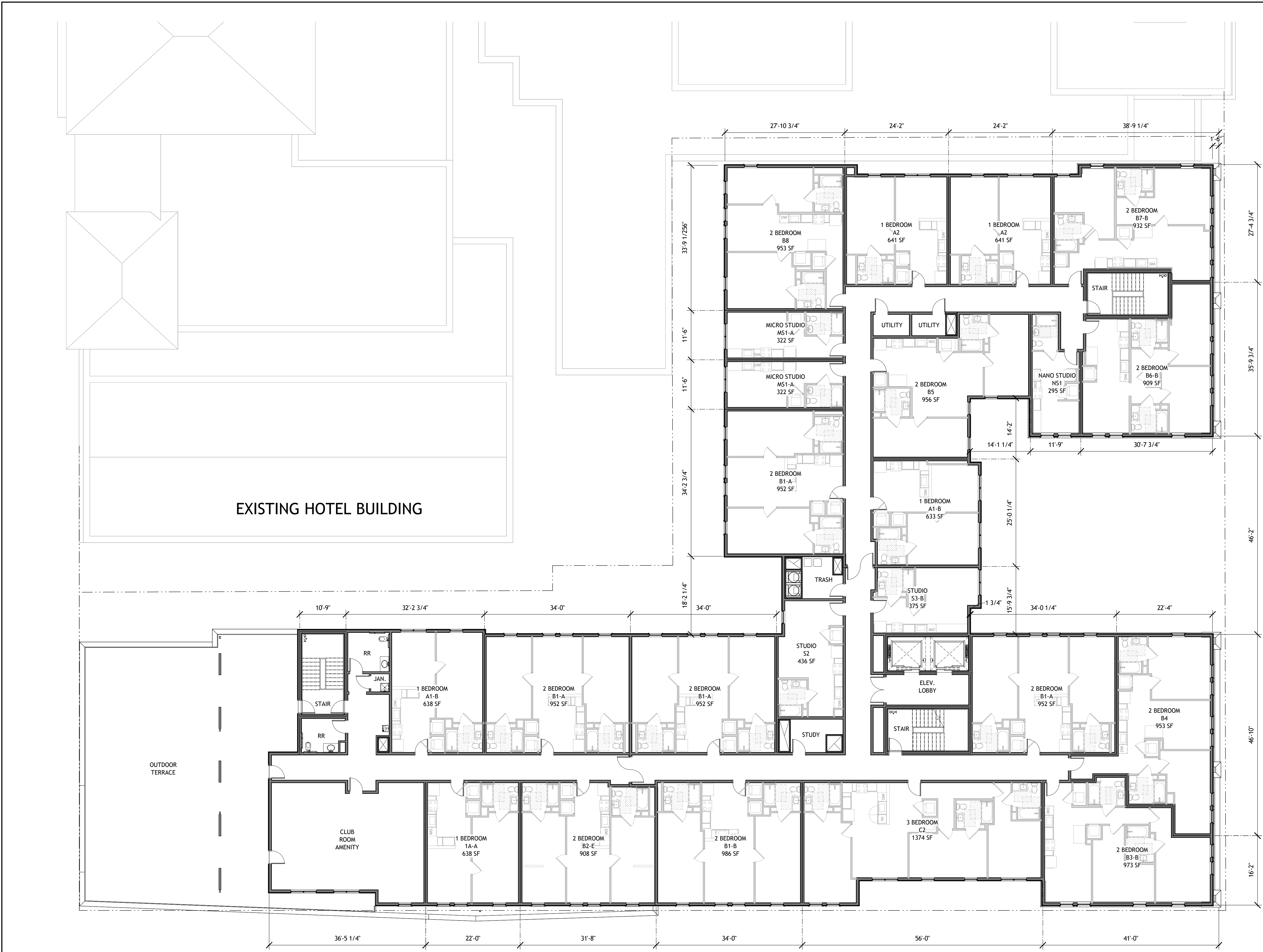
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SHEET TITLE:
 PLAN- LEVEL 8

SHEET NUMBER:
A1-181

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 8
 A1-181 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

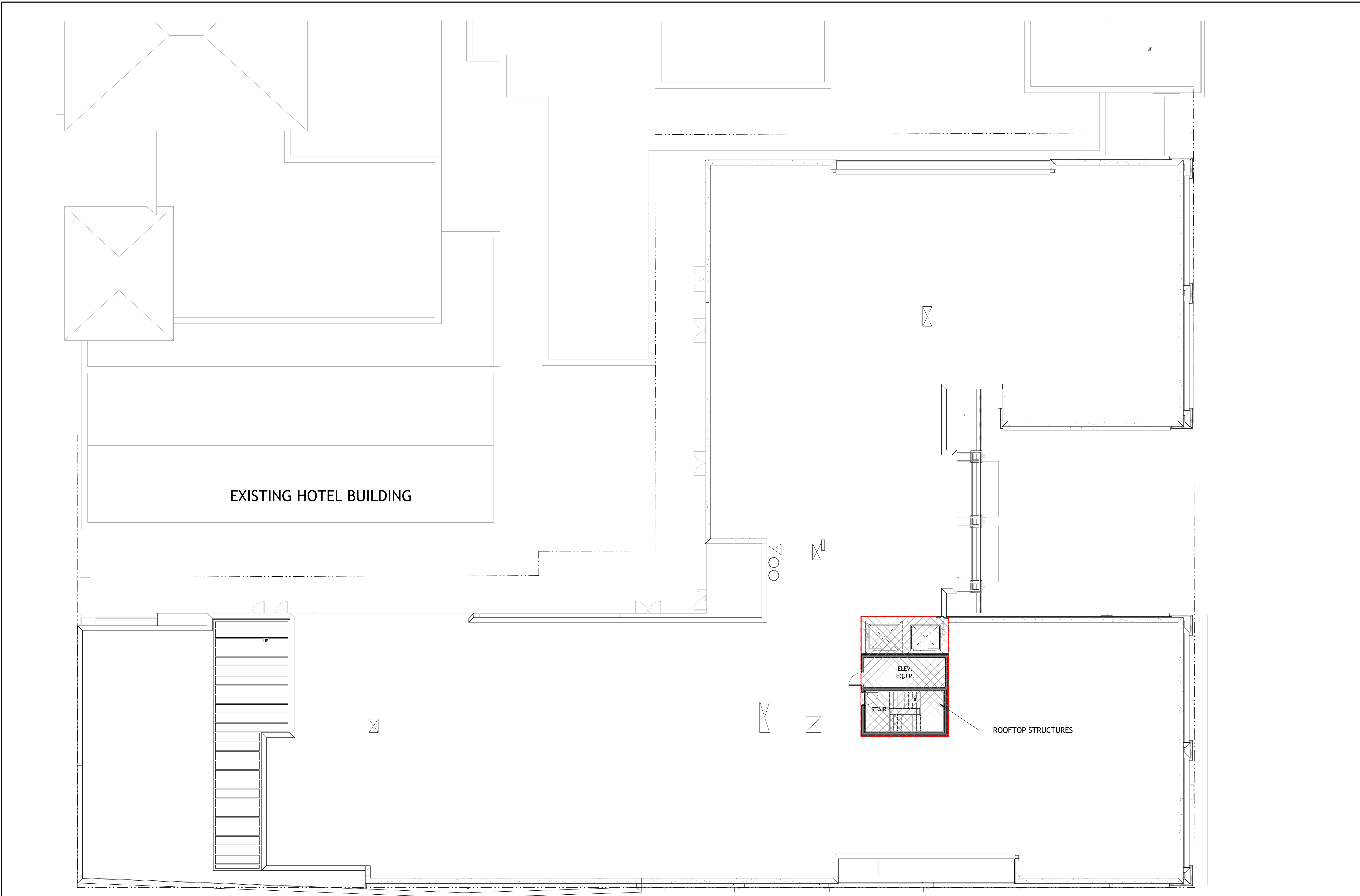
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SHEET TITLE:
PLAN- ROOF

SHEET NUMBER:
A1-191

NOT RELEASED FOR CONSTRUCTION

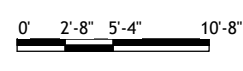


EXISTING HOTEL BUILDING

ELEV. EQUIP.
STAIR
ROOFTOP STRUCTURES

AREA OF ROOFTOP STRUCTURES: 597 SF
AVERAGE FLOOR AREA: 24,095 SF
% OF ROOFTOP STRUCTURES: 2.4%

1 PRESENTATION FLOOR PLAN- ROOF PLAN
A1-191 3/32" = 1'-0"



PROJECT #: 121246
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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

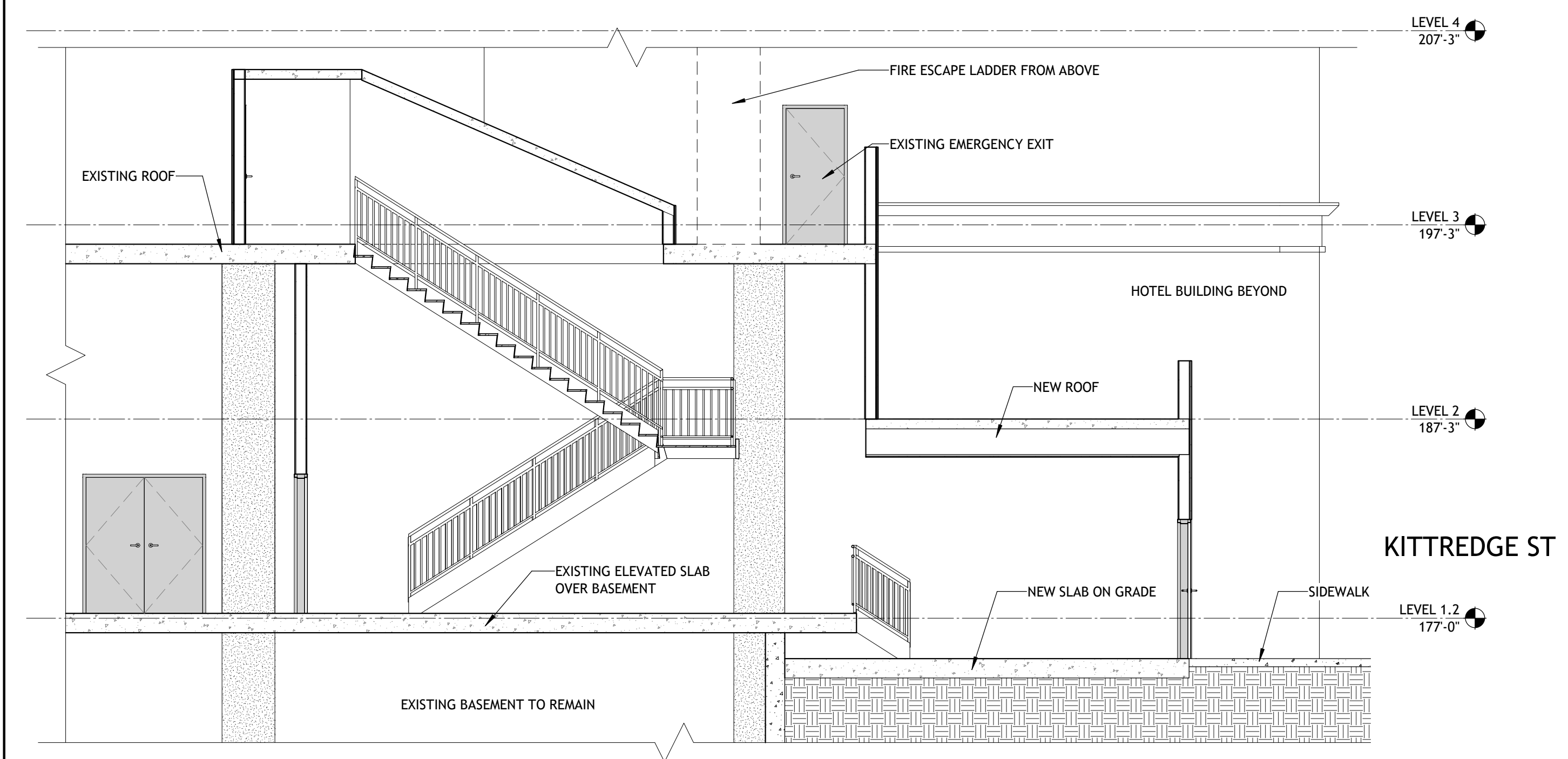
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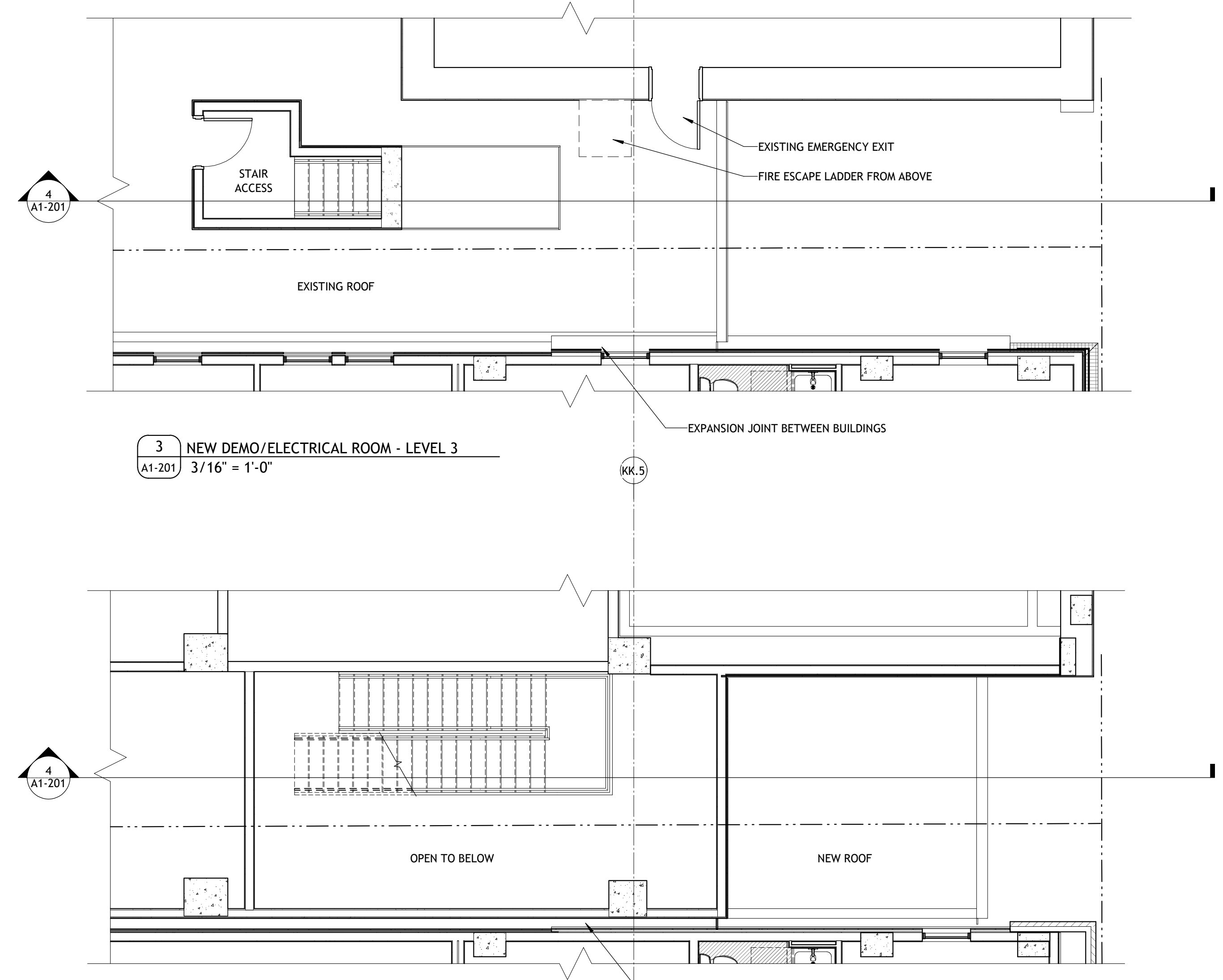
SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:
A1-201

NOT RELEASED FOR CONSTRUCTION

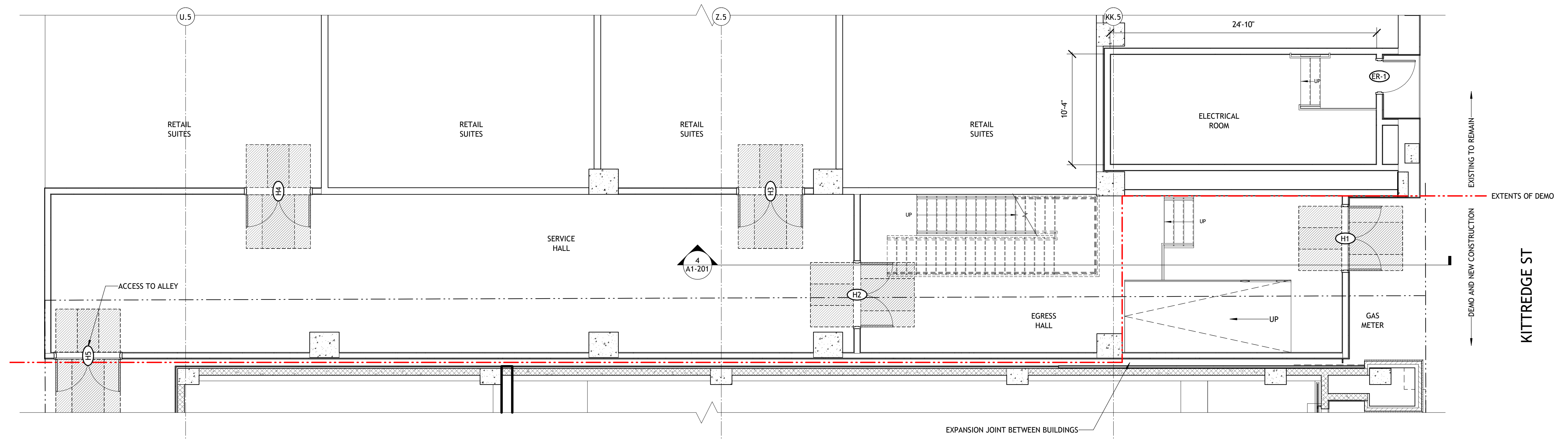


4 NEW DEMO/ELECTRICAL ROOM SECTION
A1-201 3/16" = 1'-0"



3 NEW DEMO/ELECTRICAL ROOM - LEVEL 3
A1-201 3/16" = 1'-0"

2 NEW DEMO/ELECTRICAL ROOM - LEVEL 2
A1-201 3/16" = 1'-0"



1 NEW DEMO/ELECTRICAL ROOM - LEVEL 1
A1-201 3/16" = 1'-0"

KITTREDGE ST

EXISTING TO REMAIN

EXTENTS OF DEMO

DEMO AND NEW CONSTRUCTION

EXPANSION JOINT BETWEEN BUILDINGS

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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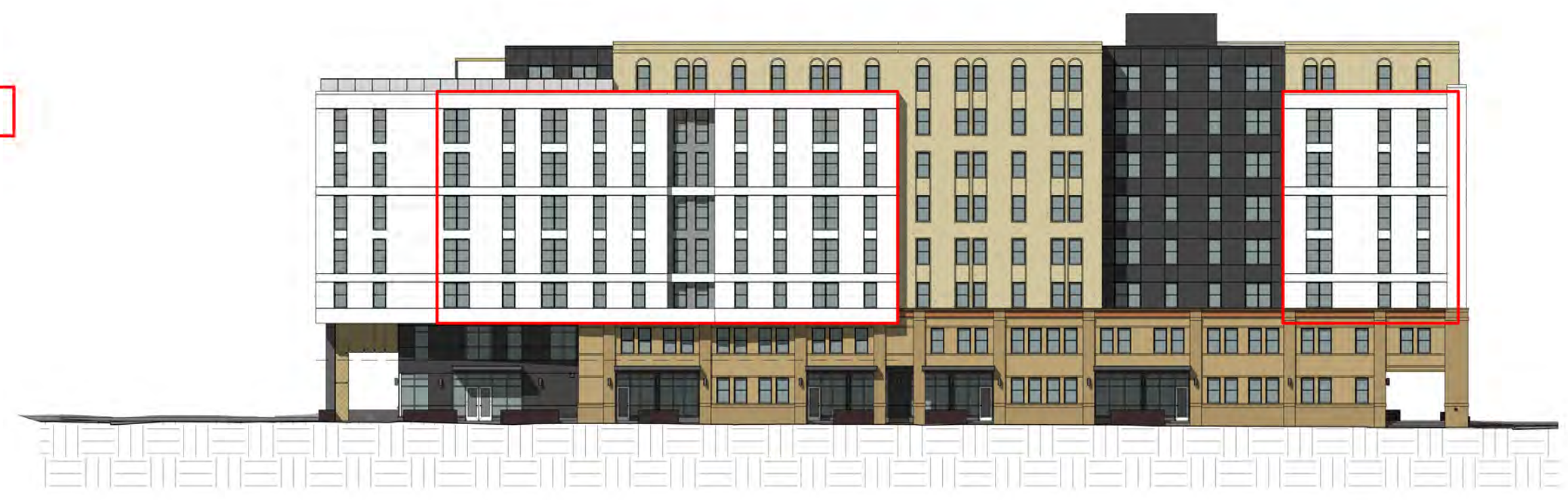
SHEET TITLE:
ELEVATION- WEST
(HAROLD WAY)

SHEET NUMBER:
A3-001



1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
A3-001 3/32" = 1'-0"

AREA PROJECTING
ACROSS PROPERTY LINE
PROJECTING AREA: 7,925 SF
TOTAL FACE AREA: 22,493 SF
PROJECTING AREA: 35.2%



2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
A3-001 1" = 30'-0"

BUILDING BASE - DESIGN OPTION 1

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	ALUMINUM DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

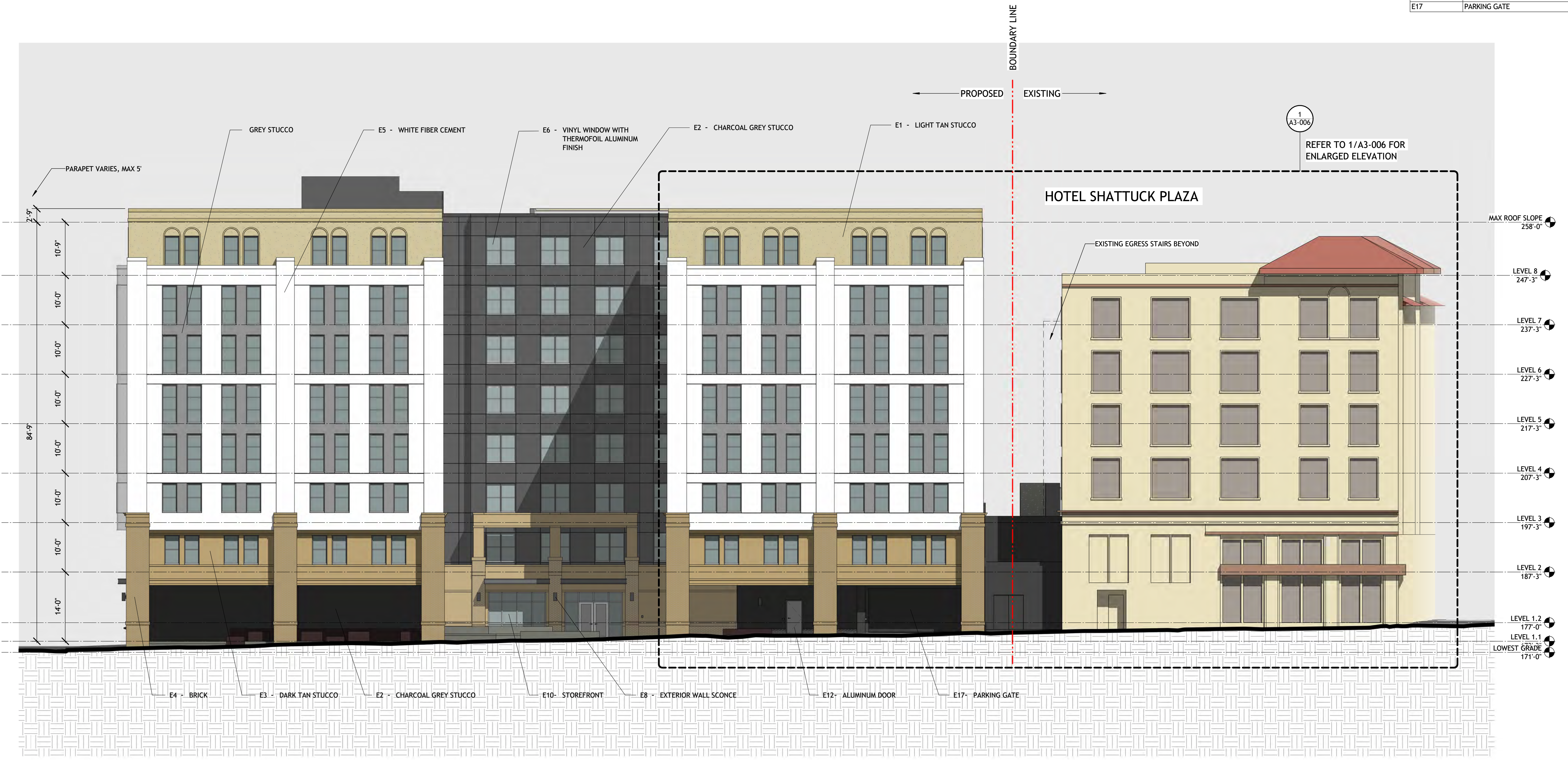
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SHEET TITLE:
ELEVATION- SOUTH
(KITTREDGE ST.)

SHEET NUMBER:
A3-002a



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

BUILDING BASE - DESIGN OPTION 2

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	ALUMINUM DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
2	PRELIM APP 58330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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CA VENTURES

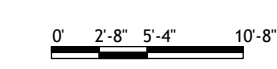
SHEET TITLE:
ELEVATION- SOUTH
(KITTREDGE ST.)

SHEET NUMBER:
A3-002b

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"



Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING
E16	STONE BREEZE BLOCK

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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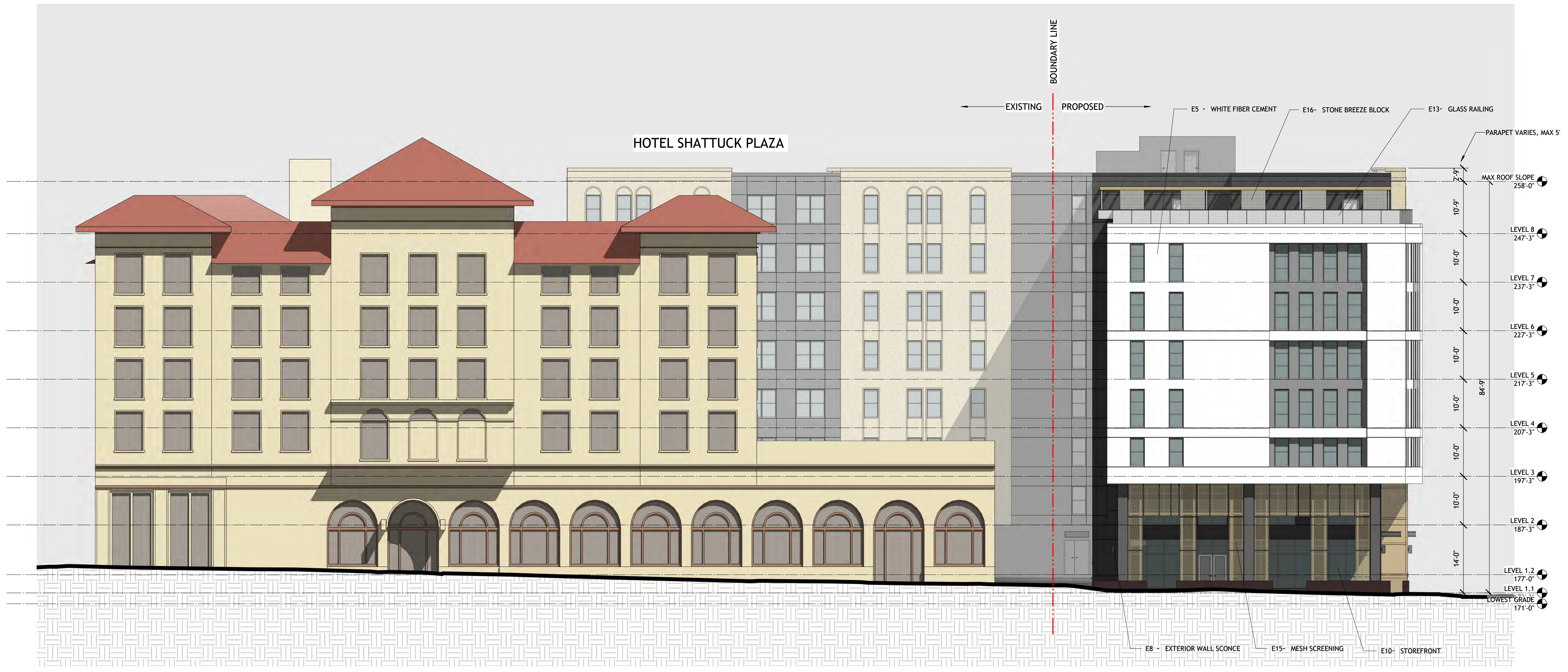
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 ELEVATION- NORTH
 (ALLSTON WAY)

SHEET NUMBER:
A3-003

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
 A3-003 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E12	ALUMINUM DOOR

PROJECT # : 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
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 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 ELEVATION- NORTH
 (HIDDEN)

SHEET NUMBER:
A3-004



1 PRESENTATION-ELEVATION- NORTH (HIDDEN)
 A3-004 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E12	ALUMINUM DOOR
E13	GLASS RAILING
E14	GLASS BLOCK

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 ELEVATION- EAST
 (HIDDEN)

SHEET NUMBER:
A3-005

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- EAST (HIDDEN)
 A3-005 3/32" = 1'-0"

BUILDING BASE - DESIGN OPTION 1



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
 A3-006 1/8" = 1'-0"

- NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
- CROWD MOULDING TO EXTEND AROUND CORNER
- METAL DOOR, PAINT TO MATCH STUCCO
- CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

- 1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.
- 2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006a

NOT RELEASED FOR CONSTRUCTION

BUILDING BASE - DESIGN OPTION 2



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
 A3-006 1/8" = 1'-0"

- NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
- CROWD MOULDING TO EXTEND AROUND CORNER
- METAL DOOR, PAINT TO MATCH STUCCO
- CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

- 1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.
- 2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

PROJECT #: 121246
 DRAWN BY: Author
 CHECKED BY: Checker

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006b

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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Atlanta, GA 30305
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www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY, CA 94704
CA VENTURES

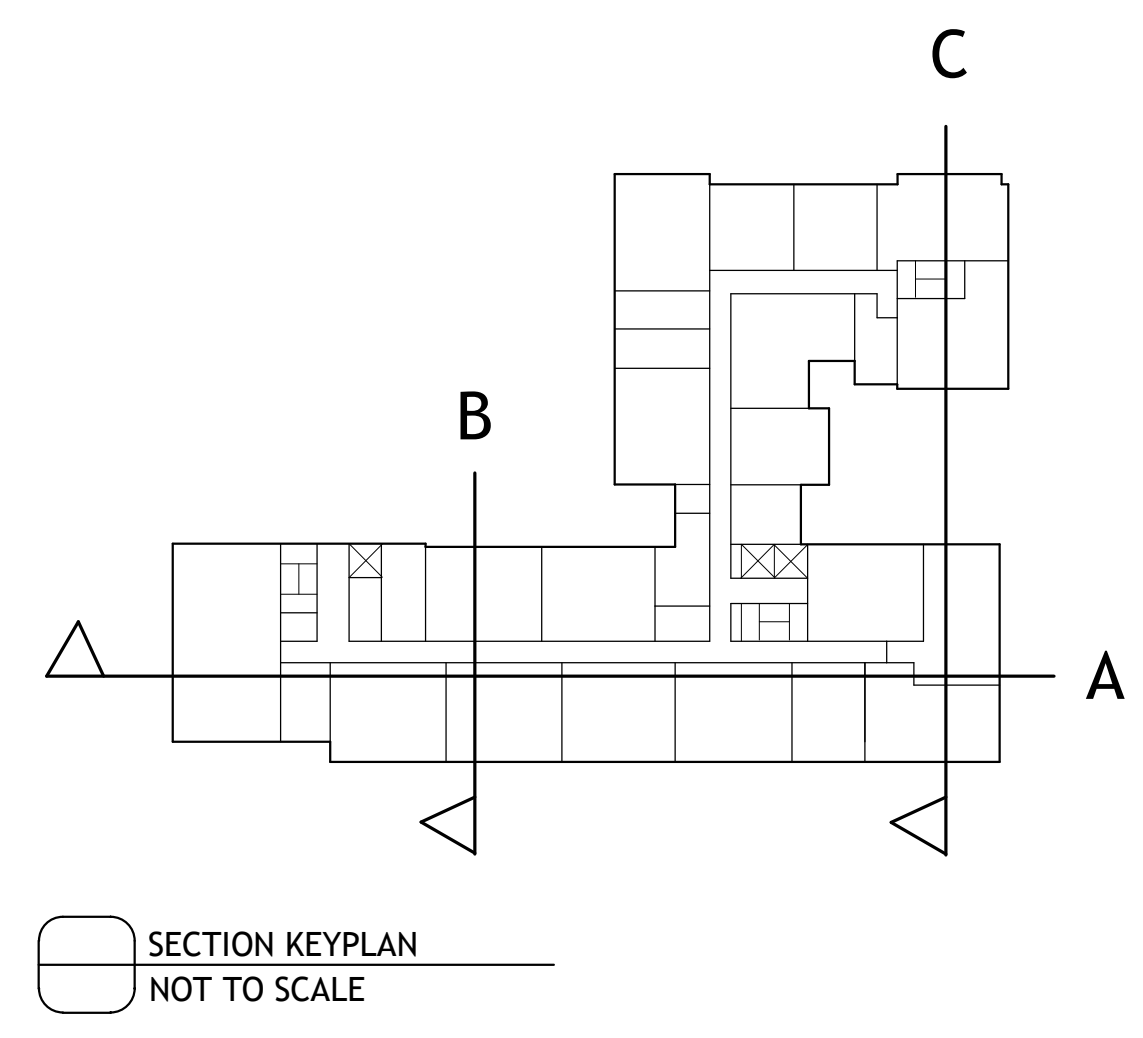
SHEET TITLE:
BUILDING SECTION

SHEET NUMBER:
A3-101

NOT RELEASED FOR CONSTRUCTION



1 BUILDING SECTION A - ZONING
A3-101 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
 T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LRWS. MEETING	5/10/22

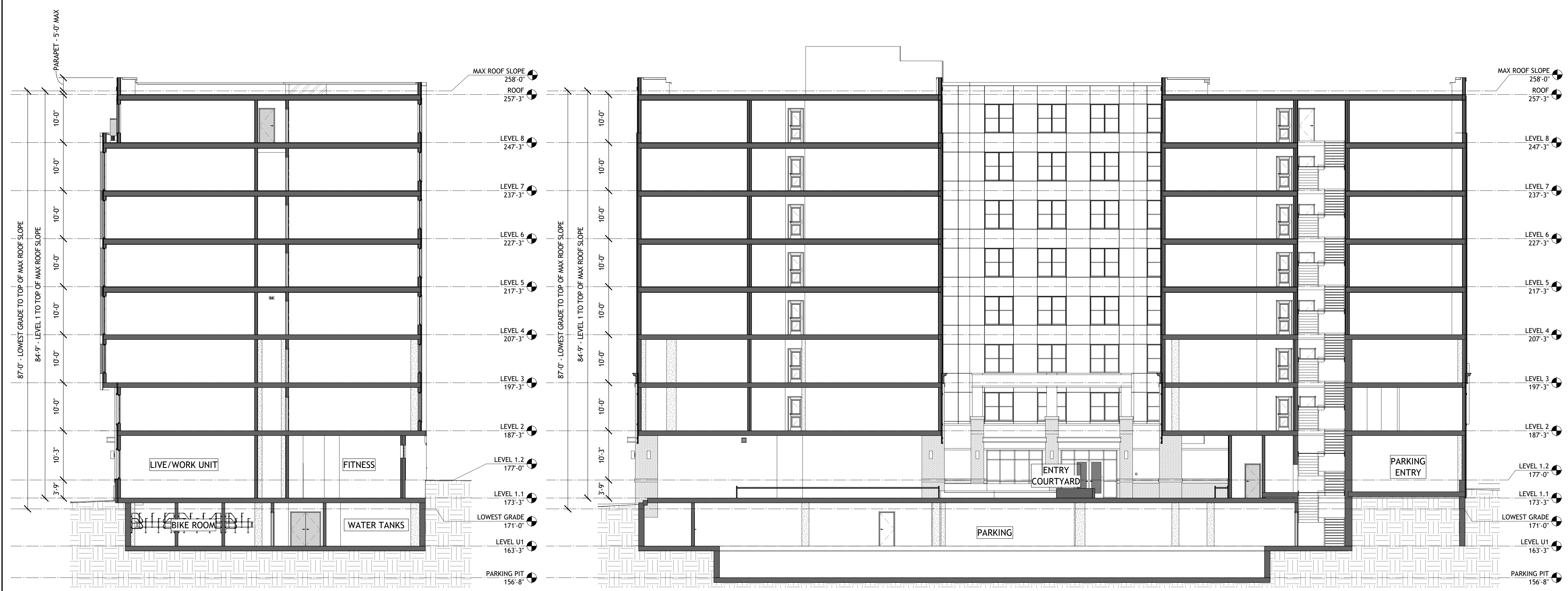
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 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
BUILDING SECTION

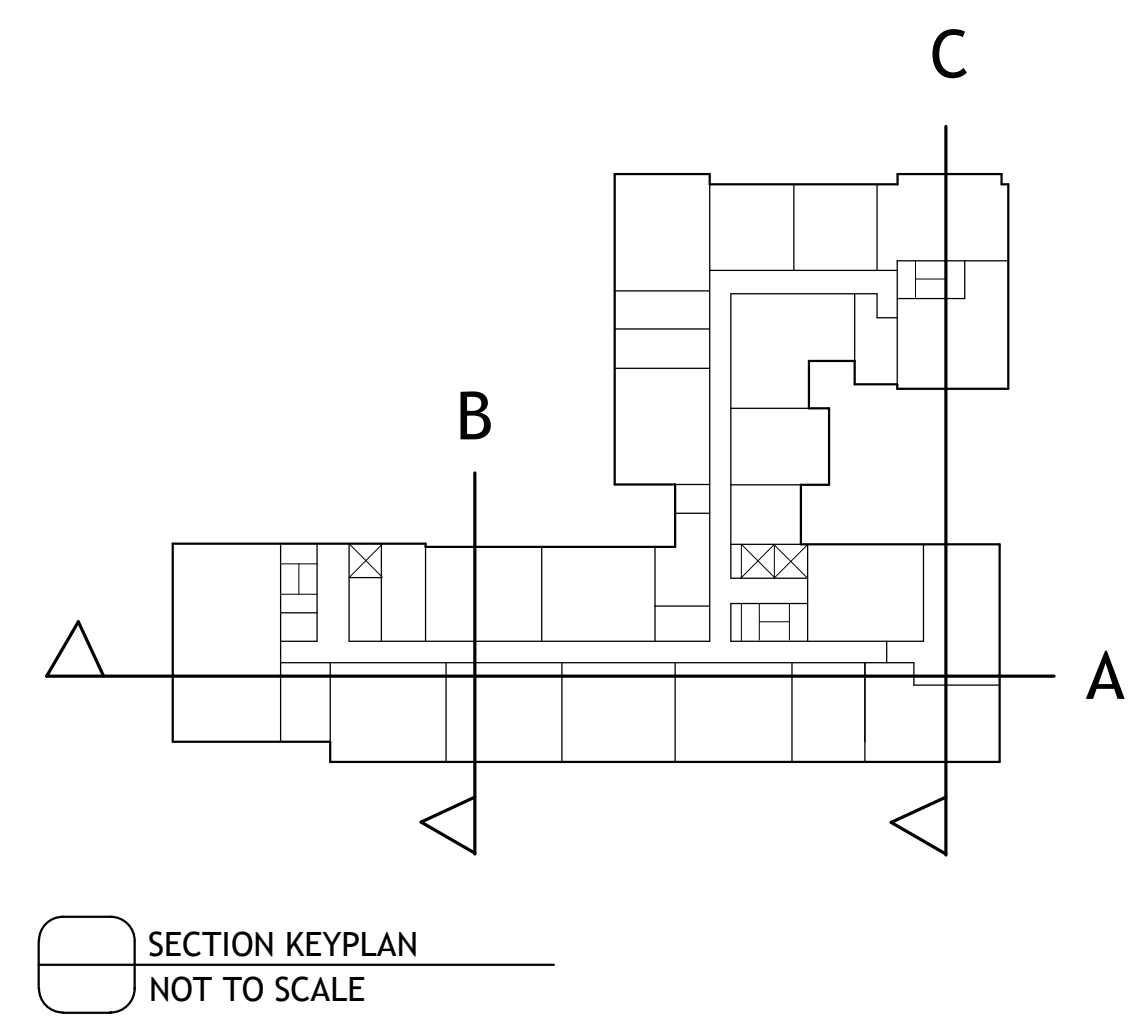
SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION



1 BUILDING SECTION B - ZONING
 A3-102 3/32" = 1'-0"

2 BUILDING SECTION C - ZONING
 A3-102 3/32" = 1'-0"



SECTION KEYPLAN
 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
2	PRELIM APP 58330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-201

NOT RELEASED FOR CONSTRUCTION



1 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
A3-201 NOT TO SCALE



2 PERSPECTIVE - SOUTH WEST CORNER AERIAL
A3-201 NOT TO SCALE



BUILDING BASE - OPTION 1

3 PERSPECTIVE - HAROLD WAY AND KITTREDGE ST CORNER
A3-201 NOT TO SCALE



BUILDING BASE - OPTION 2

4 PERSPECTIVE - HAROLD WAY AND KITTREDGE ST CORNER
A3-201 NOT TO SCALE



1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES
 A3-202 NOT TO SCALE



2 PERSPECTIVE - NORTH WEST CORNER AERIAL
 A3-202 NOT TO SCALE



3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY
 A3-202 NOT TO SCALE

PROJECT #: 121246
 DRAWN BY: TF, RK
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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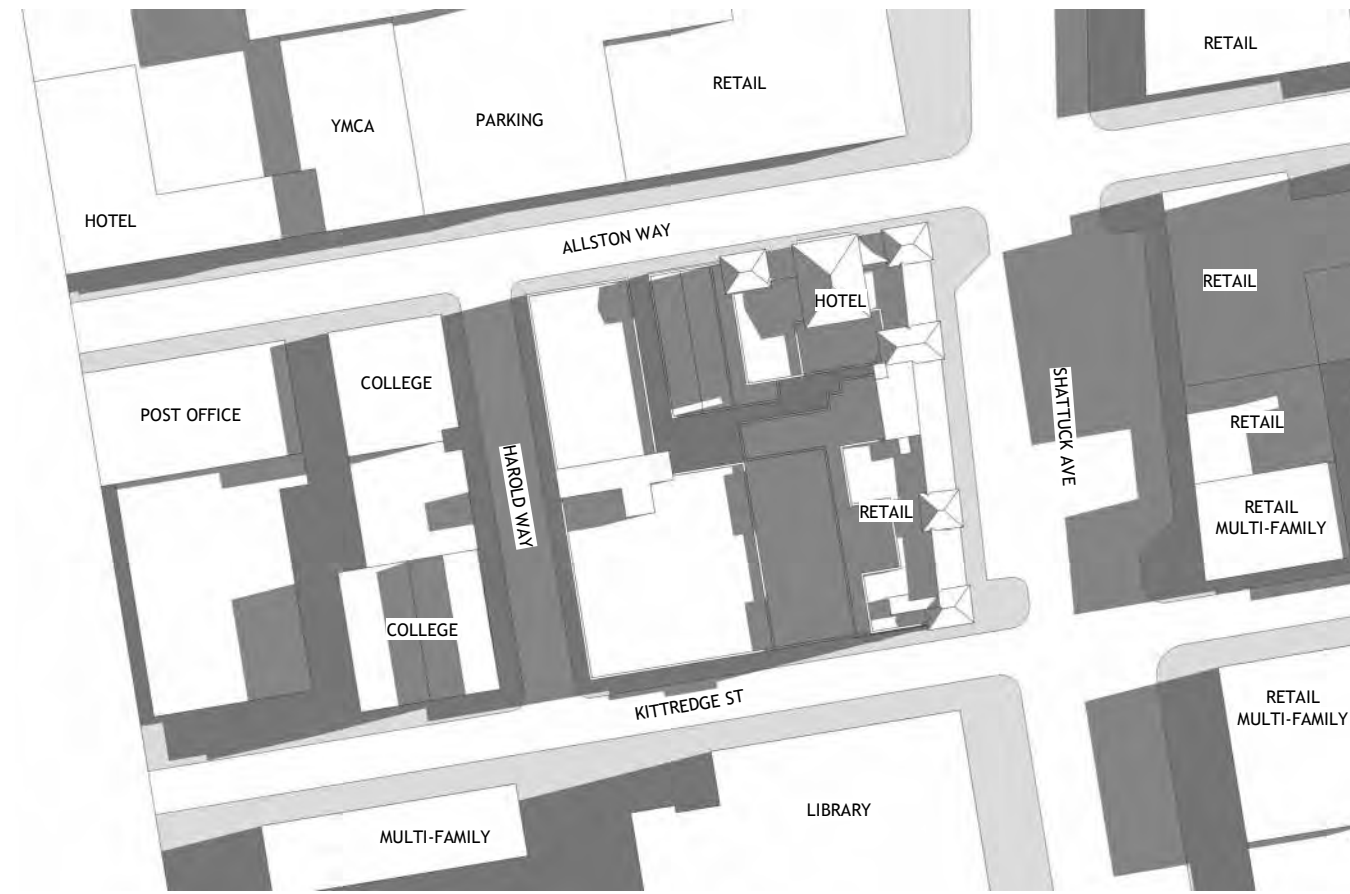
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-202

JUNE 21 MORNING

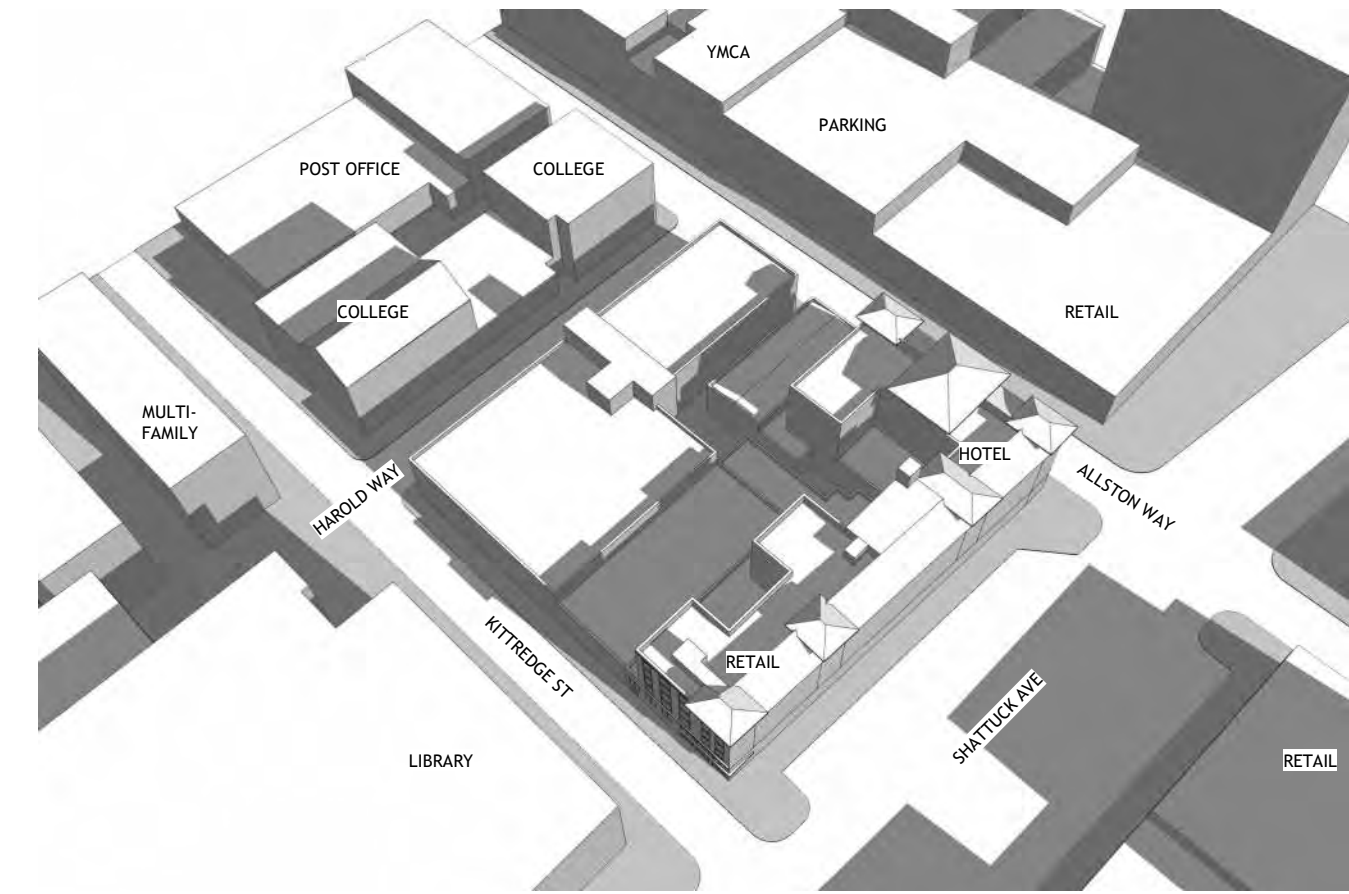
2 HOURS AFTER SUNRISE - 7:47 AM



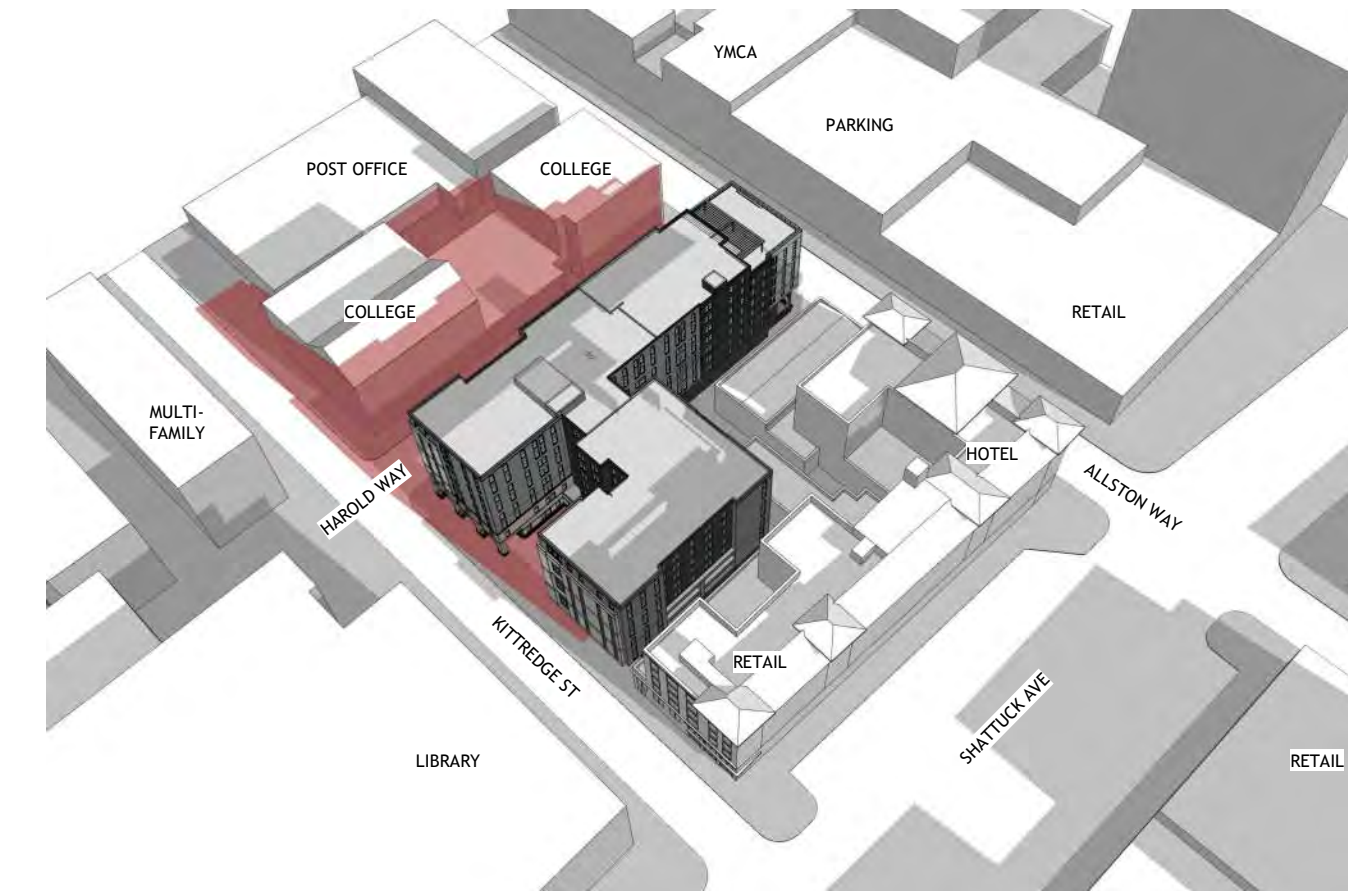
TOP VIEW EXISTING



TOP VIEW PROPOSED



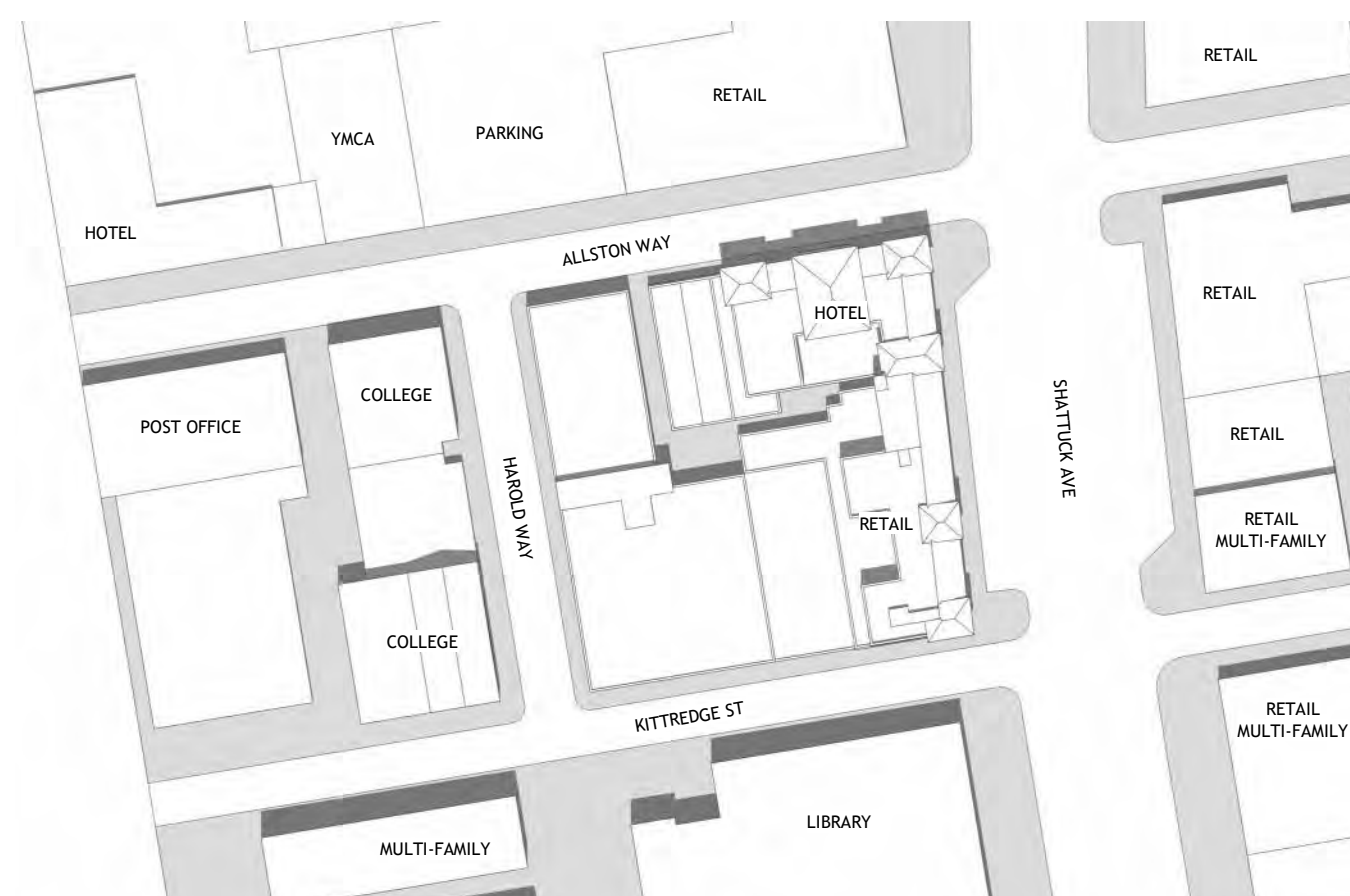
ANGLE VIEW EXISTING



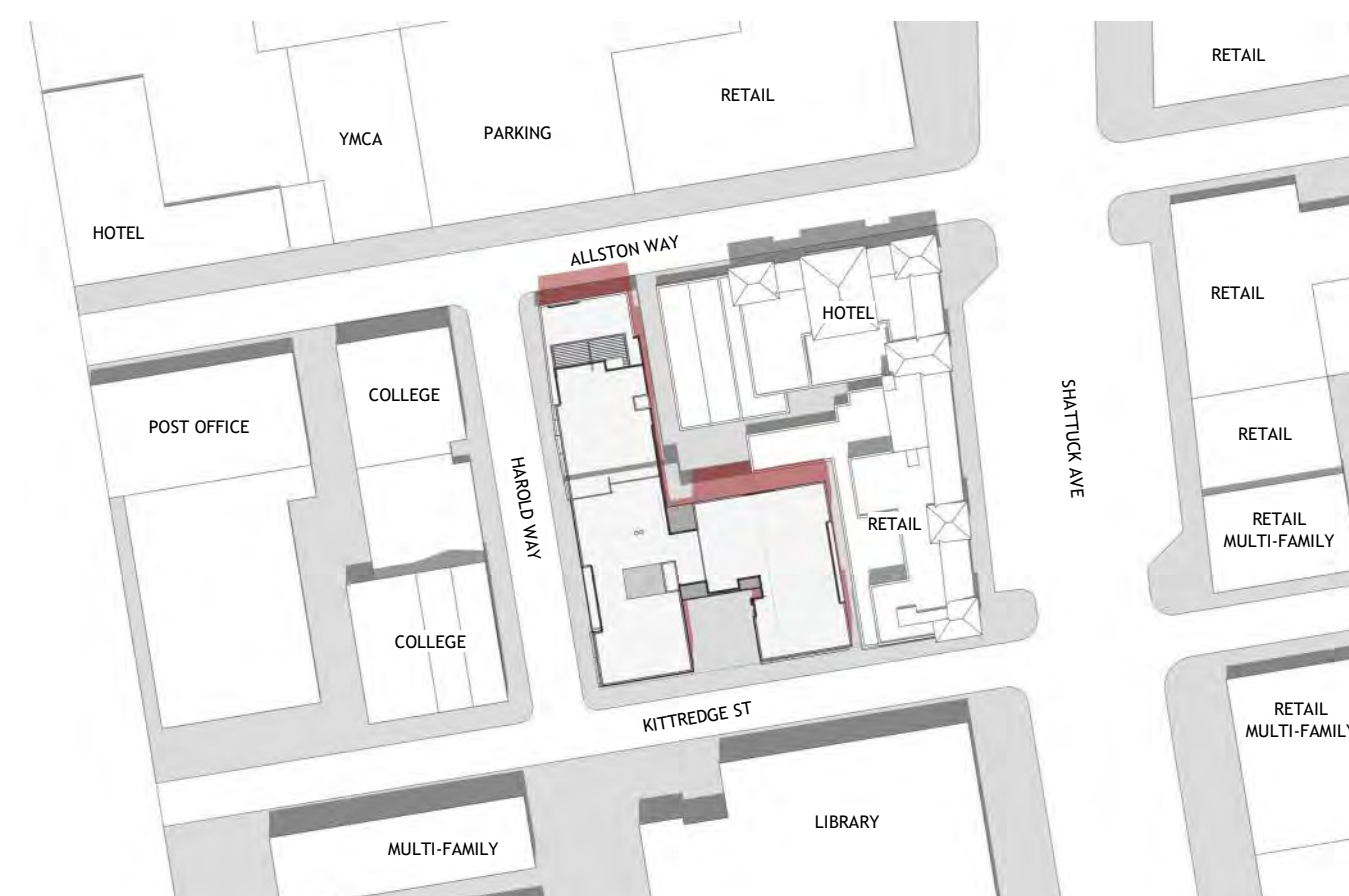
ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

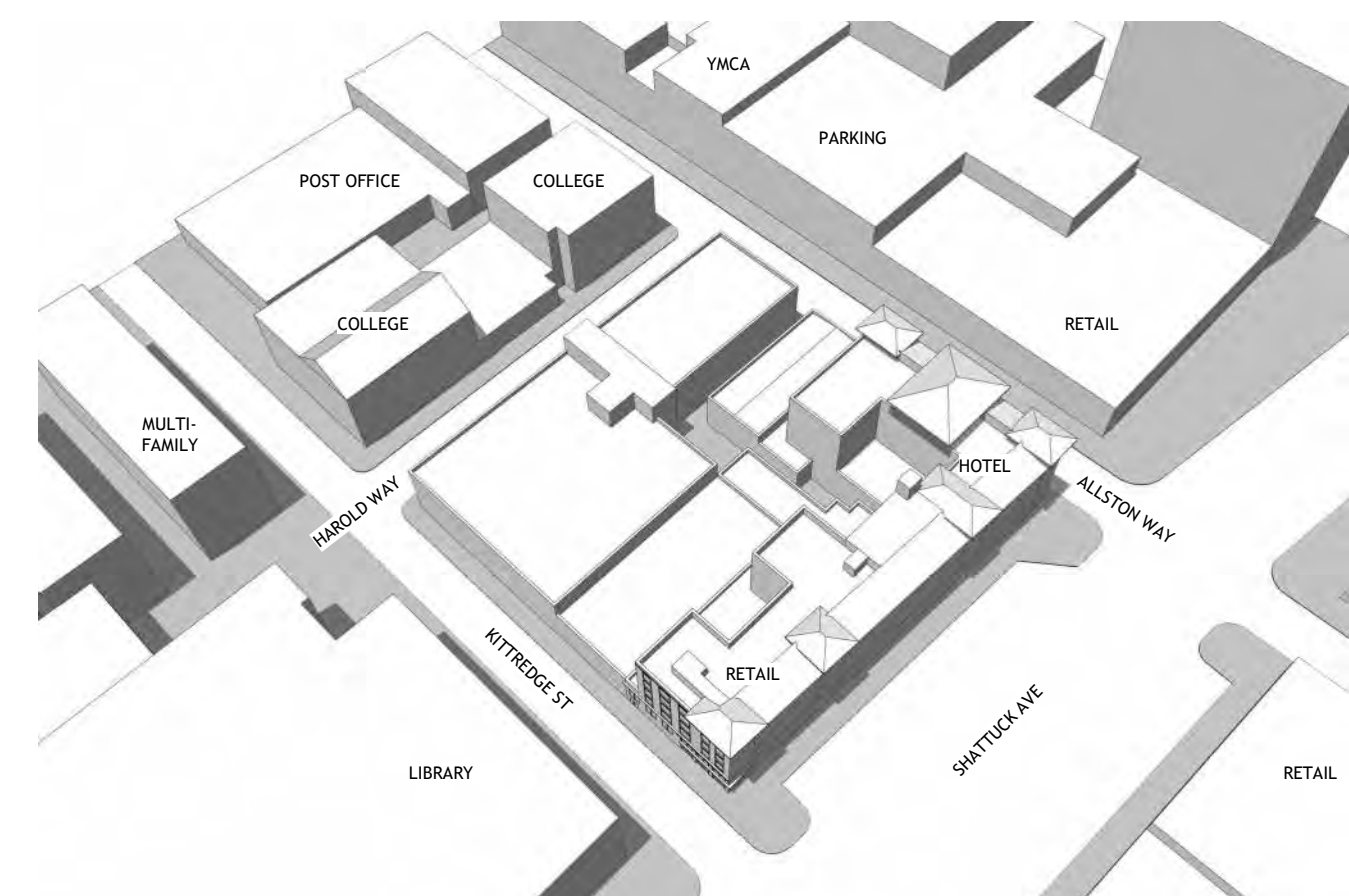
JUNE 21 NOON



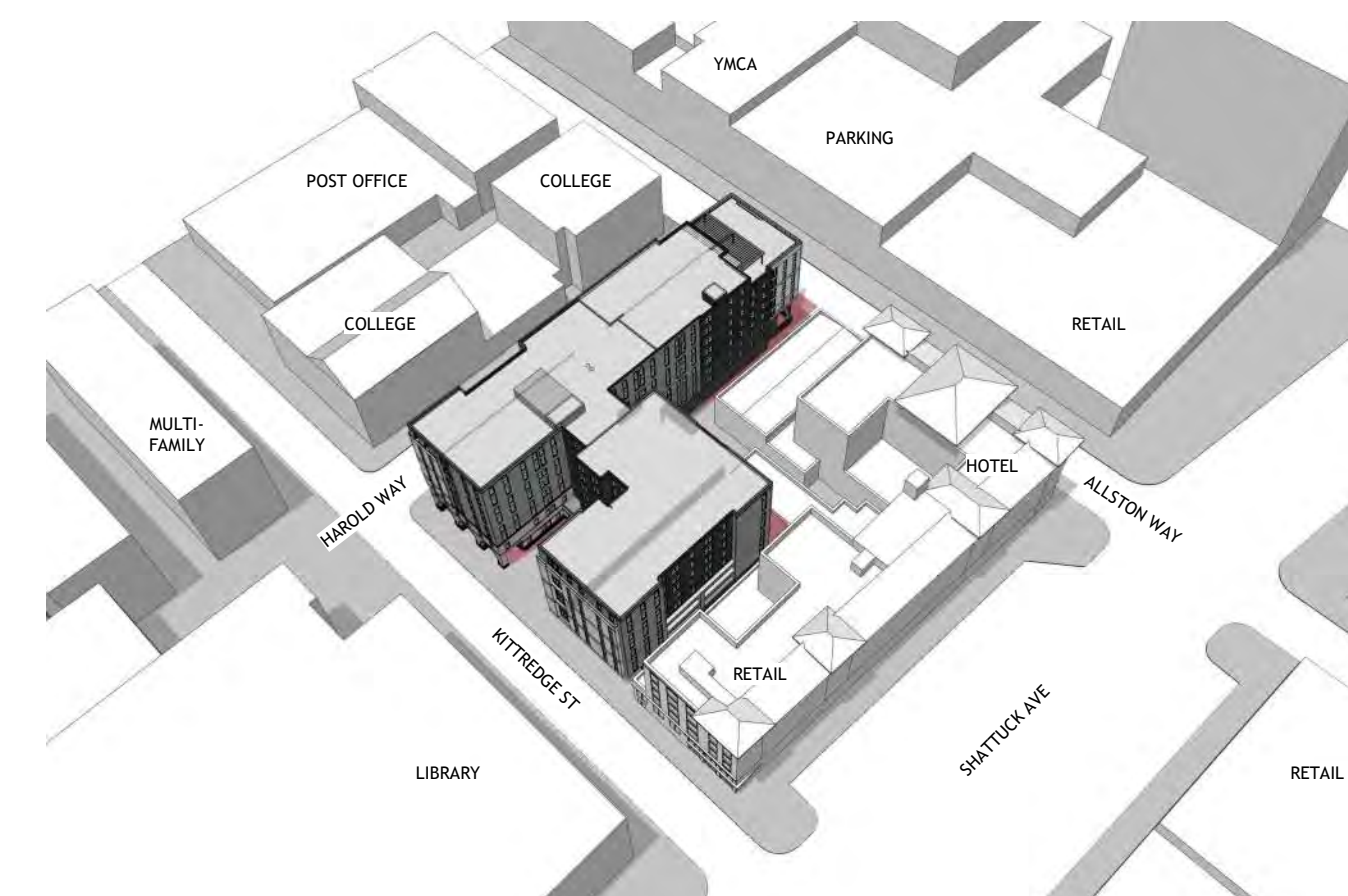
TOP VIEW EXISTING



TOP VIEW PROPOSED



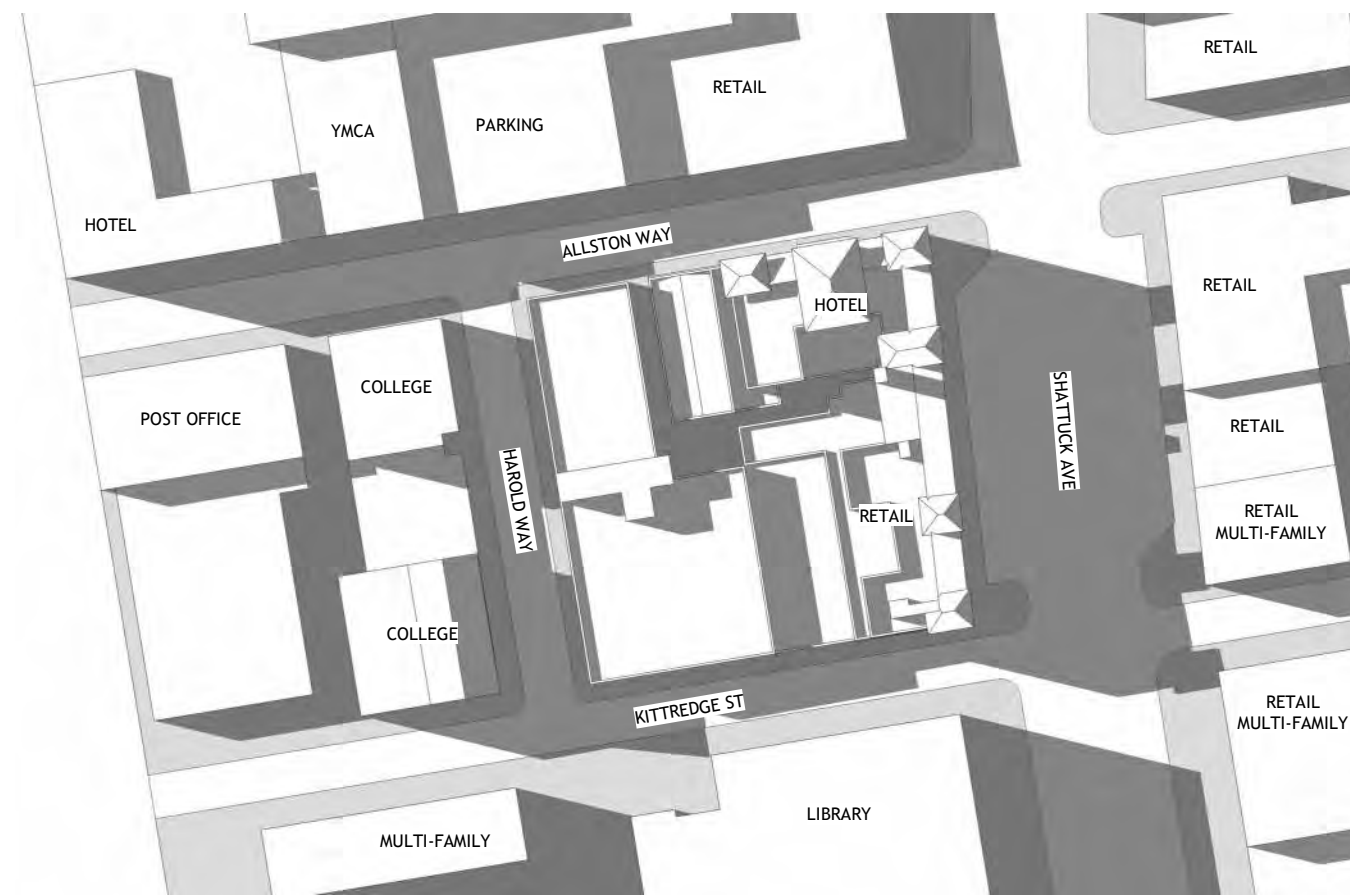
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

JUNE 21 EVENING

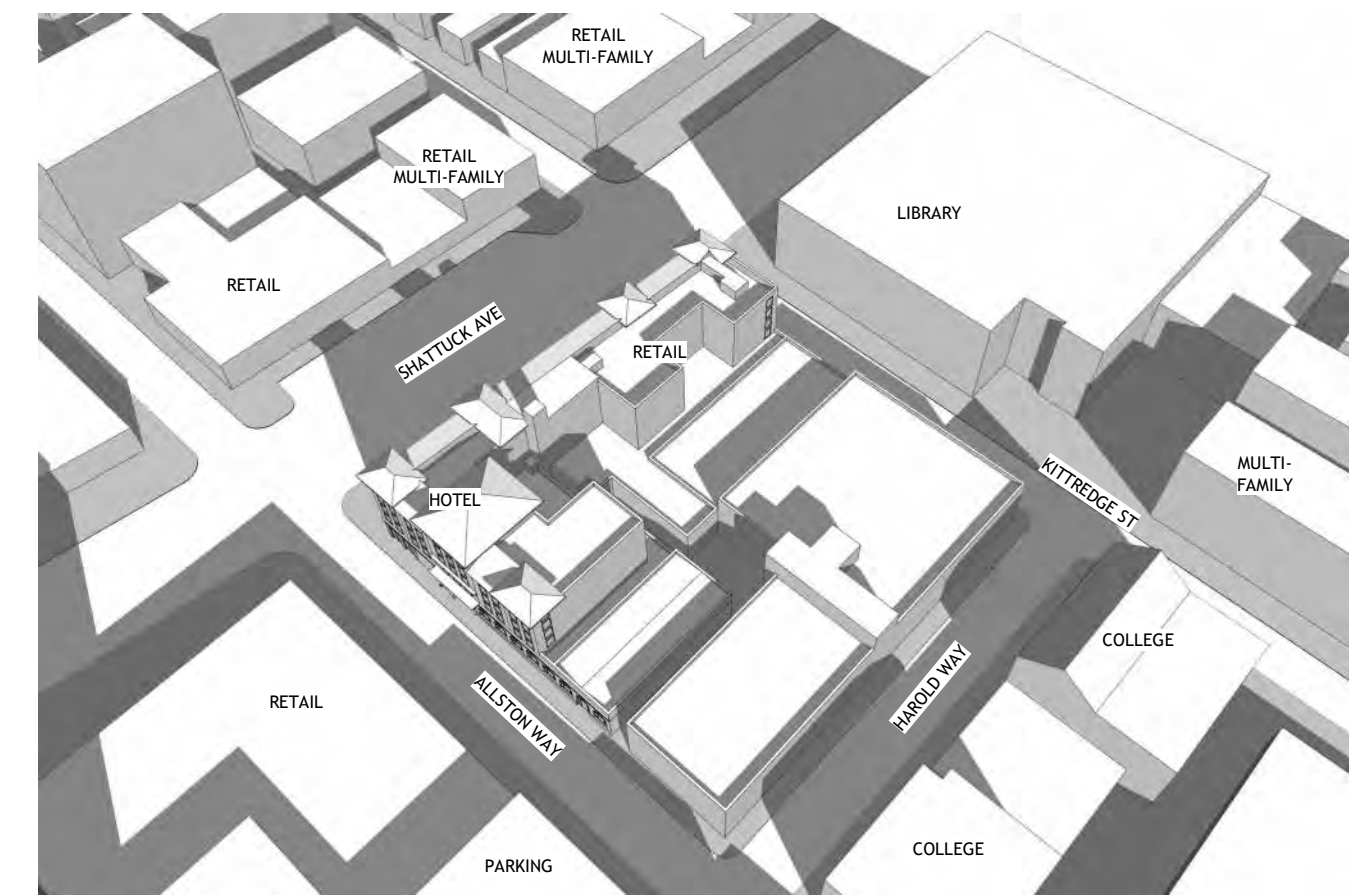
2 HOURS BEFORE SUNSET - 6:34 PM



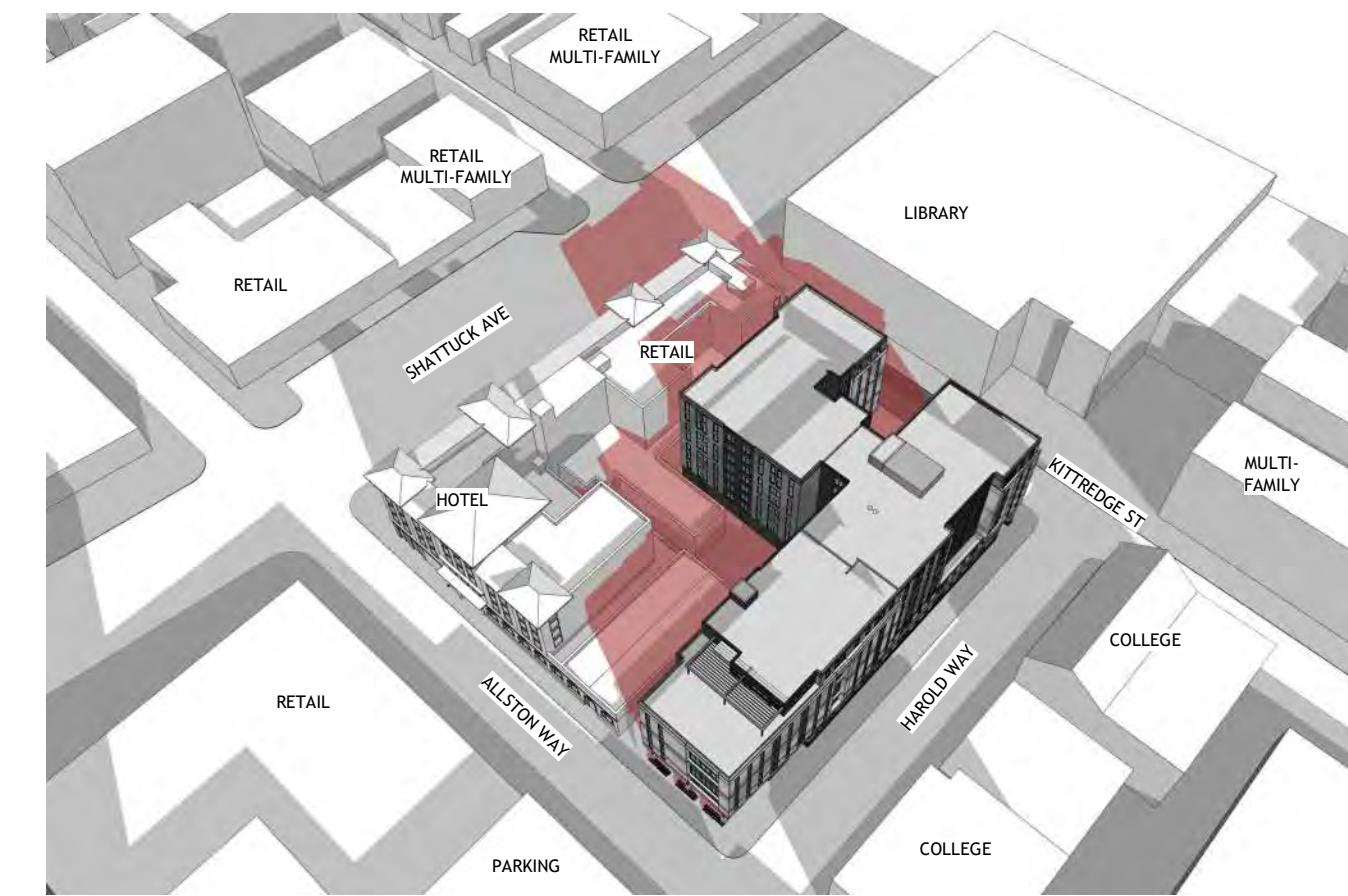
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LRWS. MEETING	5/10/22

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CA VENTURES

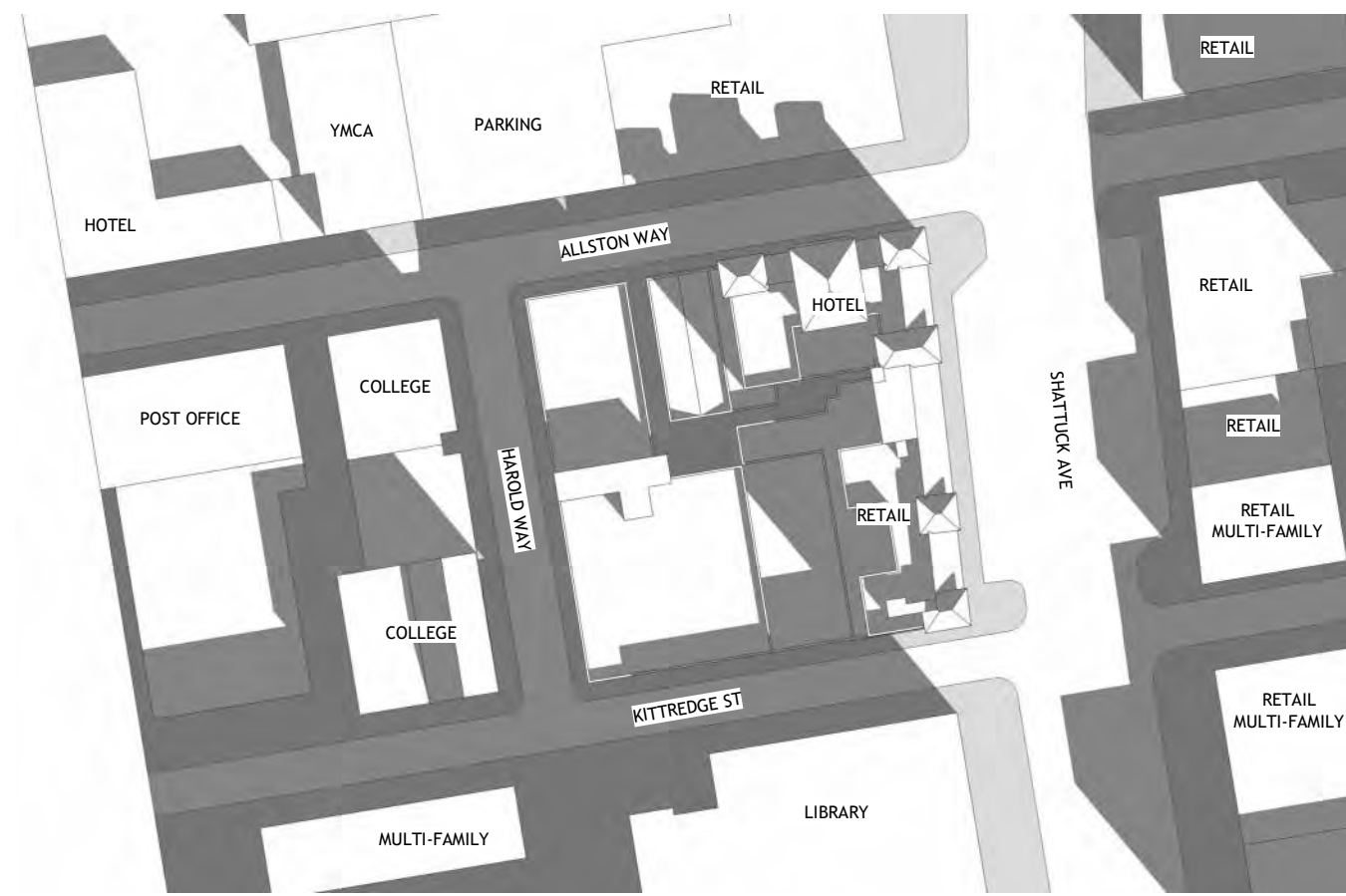
SHEET TITLE:
 SHADOW STUDIES -
 JUNE 21

SHEET NUMBER:
A3-301

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 21 MORNING

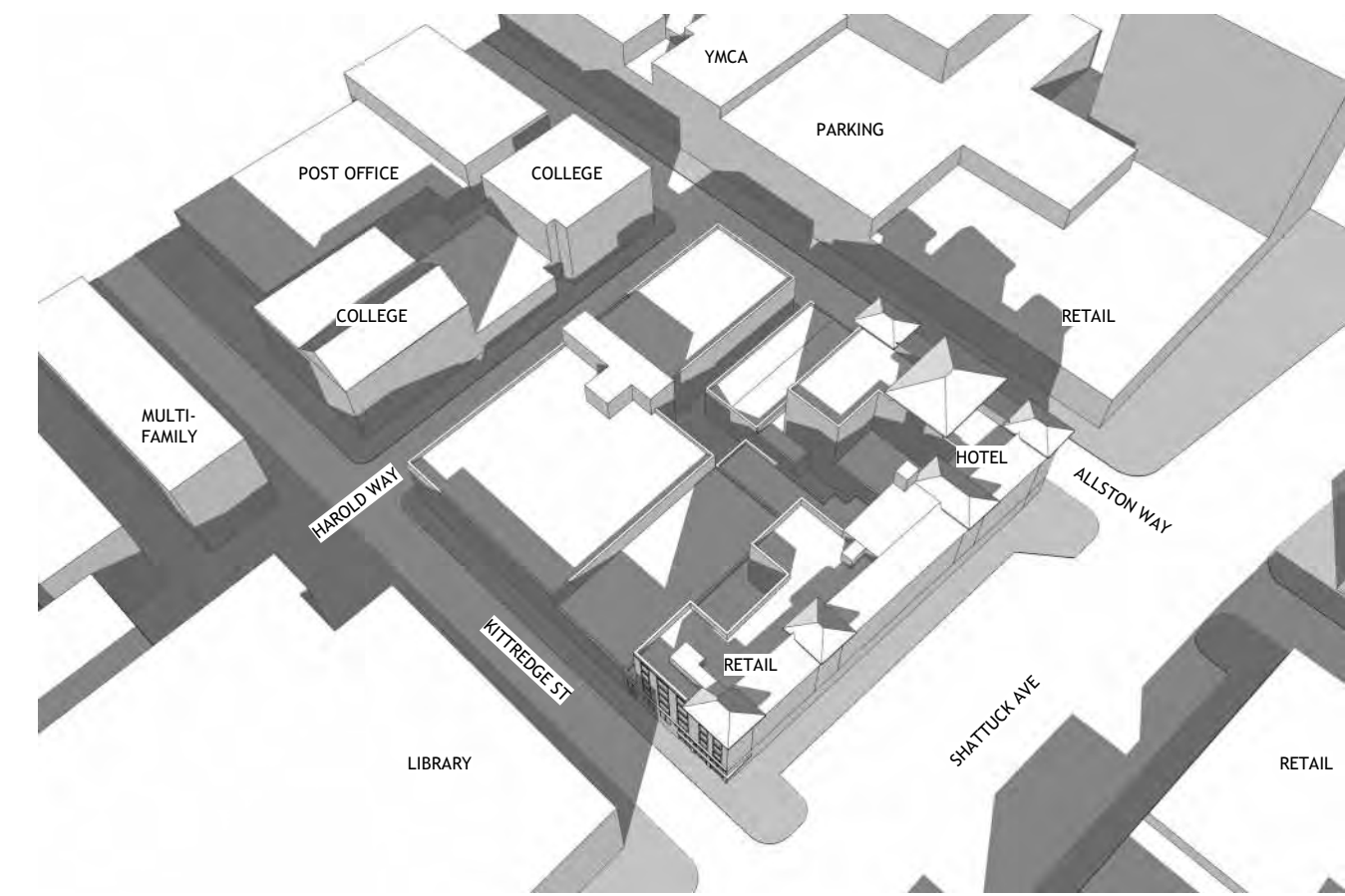
2 HOURS AFTER SUNRISE - 9:21 AM



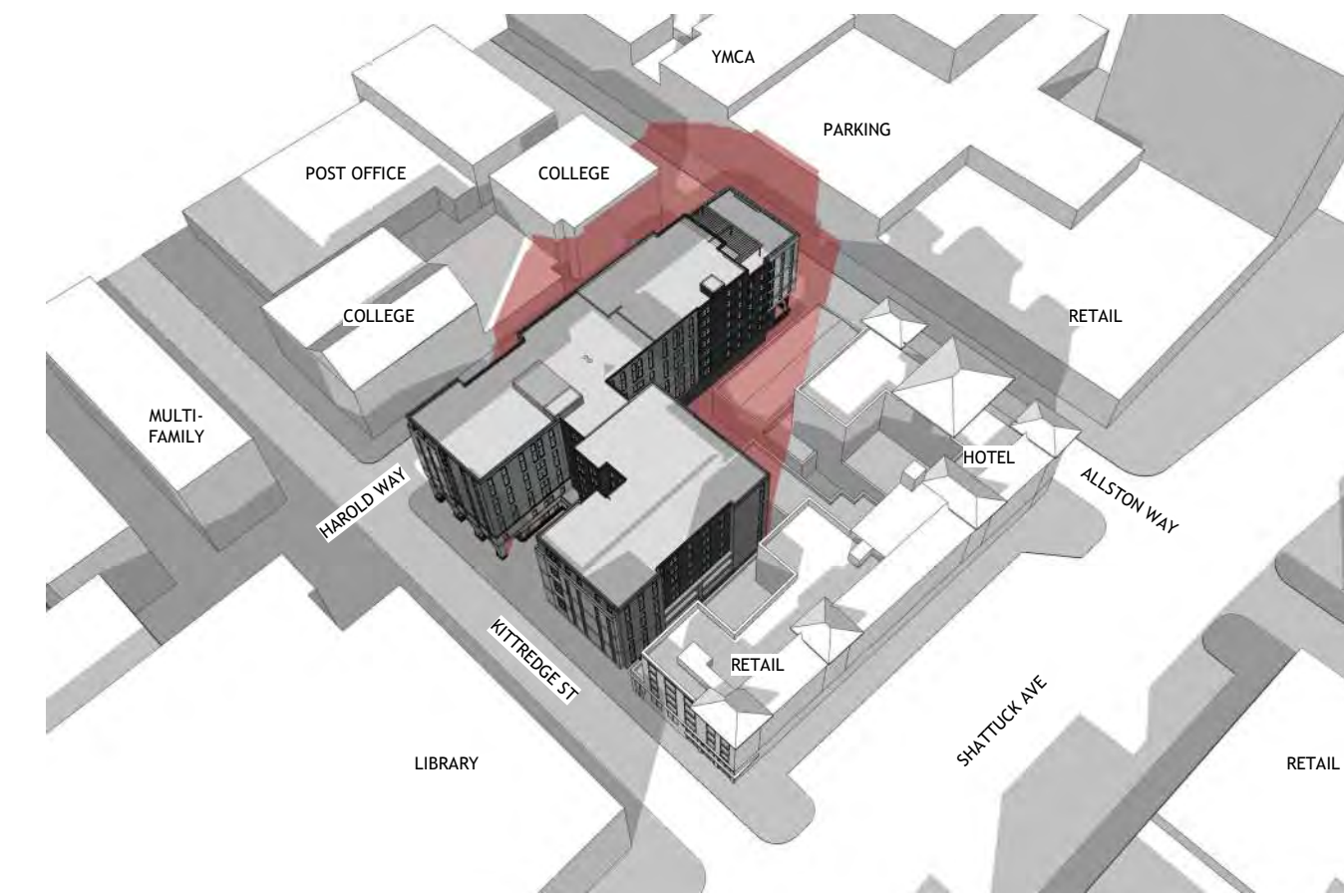
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

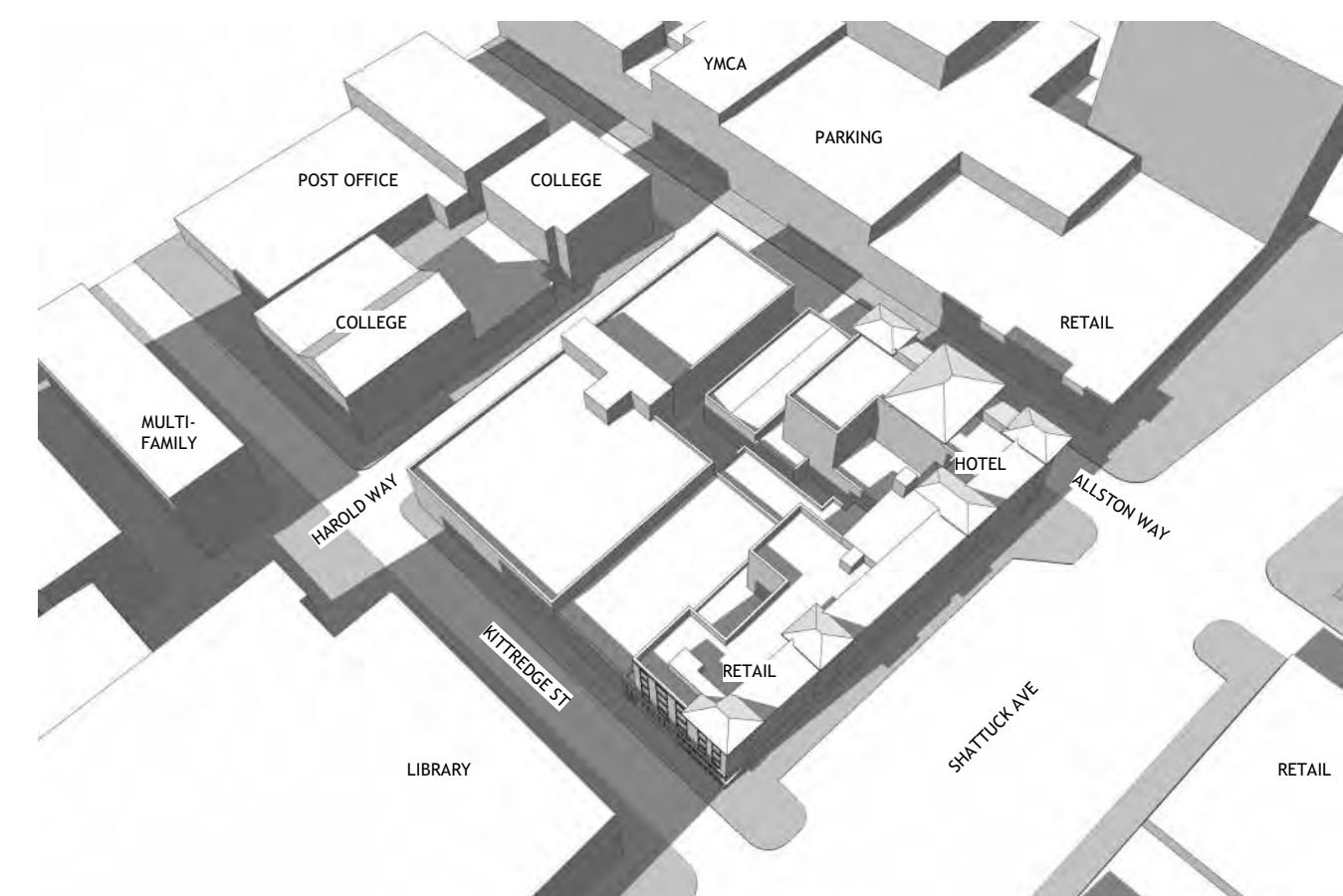
DECEMBER 21 NOON



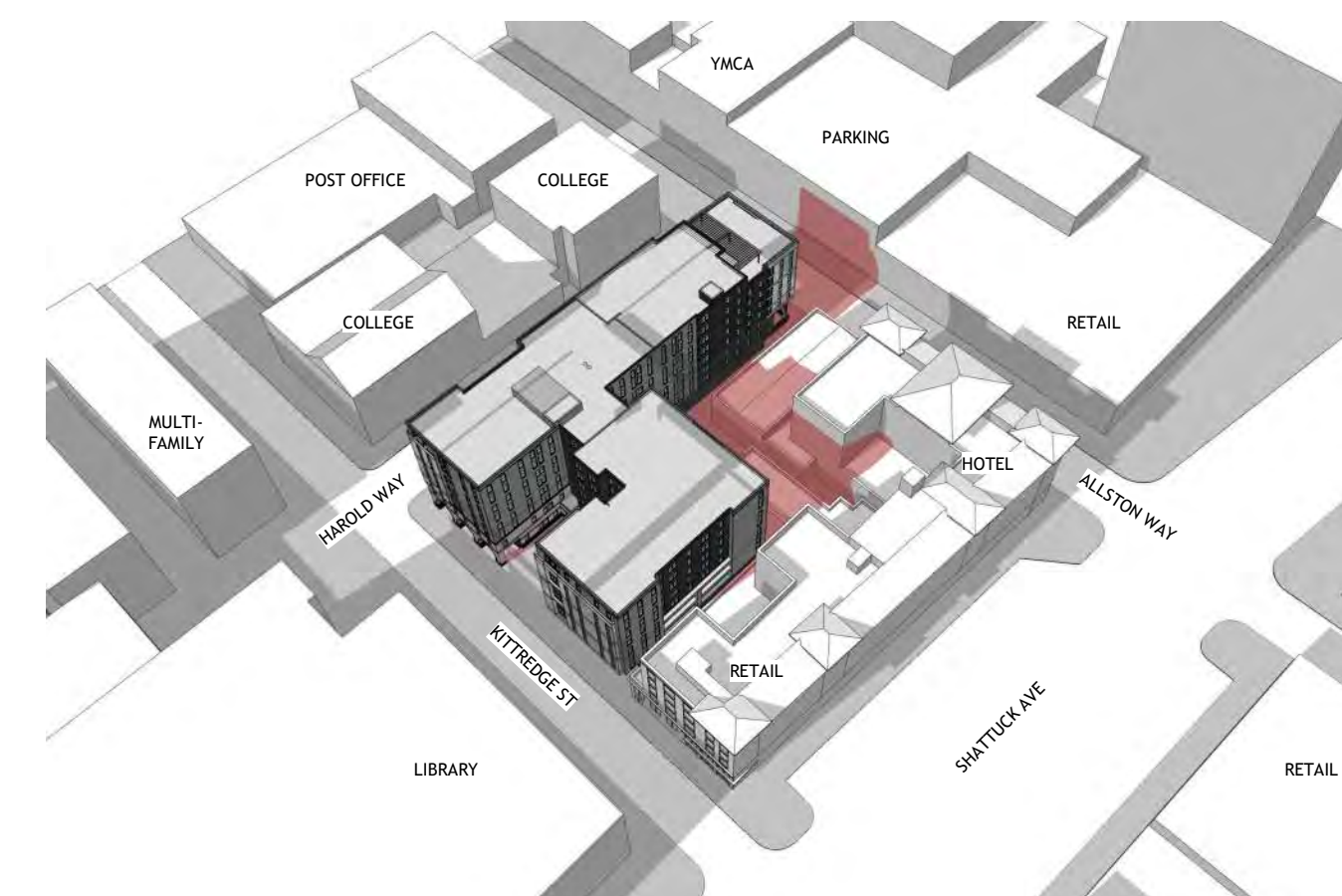
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

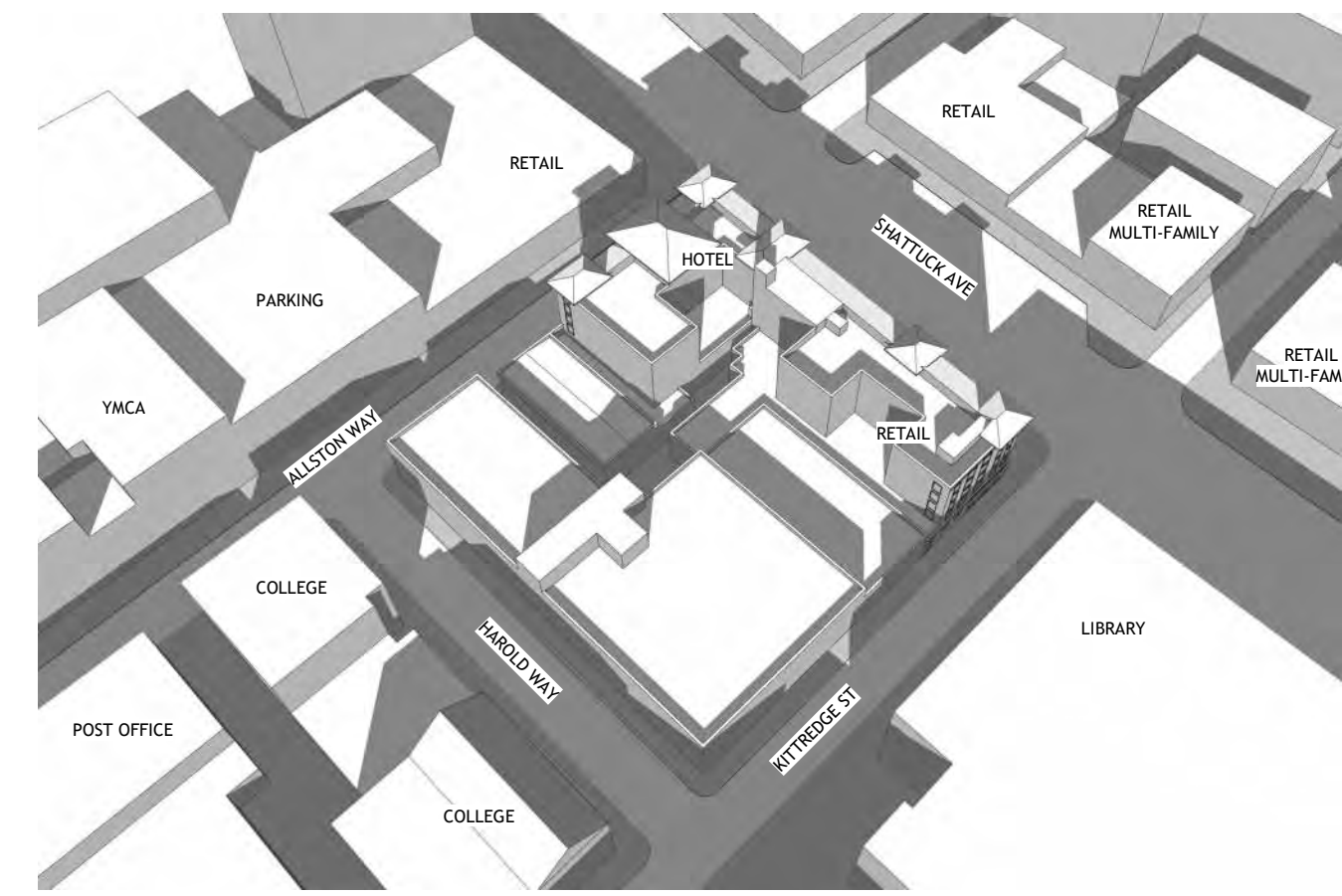
2 HOURS BEFORE SUNSET - 2:53 PM



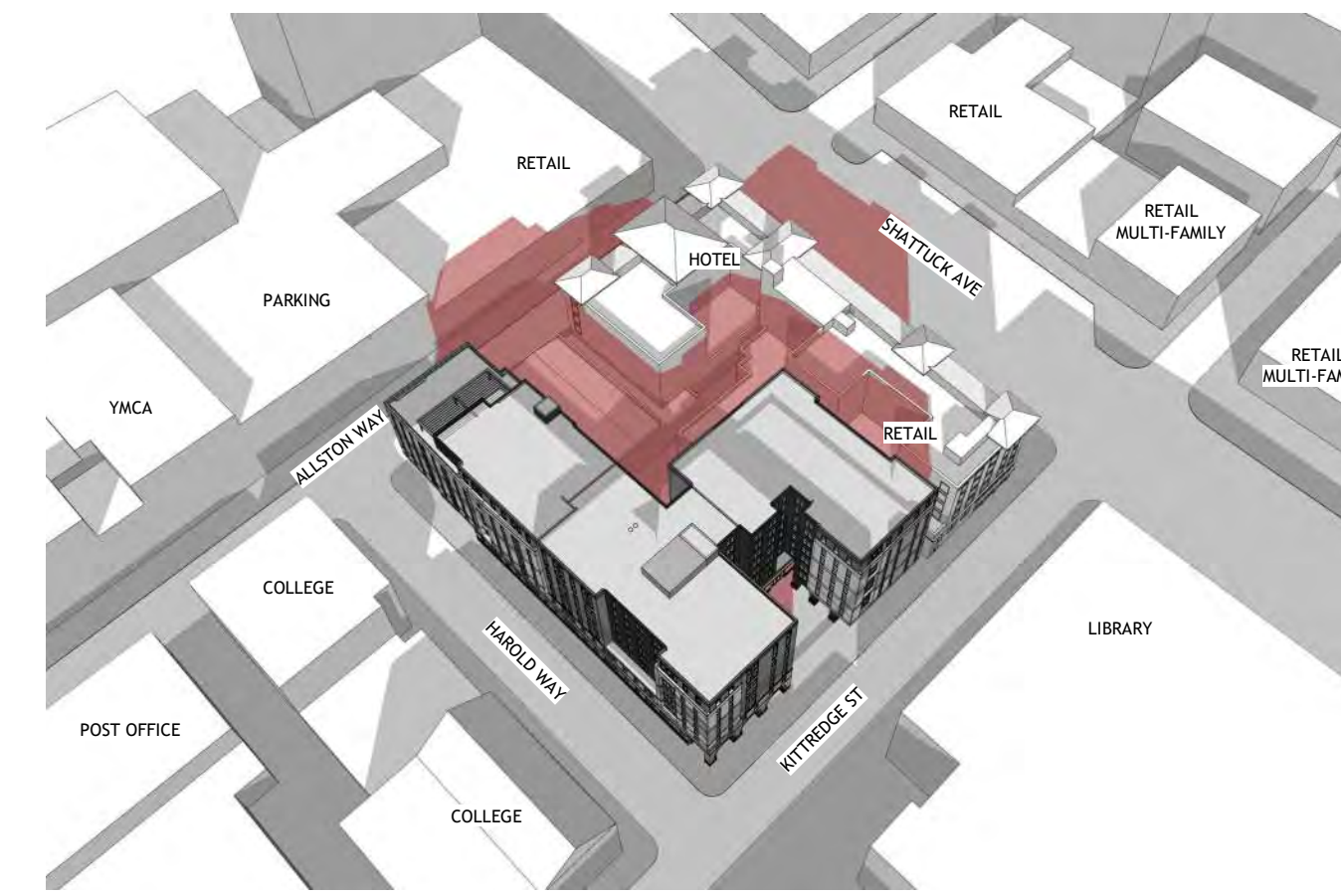
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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CA VENTURES

SHEET TITLE:
SHADOW STUDIES
-DEC 21

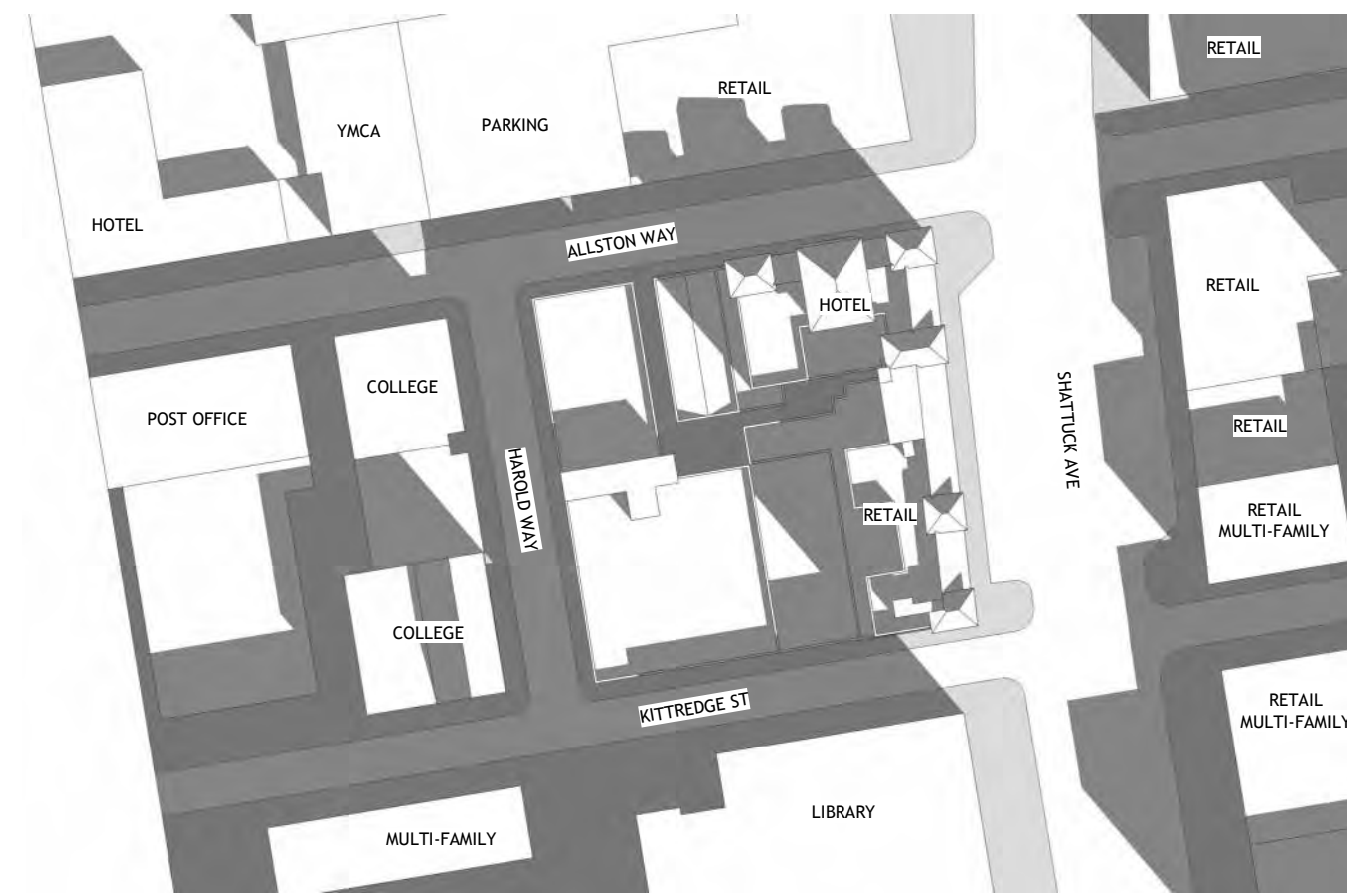
SHEET NUMBER:
A3-302

NOT RELEASED FOR CONSTRUCTION

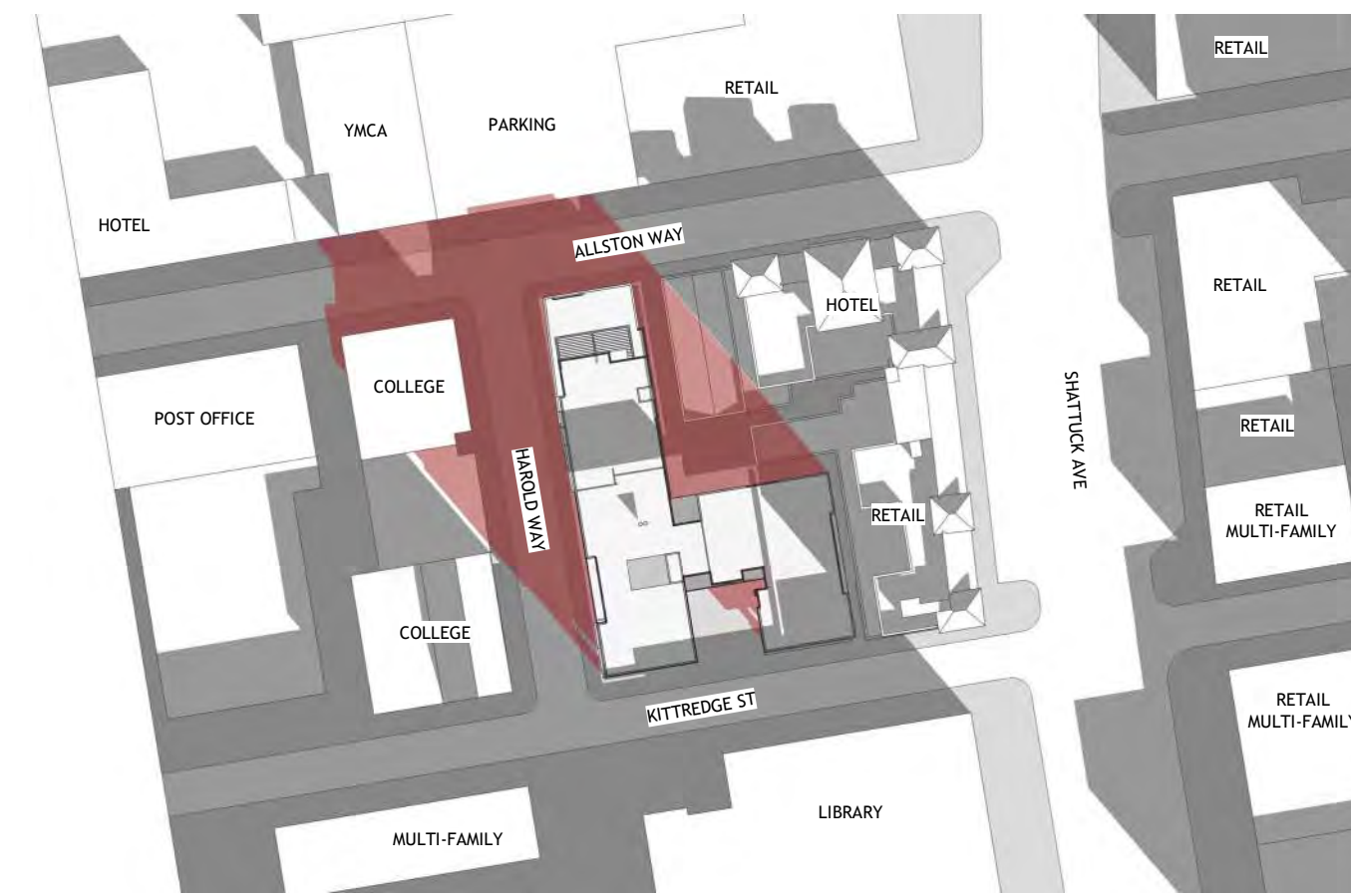
NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 10 MORNING

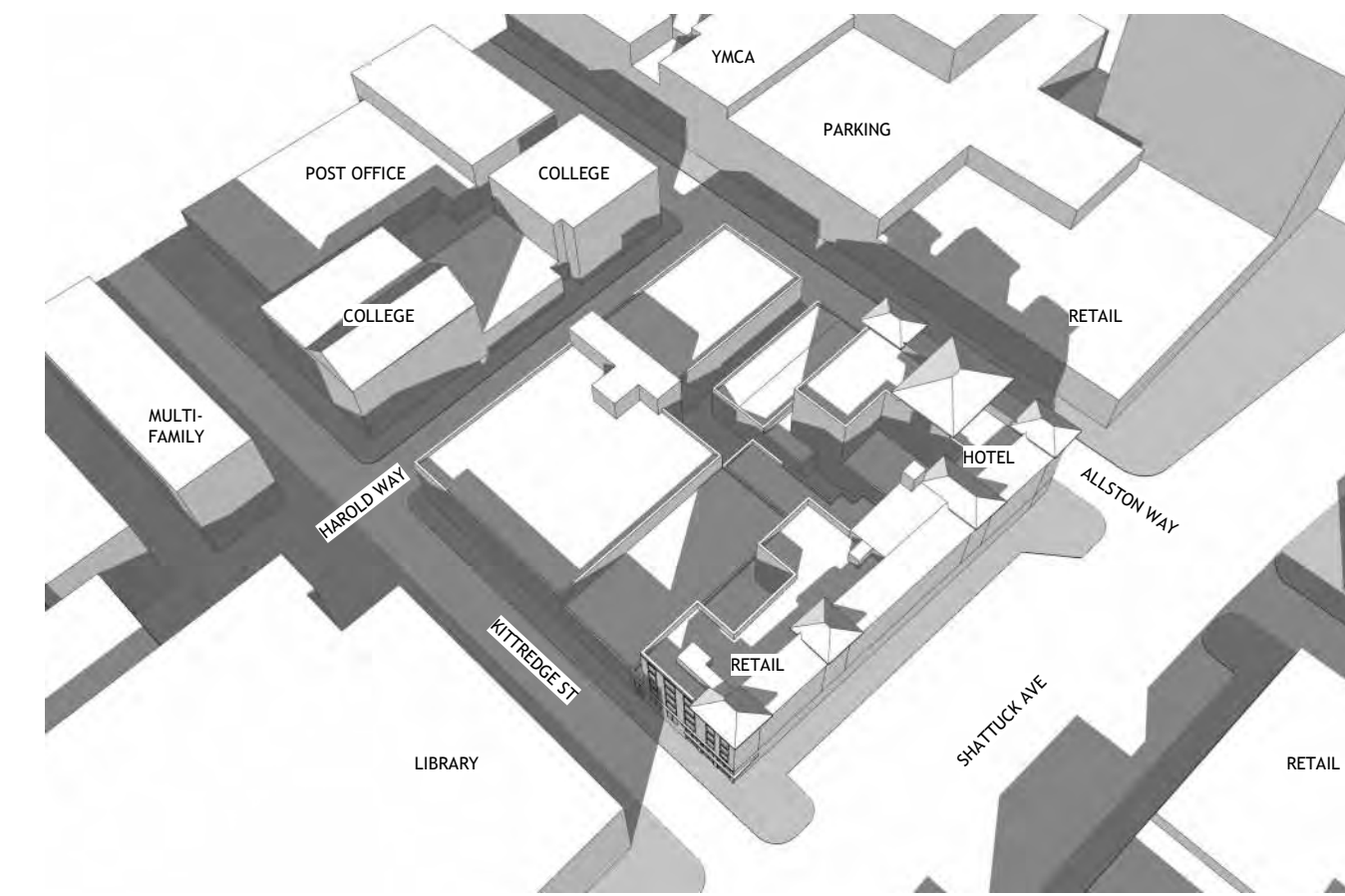
2 HOURS AFTER SUNRISE - 9:14 AM



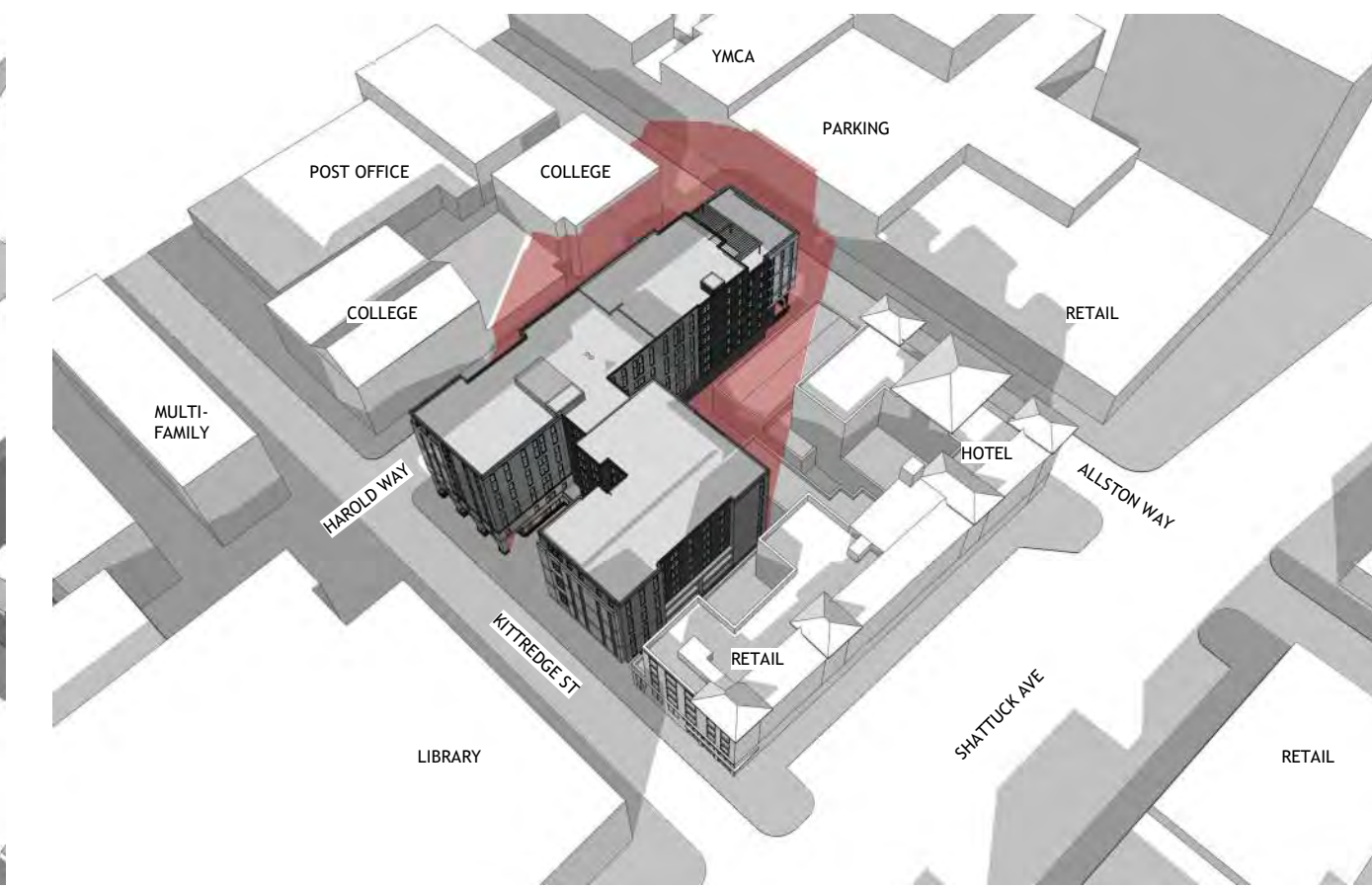
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

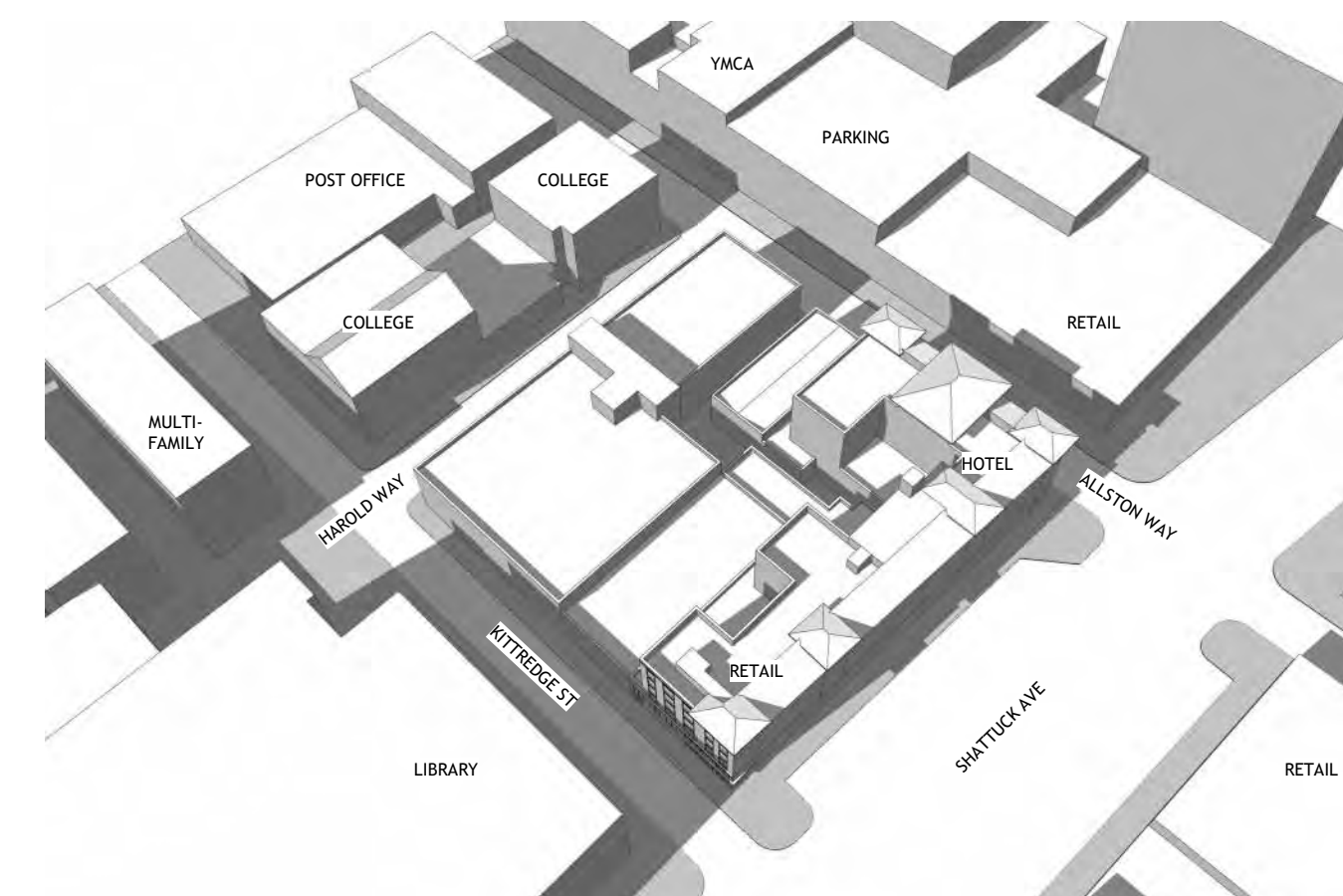
DECEMBER 10 NOON



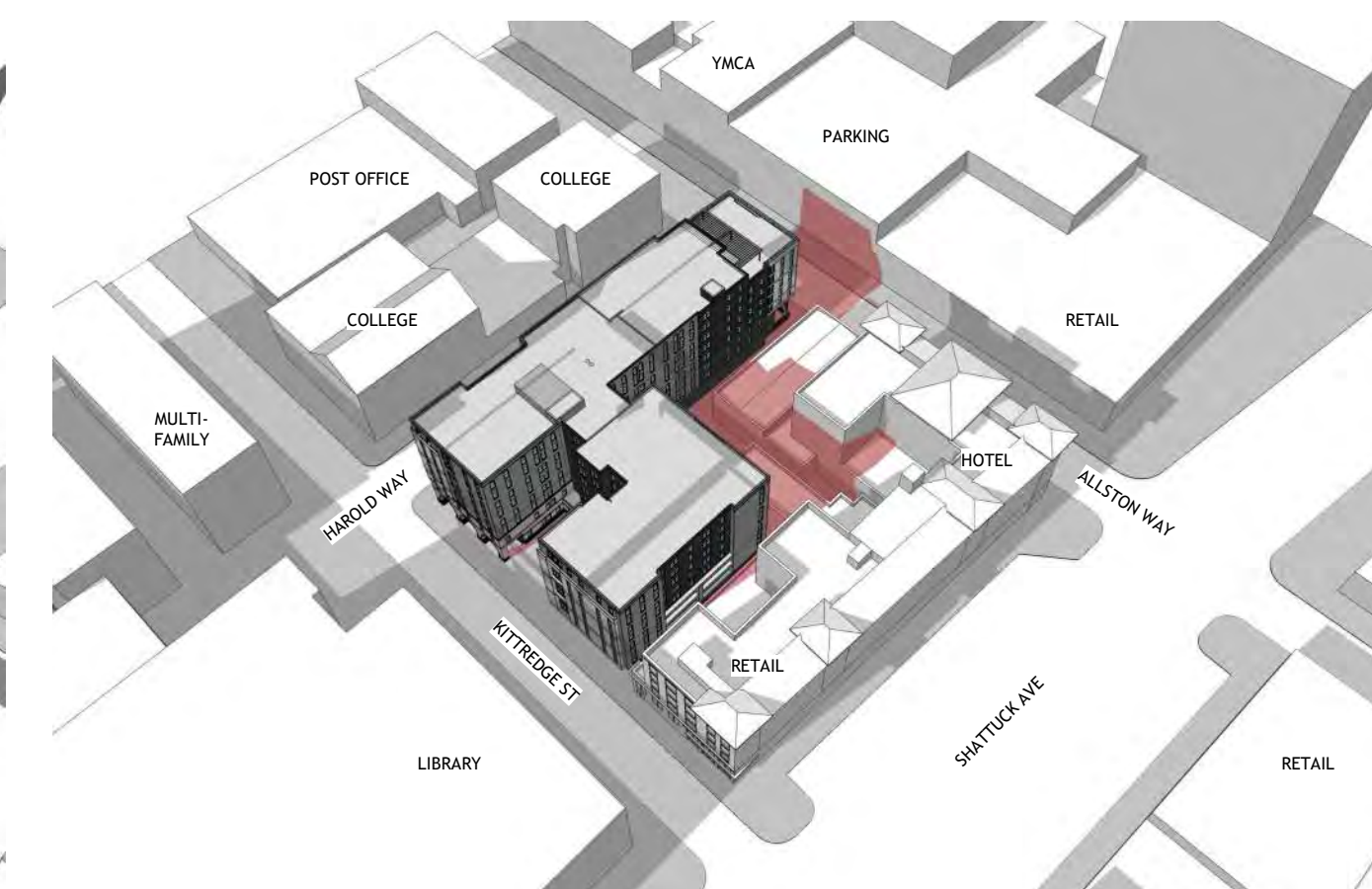
TOP VIEW EXISTING



TOP VIEW PROPOSED



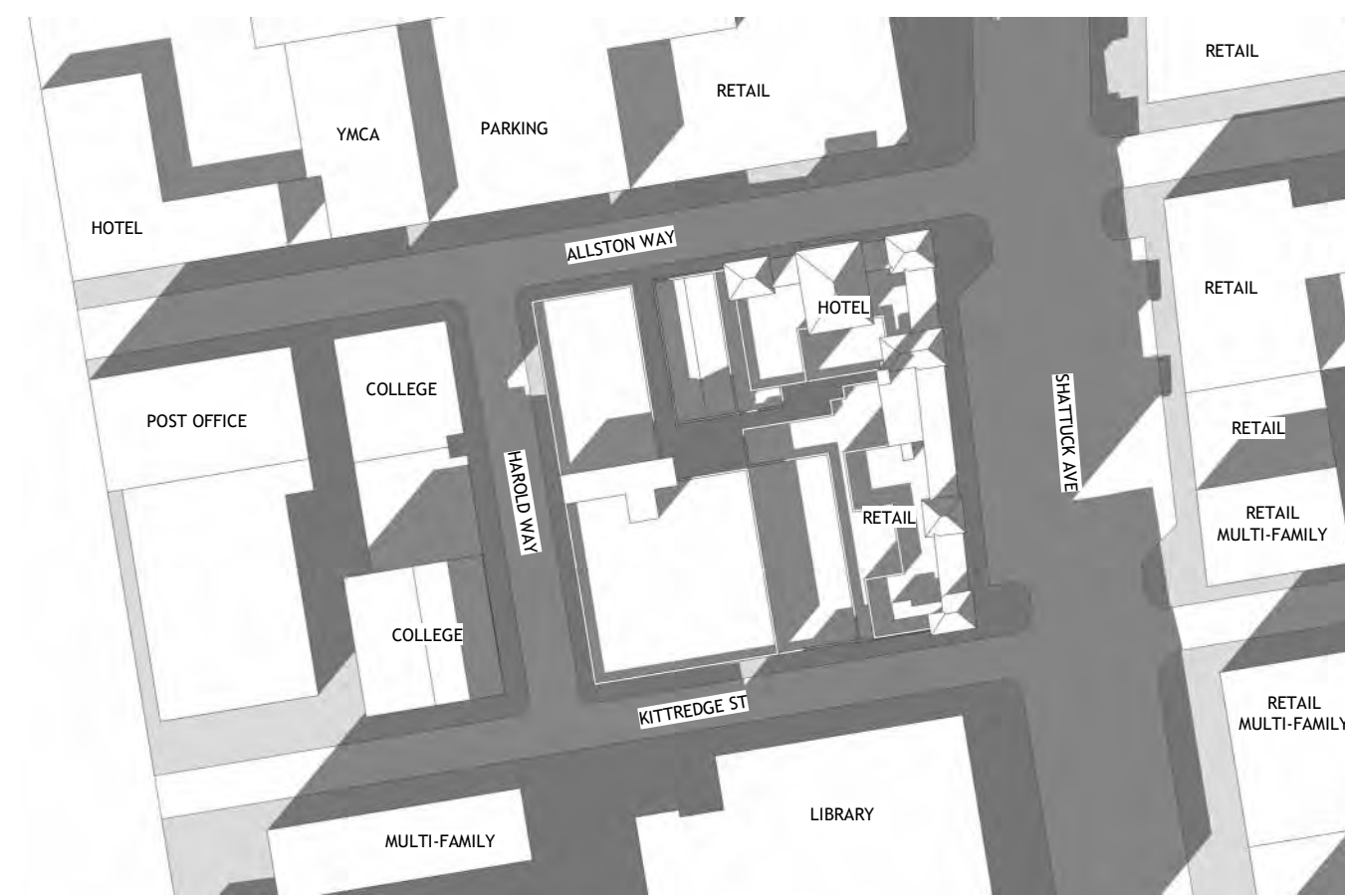
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

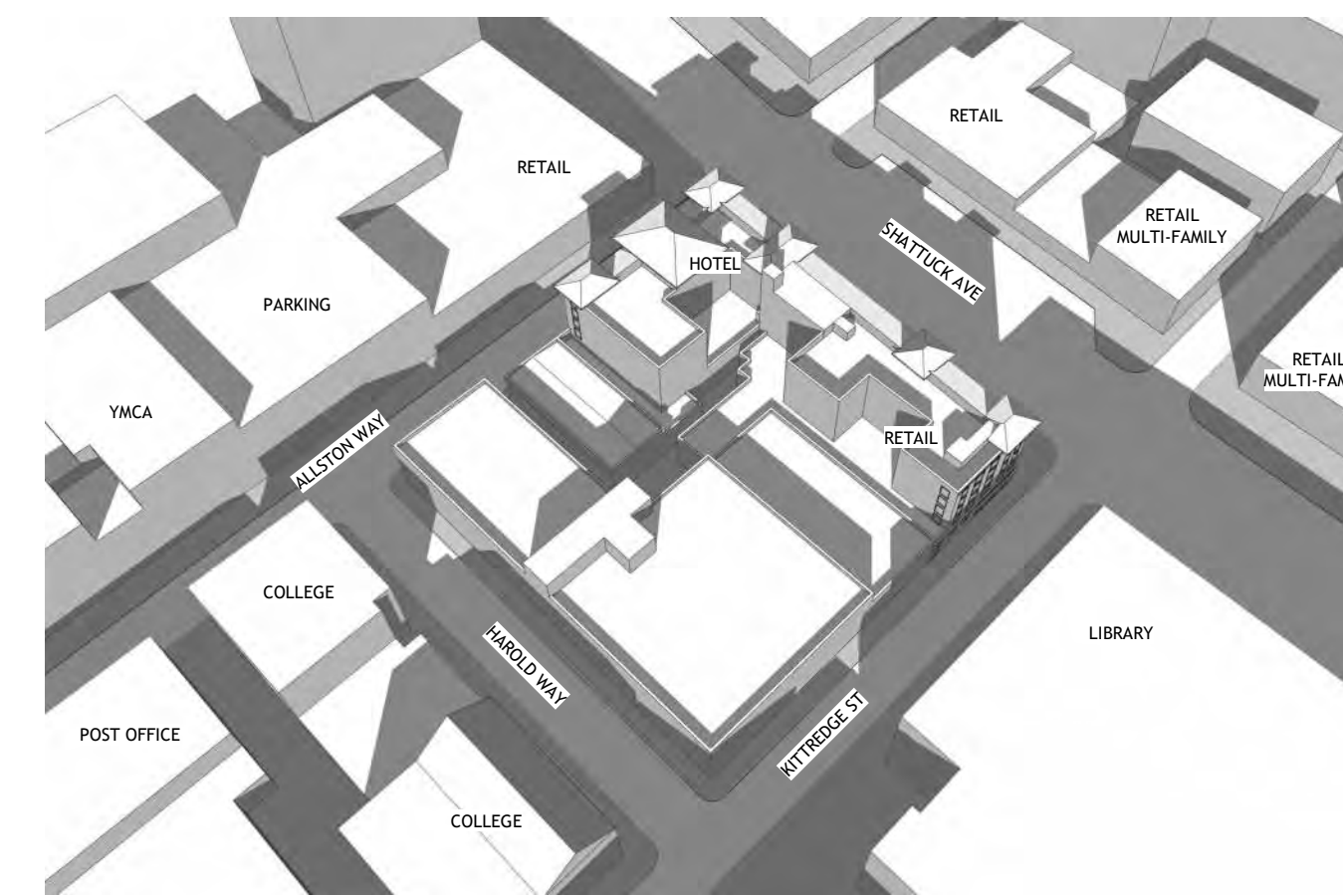
2 HOURS BEFORE SUNSET - 2:49 PM



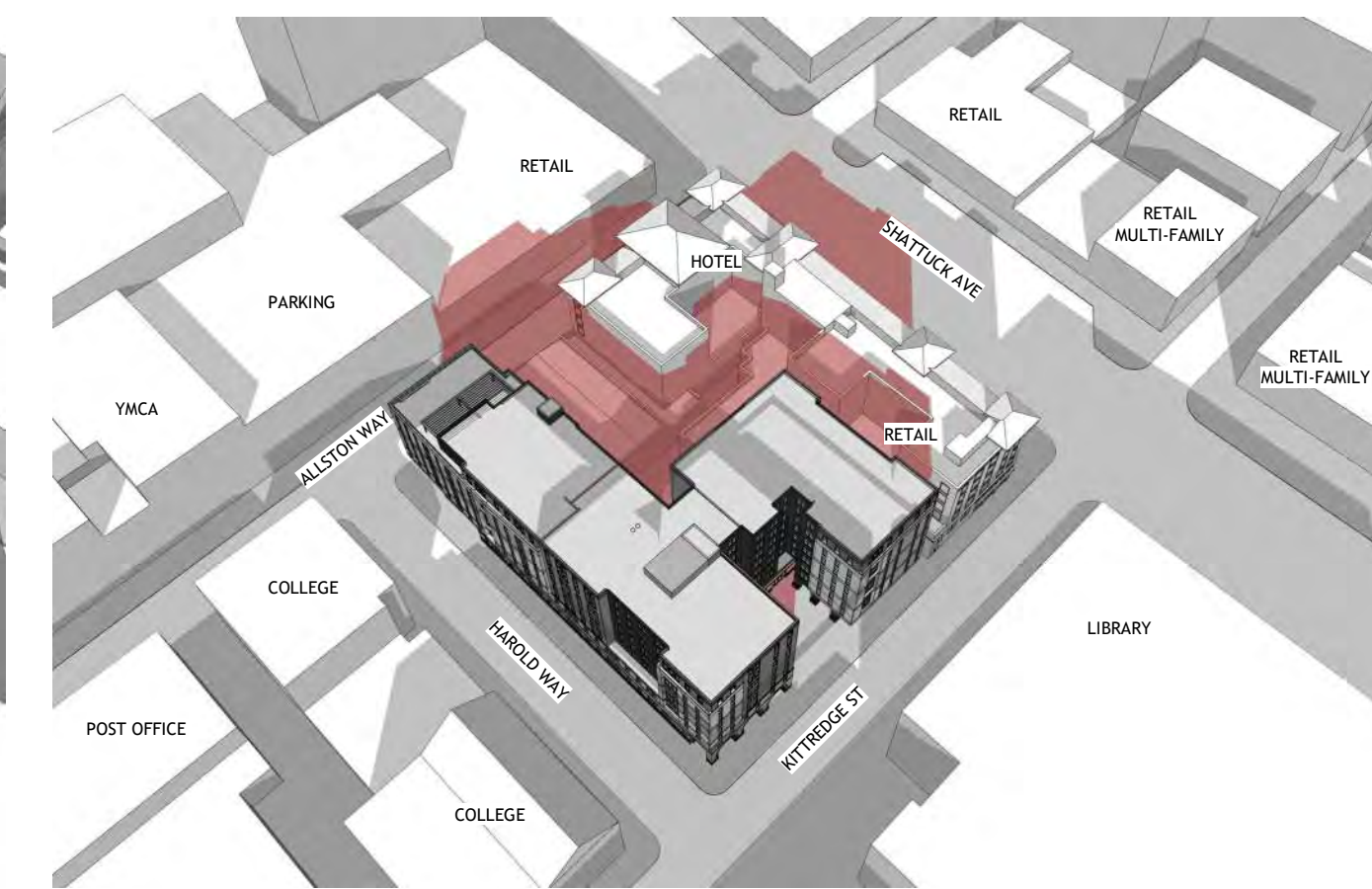
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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CA VENTURES

SHEET TITLE:
 SHADOW STUDIES
 -DEC 10

SHEET NUMBER:
A3-303

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
STREET STRIP ELEVATIONS

SHEET NUMBER:
A3-304

NOT RELEASED FOR CONSTRUCTION



1 STREET STRIP ELEVATION - ALLSTON WAY
A3-304 NOT TO SCALE

PROPOSED BUILDING PROVIDED FOR SCALE AND GENERAL REFERENCE ONLY. THE FACADE DESIGN HAS BEEN UPDATED IN RESPONSE TO DRC AND STAFF FEEDBACK. PLEASE REFER TO A3-003 FOR THE LATEST DESIGN UPDATE



2 STREET STRIP ELEVATION - KITTREDGE ST
A3-304 NOT TO SCALE

PROPOSED BUILDING PROVIDED FOR SCALE AND GENERAL REFERENCE ONLY. THE FACADE DESIGN HAS BEEN UPDATED IN RESPONSE TO DRC AND STAFF FEEDBACK. PLEASE REFER TO A3-002a & A3-002b FOR THE LATEST DESIGN UPDATE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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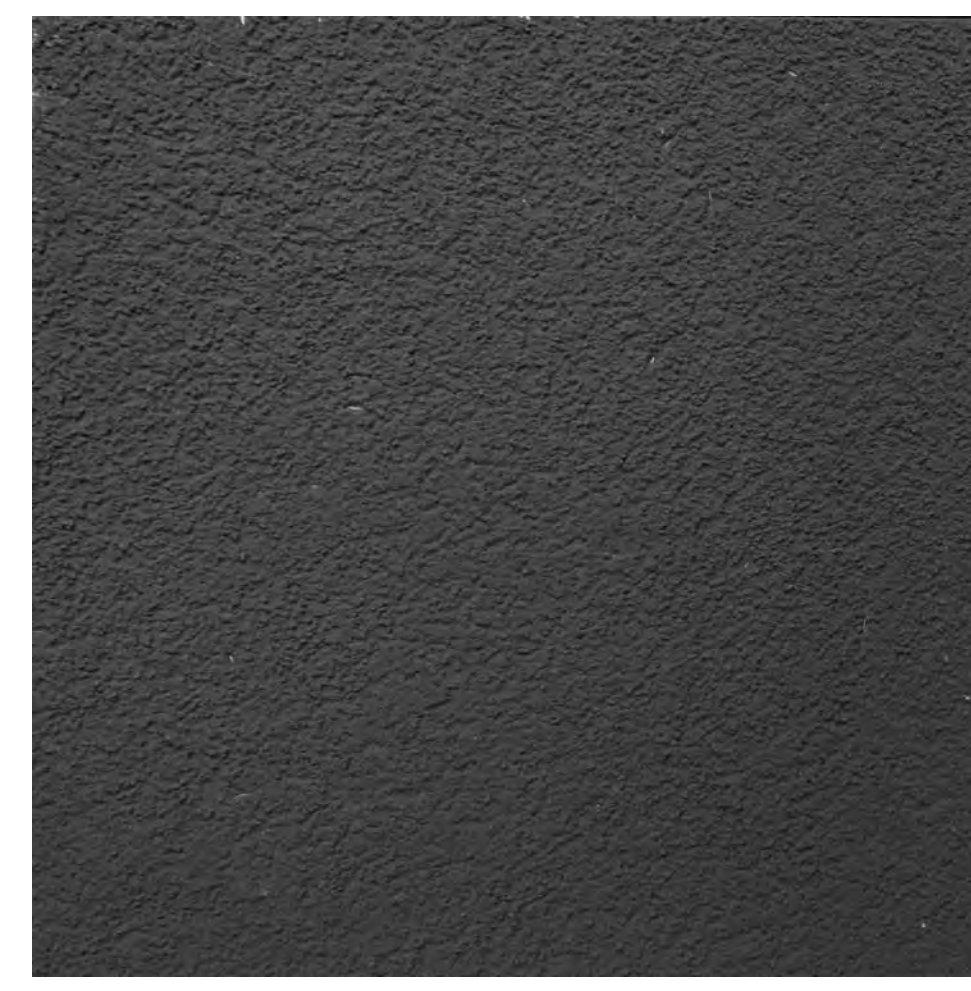
APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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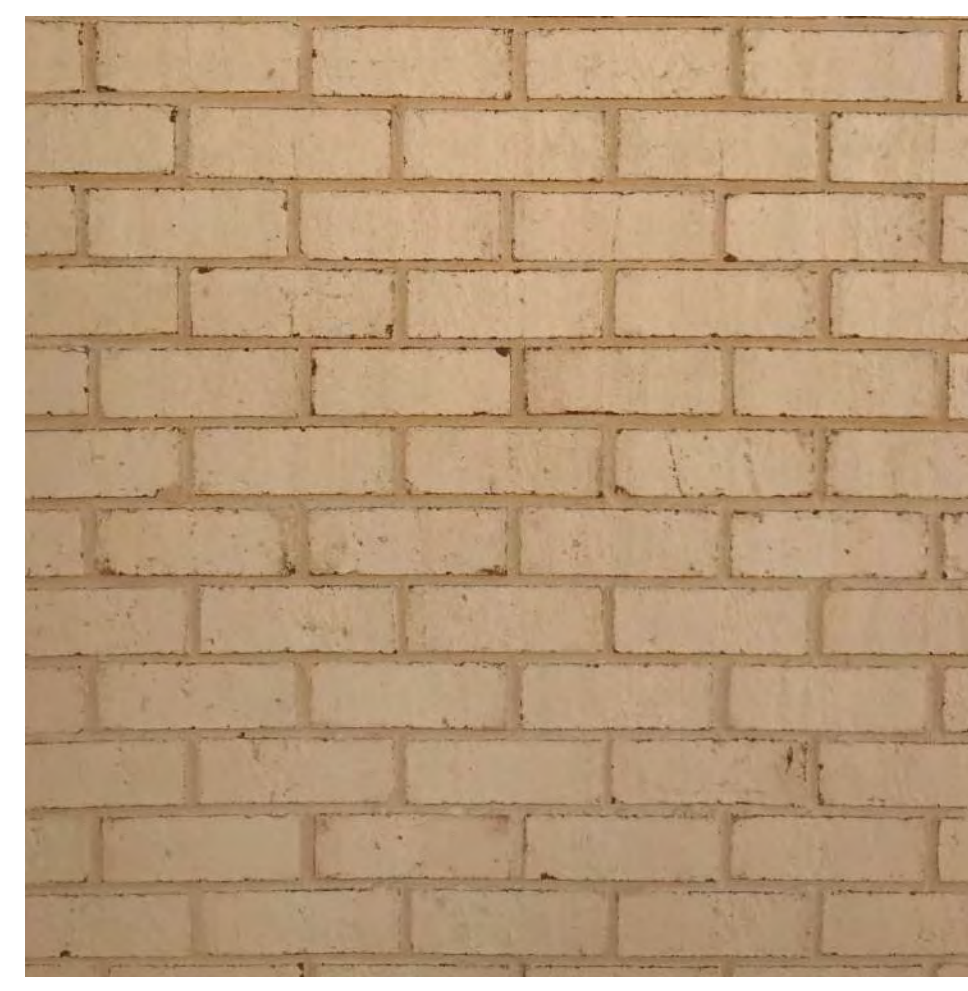
E1 - TAN STUCCO



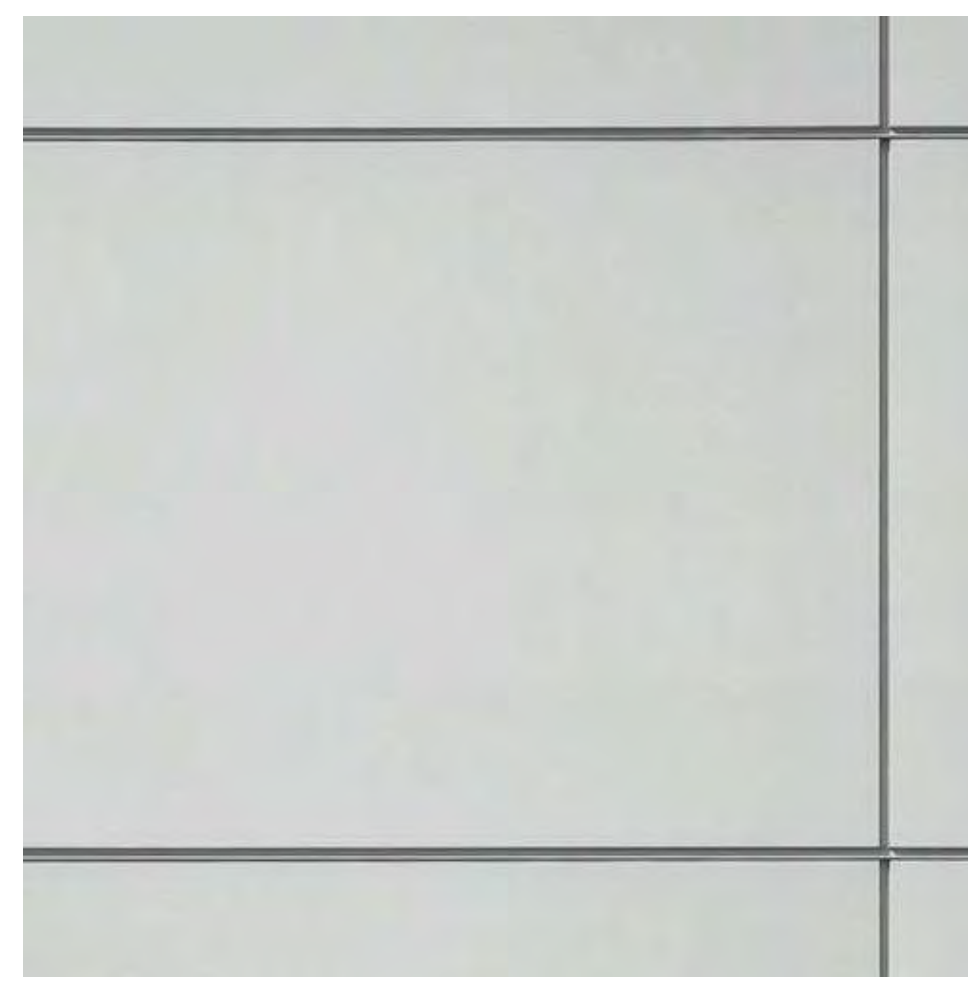
E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



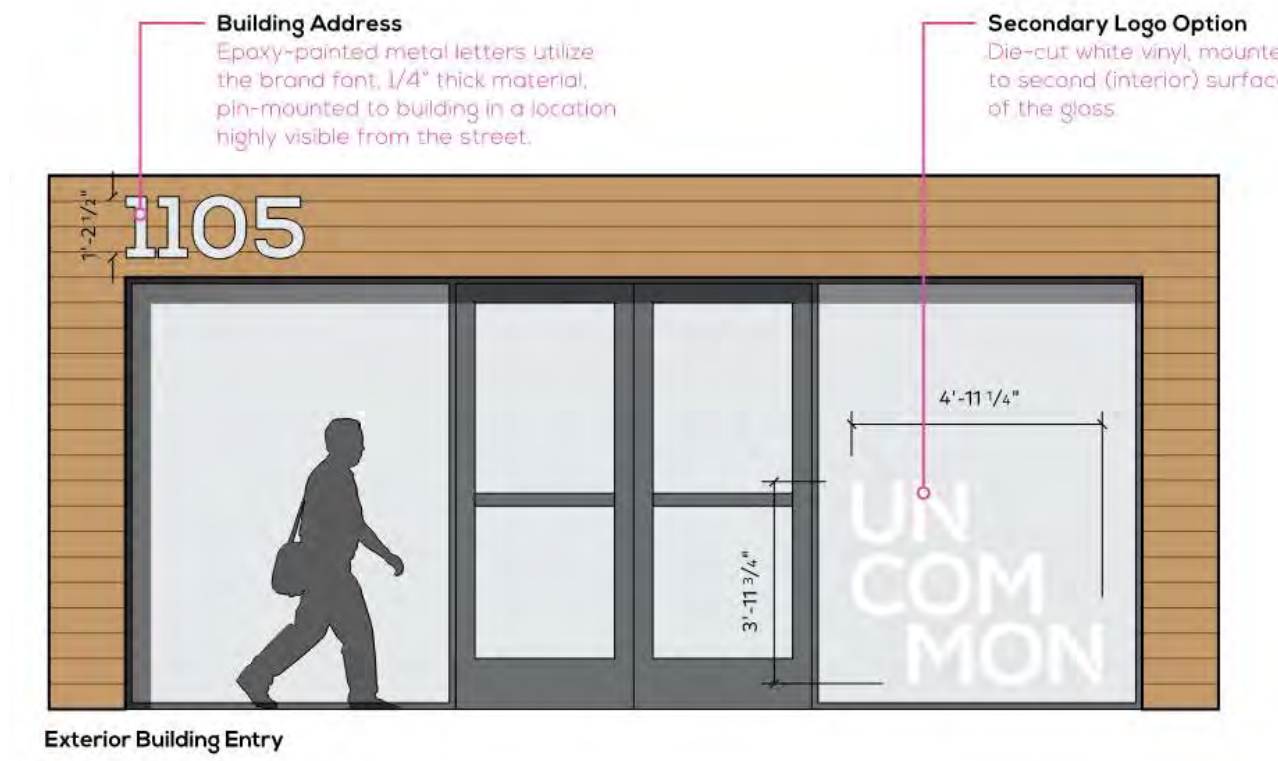
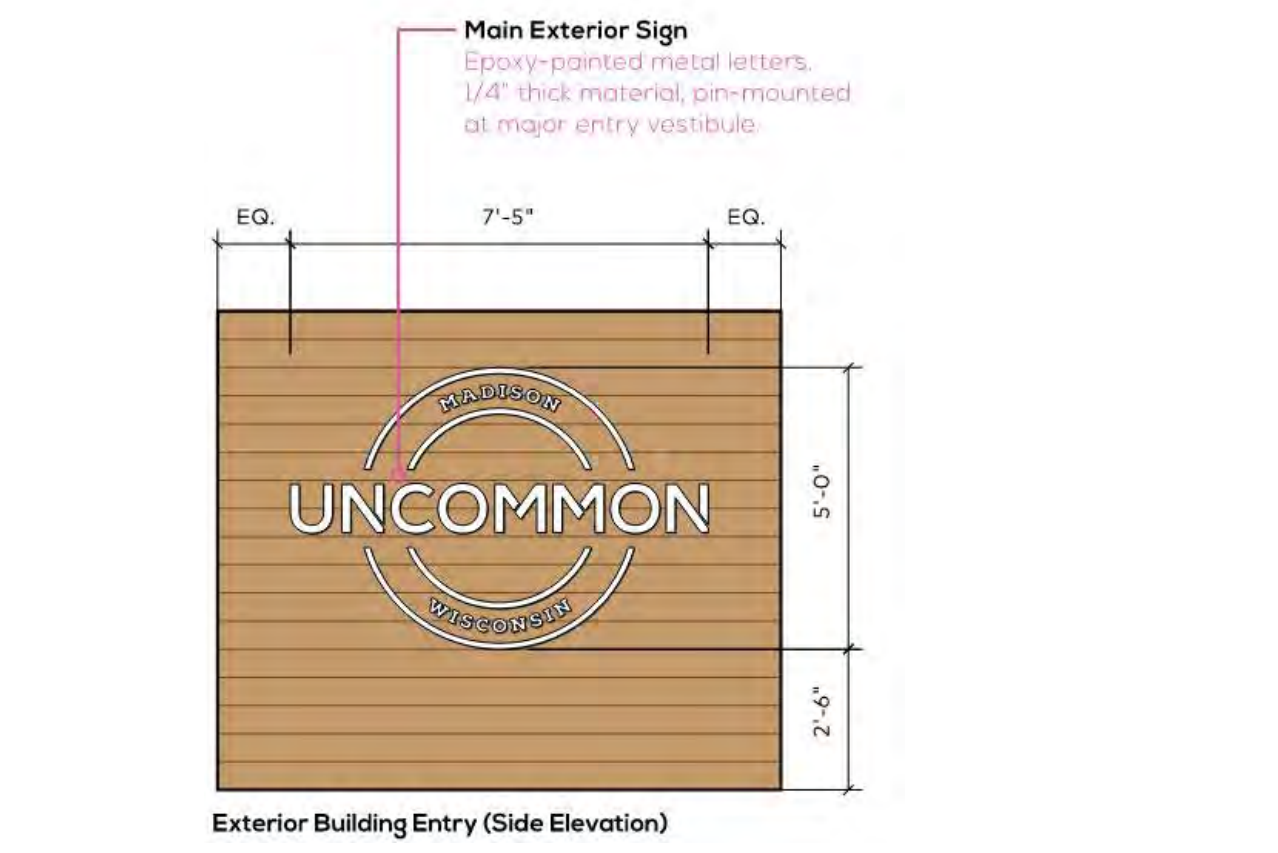
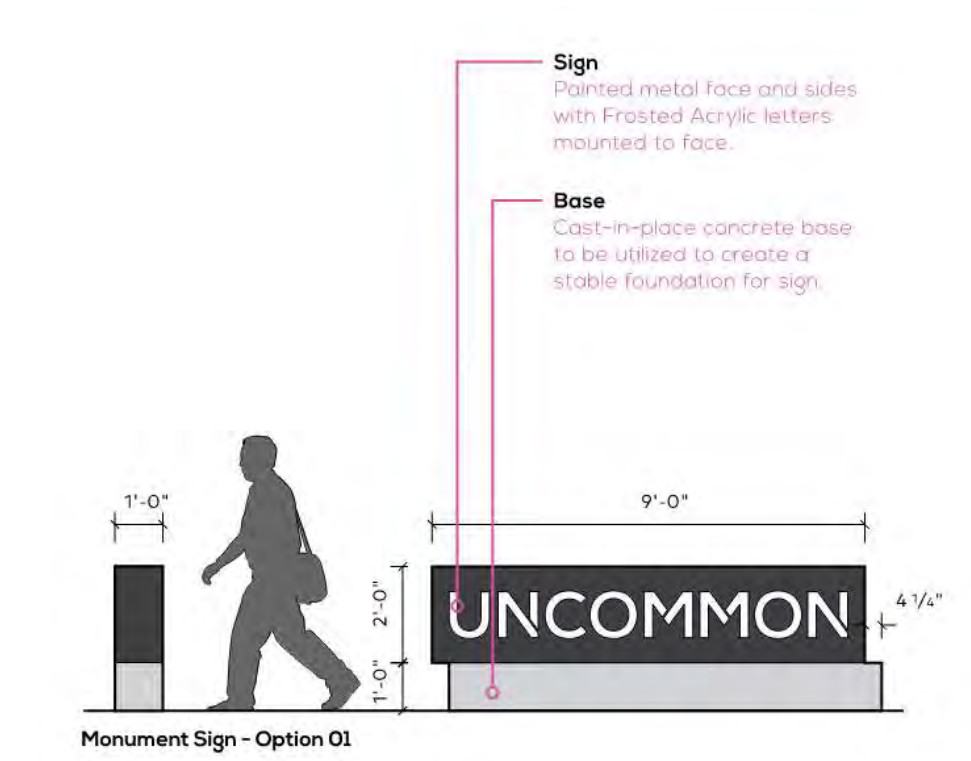
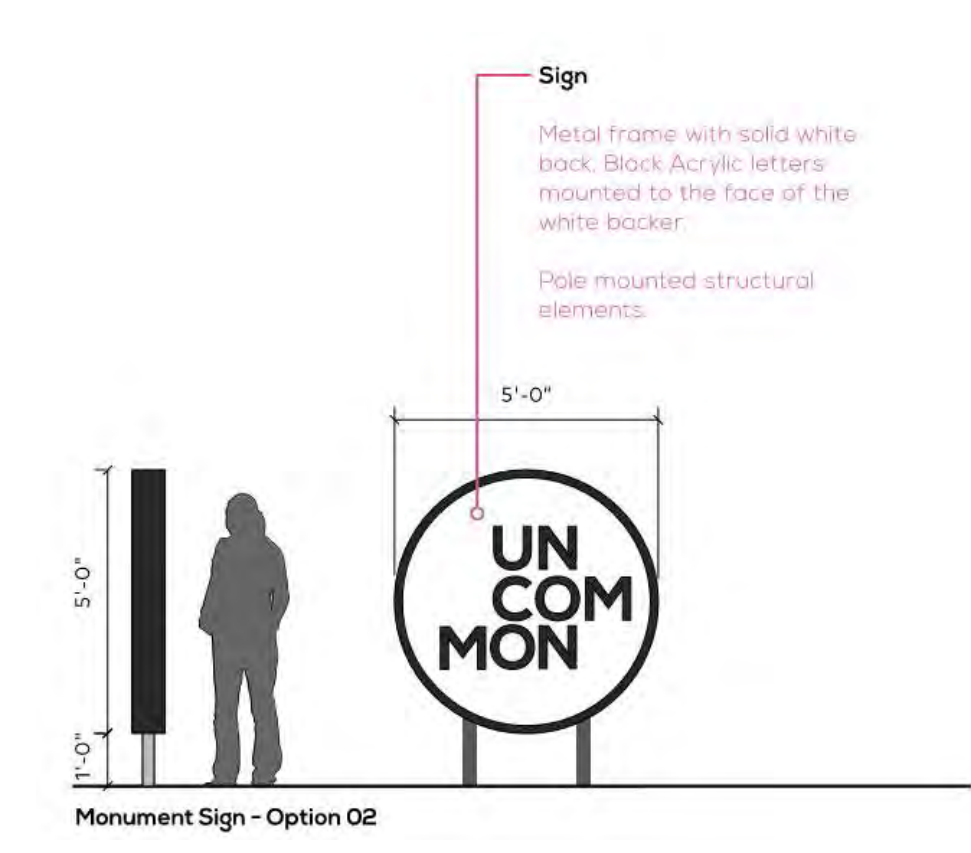
E5 - WHITE FIBER CEMENT



E7 - ALUMINUM CANOPY



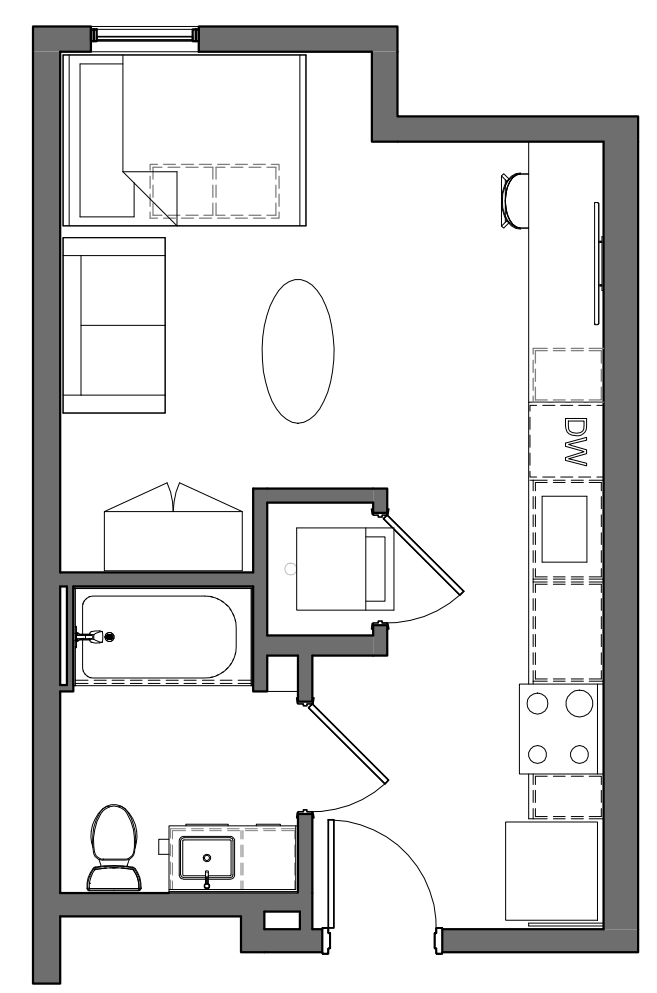
E8 - EXTERIOR WALL SCONCE



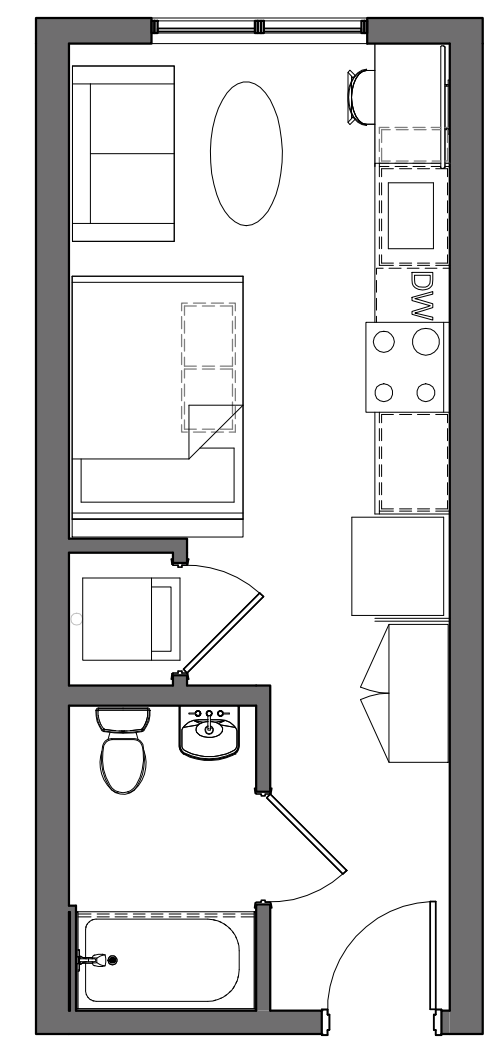
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
MATERIAL BOARDS

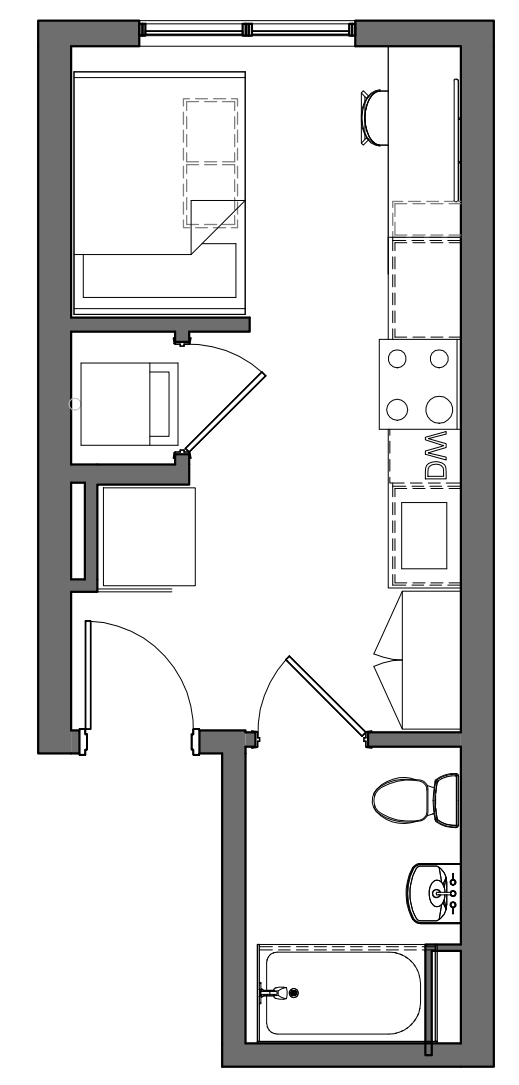
SHEET NUMBER:
A3-305



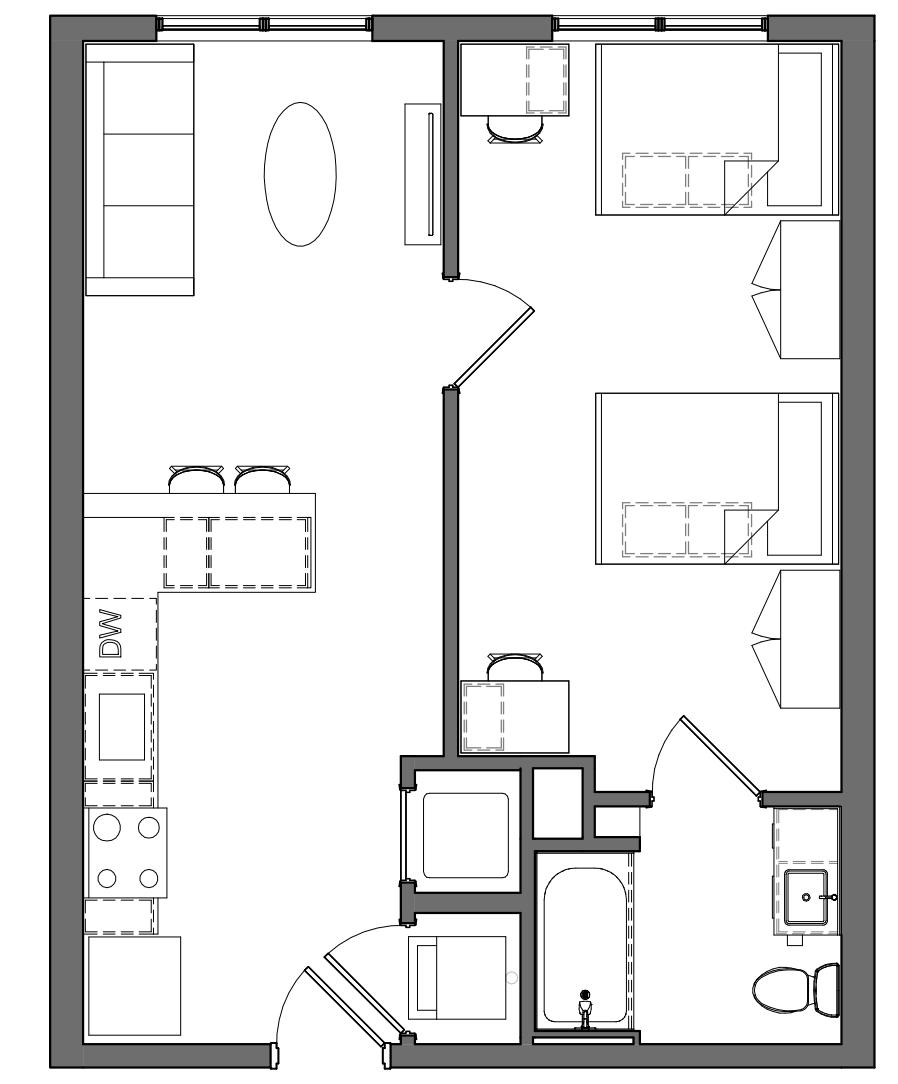
2 SAMPLE UNIT - S2
A5-001 3/16" = 1'-0"



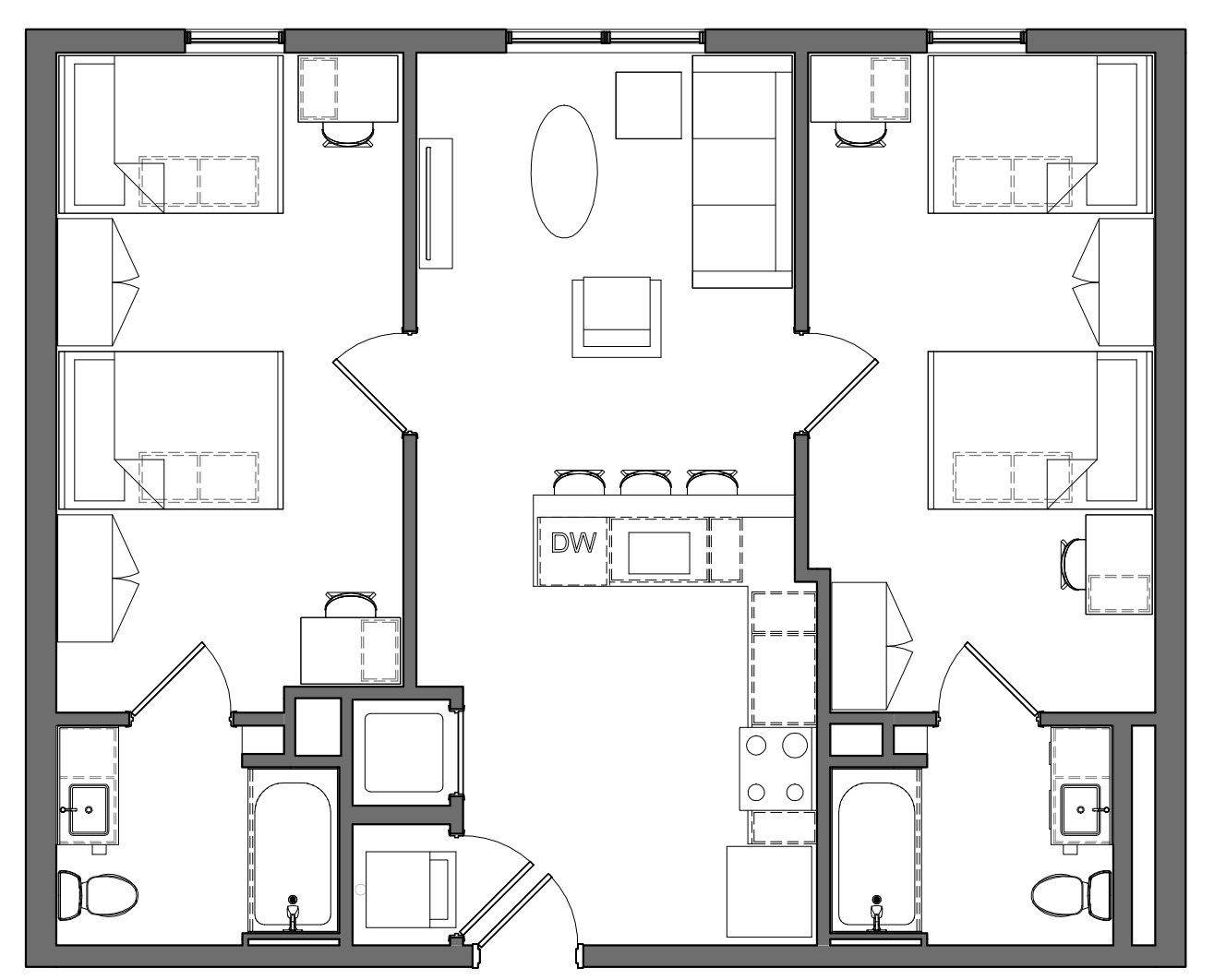
3 SAMPLE UNIT - MS1
A5-001 3/16" = 1'-0"



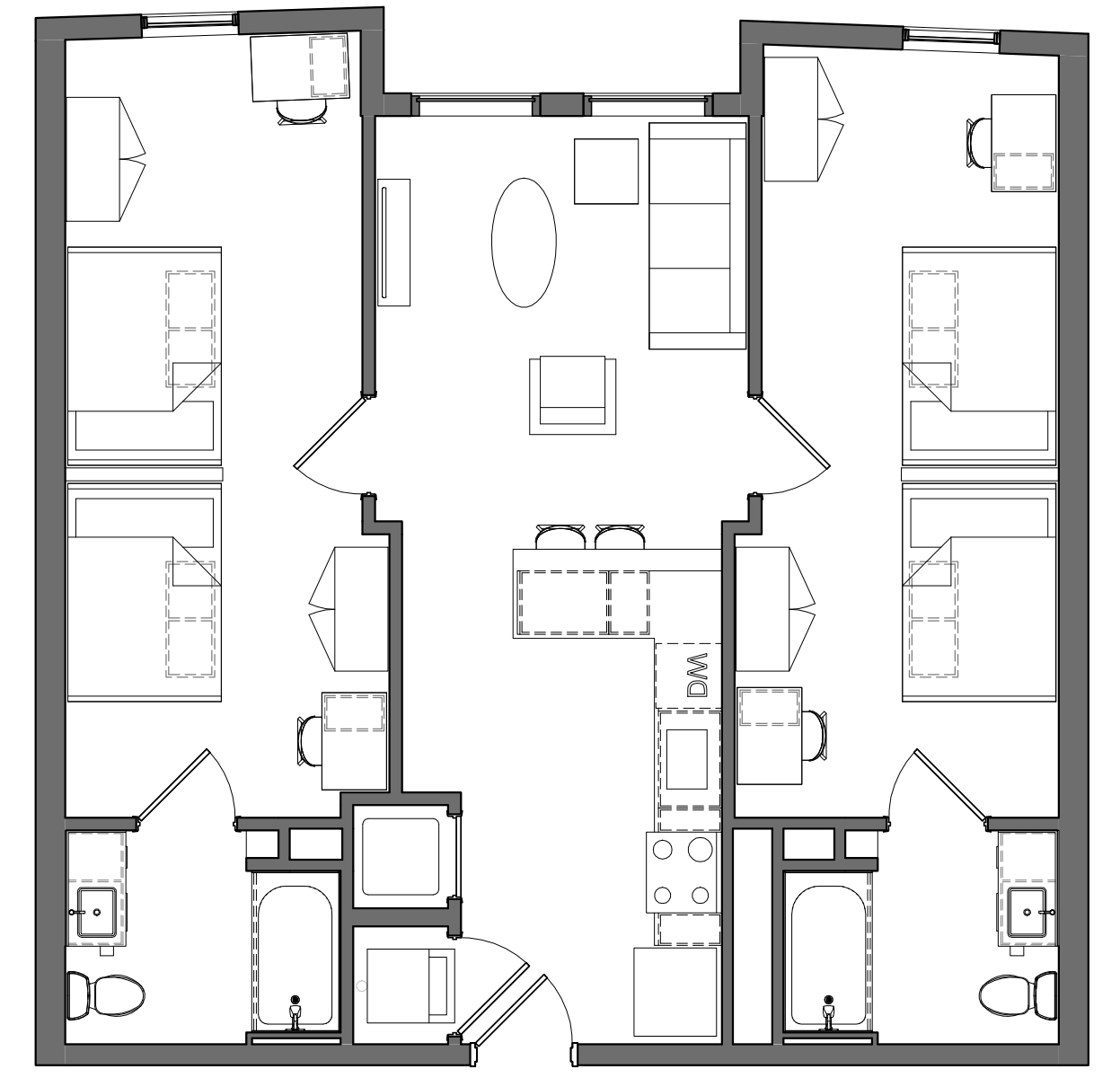
4 SAMPLE UNIT - NS1
A5-001 3/16" = 1'-0"



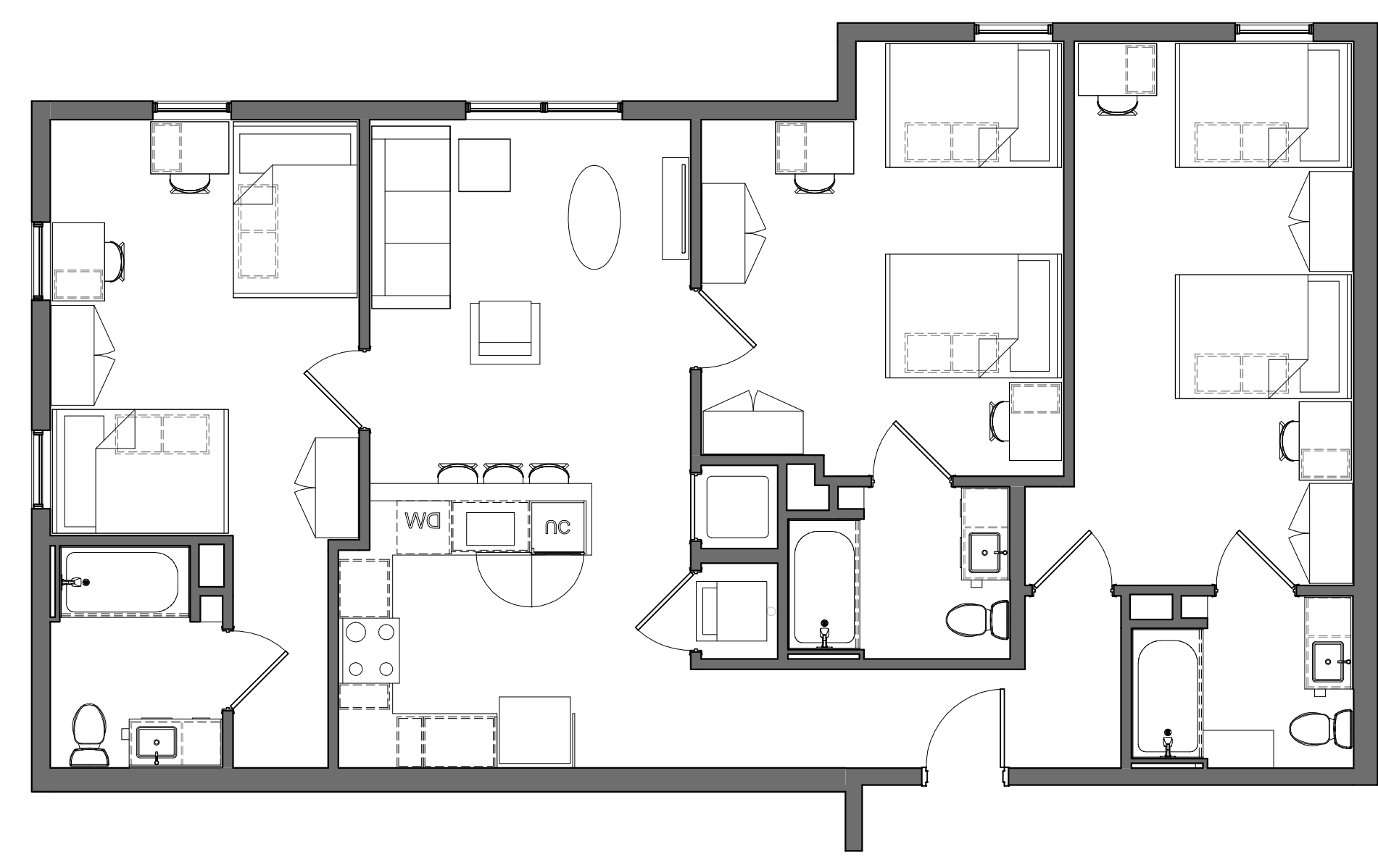
5 SAMPLE UNIT - A1
A5-001 3/16" = 1'-0"



1 SAMPLE UNIT - B1
A5-001 3/16" = 1'-0"



6 SAMPLE UNIT - B2
A5-001 3/16" = 1'-0"



7 SAMPLE UNIT - C1
A5-001 3/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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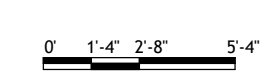
No.	Description	Date
4	USE PERMIT	10/25/21
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CA VENTURES

SHEET TITLE:
SAMPLE UNITS

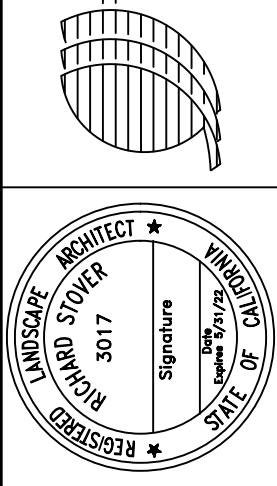
SHEET NUMBER:
A5-001



NOT RELEASED FOR CONSTRUCTION

Use	Permit	Resubmit
12/20/21	Design	Review
05-18-22	Design	Review
	Design	Review

RW Stover & Associates, Inc.
 Landscape Architecture
 2065 Kittredge Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2383

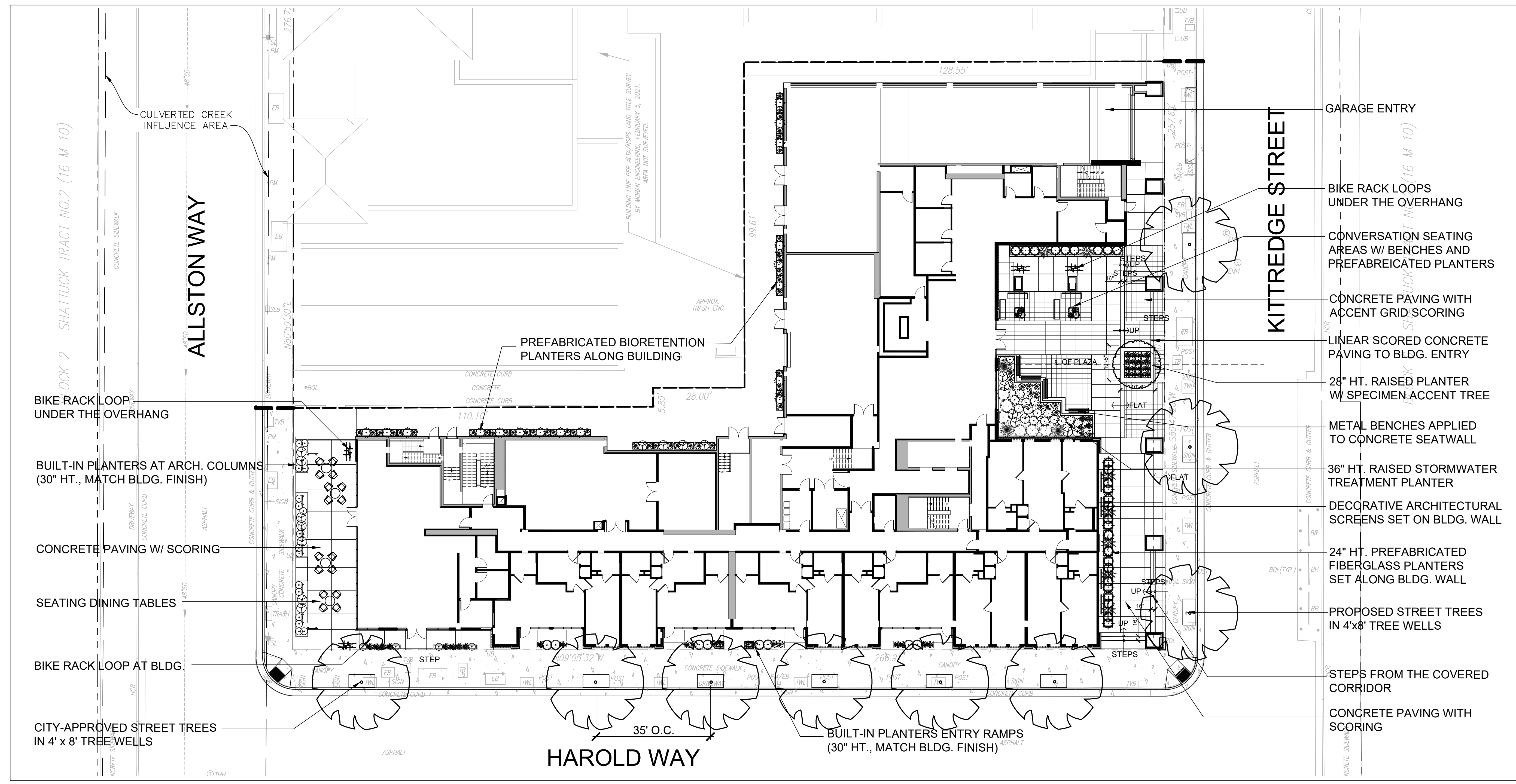


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

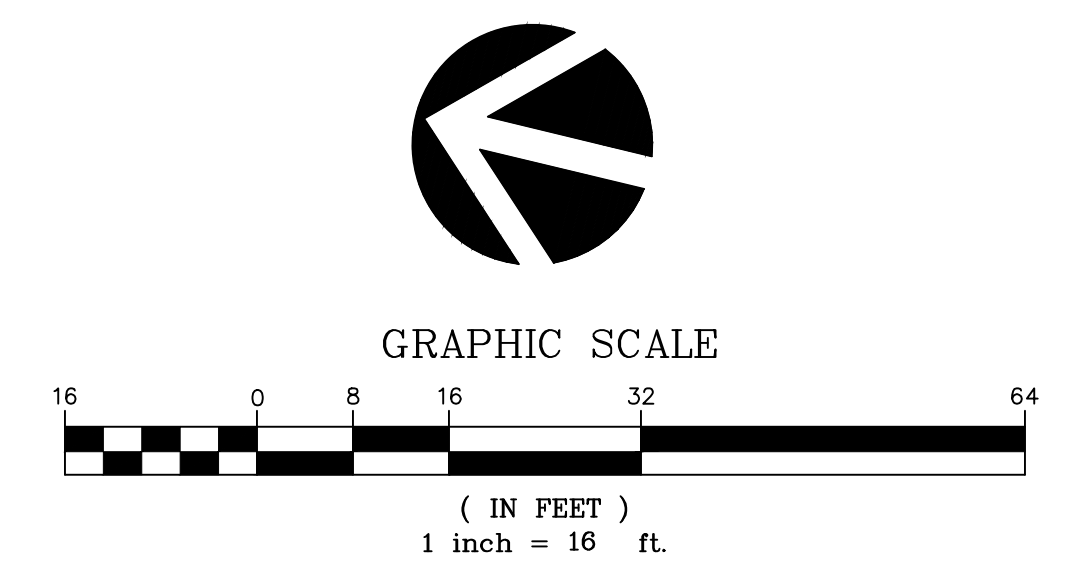
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CHECKED:	JOB NO.:
	DATE
	9-23-21
	SCALE

SHEET
L1
 OF SHEETS



Master Landscape Design Concept

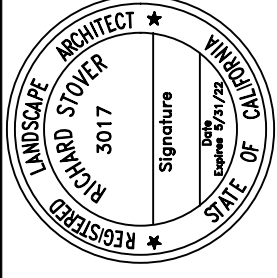
The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that compliment the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.



REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE
 REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

Use	Permit	Resubmit
12/10/21		
Design	Review	Submit
05-18-22		
Design	Review	Submit
05-18-22		

R.W. Stover & Associates, Inc.
 Landscape Architecture
 1000 University Avenue, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2383

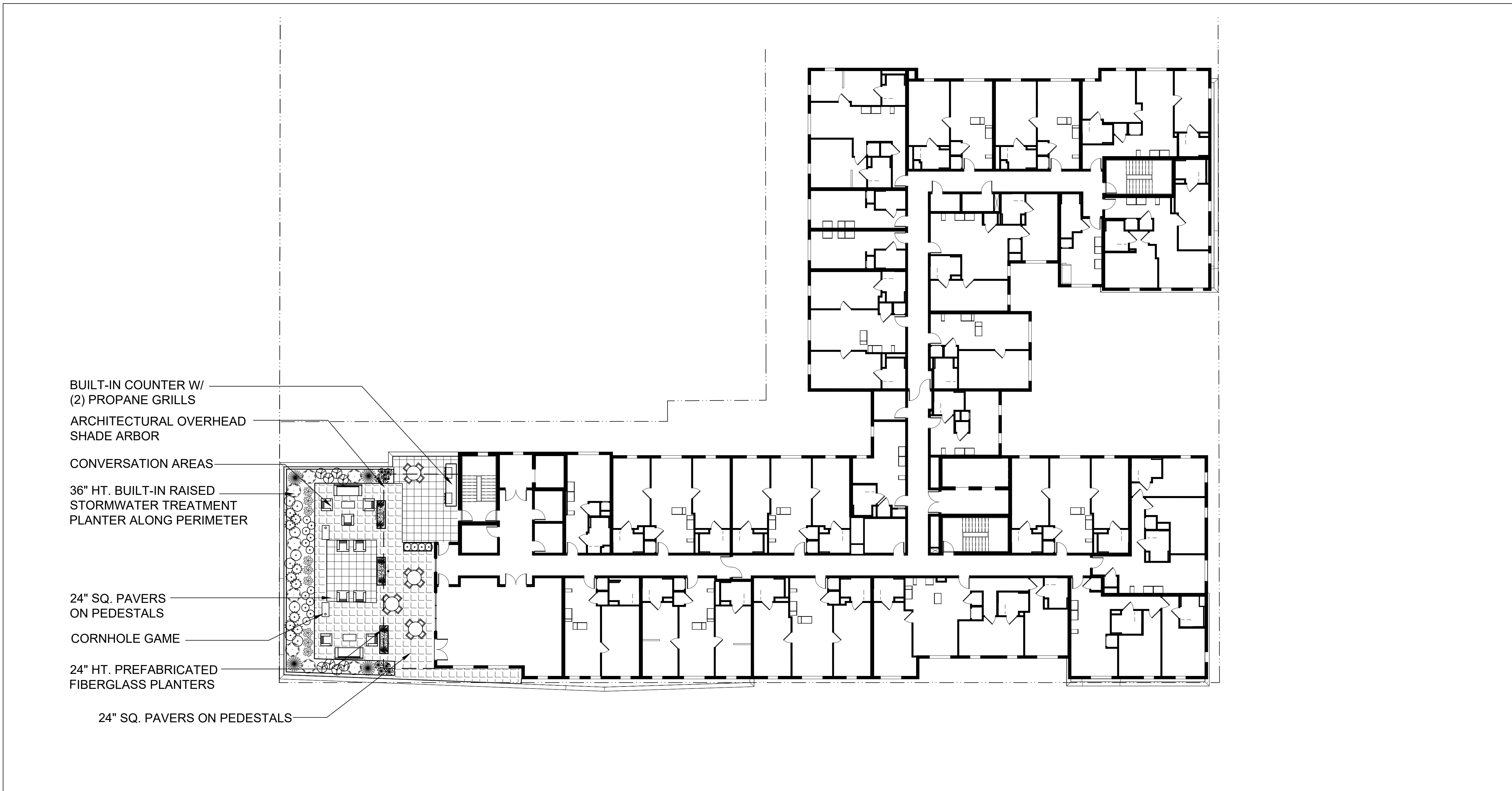


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

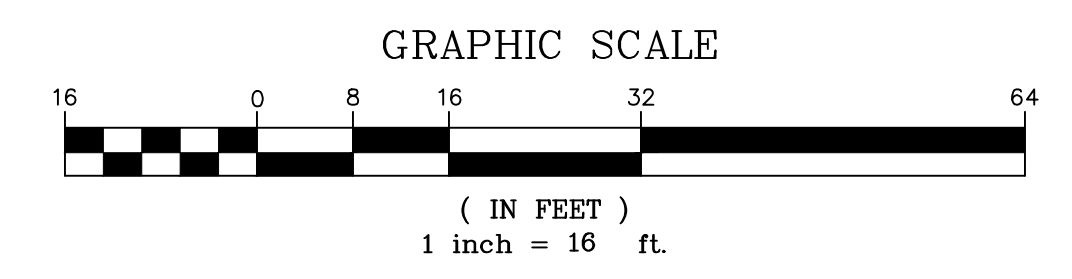
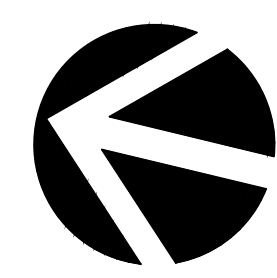
EIGHTH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
9-23-21	
SCALE	

SHEET
L2
 OF SHEETS



- BUILT-IN COUNTER W/
(2) PROPANE GRILLS
- ARCHITECTURAL OVERHEAD
SHADE ARBOR
- CONVERSATION AREAS
- 36" HT. BUILT-IN RAISED
STORMWATER TREATMENT
PLANTER ALONG PERIMETER
- 24" SQ. PAVERS
ON PEDESTALS
- CORNHOLE GAME
- 24" HT. PREFABRICATED
FIBERGLASS PLANTERS
- 24" SQ. PAVERS ON PEDESTALS



REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

Use	Permit	Resubmit
12/10/21	12/10/21	12/10/21
Design	Review	Submit
05-18-22	05-18-22	05-18-22



SPECIMEN ACCENT TREE IN RAISED PLANTER
CERCIS OCCIDENTALIS (WESTERN REDBUD)

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS	NATIVE	COUNT	
TREES:						
STREET TREE (CITY-APPROVED)		SEE PLAN 24" BOX	MED	NO	9	
CERCIS OCCIDENTALIS (LOW-BRANCHING)	WESTERN REDBUD	18'x18'	36" BOX	LOW	YES	1
SHRUBS:						
*+CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5'	5 GA	LOW	YES	7
+ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4'	5 GA	LOW	YES	15
*+SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5'	5 GA	LOW	YES	27
+SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	6'x8'	5 GA	LOW	YES	7
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3'	5 GA	LOW	NO	8
PERENNIALS / GRASSES:						
*+ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2'	1 GA	LOW	YES	73
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5'	1 GA	LOW	YES	43
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3'	5 GA	LOW	YES	8
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1.5'x3'	5 GA	LOW	YES	5
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3'	1 GA	LOW	YES	34
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	5 GA	LOW	YES	14
+PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2'	1 GA	LOW	YES	43
POLYPODIUM CALIFORNICUM	POLYPODY	1.5'x3'	5 GA	VERY LOW	YES	27

POLLINATOR PLANTS NOTE: 55% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (182 OF 333 SPECIMENS)

+ DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA

* DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST

Bioretention Planters

Solutions to manage on-structure Stormwater Filtration

Materials: **GFRC Concrete, Weathering or Mild Steel with Powder-Coated Finish**

Bioretention (also referred to as floodthrough) planters act as an on-structure organic filter for stormwater systems. Tournesol Siteworks offers several standard configurations as well as custom designs to meet your specific application. The bioretention planters are available in lightweight GFRC or steel, and feature an internal waterproof sealant and 4" diameter drainage plumbing. Bioretention media is typically specified by local authorities or to code.

The Tournesol bioretention planters are now available in metal Standard materials include weathering steel (Corten), a steel that rusts but maintains its structural strength, and powder-coated mild steel with a zinc-rich primer and stainless steel base.

- Fully engineered Bioretention plumbing system - just add media & plants.
- Allows the use of reliable monolithic membrane waterproofing below, while avoiding complicated and expensive cast-in-place construction.
- Standard sizes and custom configurations available.
- Ability to match planters by color & shape with complimentary benches & site furnishings.

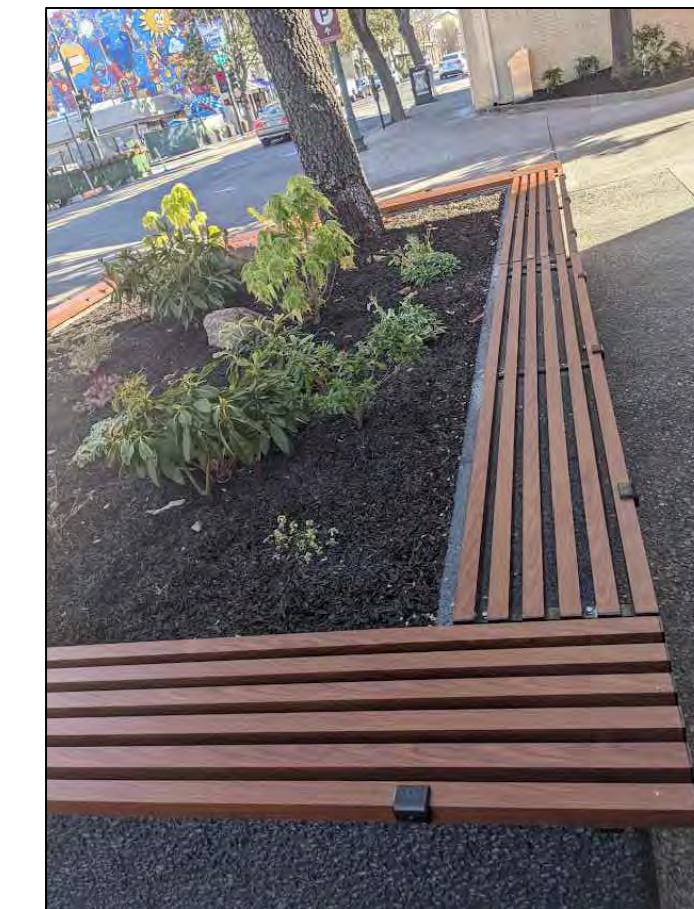
PREFABRICATED BIORETENTION PLANTERS
TOURNESOL SITEWORKS FIBERGLASS



BUILT-IN PLANTERS



PREFABRICATED PLANTERS
TOURNESOL 'WILSHIRE' COLLECTION
COLOR: BRONZE



METAL BENCHES ON SEATWALLS



BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH



METAL BENCHES (W/ CENTER ARMREST)
AT KITTREDGE PLAZA
6 FT. VEGA FROM CANTEBURY DESIGNS

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o):

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,809	669.9998727	17363.7
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
					TOTALS:	1899	726
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	18,803
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	22,147
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA			726				
TOTAL LANDSCAPE AREA			1,899				
AVERAGE ETAF			0.38				
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA			726				
TOTAL LANDSCAPE AREA			1,899				
SITELAND ETAF			0.38				

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

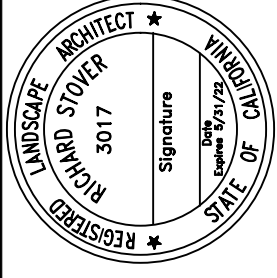
- GENERAL NOTES:**
1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 2. ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
 3. STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,194 SF	1,177 SF
• ROOF LEVEL	2,742 SF	722 SF
	6,936 SF	1,899 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
 TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 27.4% OF USABLE PRIVATE OPEN SPACE

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 Landscape Architecture
 1000 University Ave, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.938.2883



BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

RECOMMENDED
 PLANT LIST, SITE
 AMENITY IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
	DATE
	9-23-21
	SCALE

SHEET
L3
 OF SHEETS

Berkeley Plaza

2065 Kittredge St., Berkeley, CA 94704

APPLICATION STATEMENT

Revised Date: 5/24/2022

Berkeley Plaza is a proposed eight-story mixed-use project located at 2065 Kittredge St. The design goal was to create a well-articulated and sculpted building which creates a unique statement in the area and provides much-needed student housing in the Downtown area. The approximately 225,563 sf, eight-story project will be 87'0" in height to the top of the roof. The site area is 33,582 sf. All units will be rental. The project will provide 5% of the base project as very low income units, qualifying for a 20% density bonus under state law (described below). The project consists of 188 dwelling units in eight stories with a mix of studios, one bedroom, two bedroom, three bedroom, and live/work units, ranging in size from 385 sf to 1,374 sf. There are 43 parking spaces provided in an underground parking level.

The architectural design of Berkeley Plaza is a contemporary blend of styles that will fit well into the context of the mixed historical streetscape surrounding the site. The project is designed to complement the scale and materiality of the neighboring historic Shattuck Hotel and the rest of the neighborhood. The design incorporates a traditional brick base with Mission style accent detailing and a more modern architectural mass above, referencing both the historic and the cutting-edge modern character of the City of Berkeley. At the ground level, the project will feature a pedestrian friendly streetscape and a landscaped plaza, creating an appealing lower level experience for residents and passing neighbors.

The overall landscape and hardscape design minimizes long-term maintenance impacts in an effort to create a more Bay-friendly and environmentally-responsible project. The ground level amenities and the roof-top deck will create excellent occupant locations for gathering spots and healthy outdoor living.



The proposed Project is a less-intensive version of the project analyzed in the certified EIR for the 2211 Harold Way project (aka, the Residences at Berkeley Plaza). The administrative record for that project is available here:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2211_Harold.aspx

The Final EIR is located here:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_PHN/2015-03-30_Final%20EIR%20and%20RTC_2211%20Harold.pdf. The Draft EIR for that project can be accessed through the following links:

- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part1_2211%20Harold%20Way.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part2_2211%20Harold%20Way.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part1.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part2.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part3.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part4%20.pdf

Part 3 of the Draft EIR is a 205-page historic resources technical report prepared by Architectural Resources Group for Rincon and discusses impacts re demolition, design and construction as well as a discussion of that project's compliance with the Secretary of Interior Standards. Additional historic documentation includes a report prepared by Bridget Maley of architecture+planning (available here: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2012-02-27_APP_Historic%20Rpt_2211%20Harold.pdf),

Housing Affordability/Density Bonus Statement

Berkeley Plaza is proposed as an all-rental project and would comply with the City's Housing Mitigation Fee Ordinance by restricting rental rates according to the California State Density Bonus law. Berkeley Plaza will include Very Low Income Units in order to qualify for density bonus units, as well as one incentive/concession and waivers (for height, rooftop projections, setbacks, landscape coverage, and open space) under the State Density Bonus Law (Government Code section 65915). The applicant would pay the resulting affordable housing impact fees reduced by virtue of the provision of the very low-income units. As noted above, the proposed level of affordability is at 5 percent of the base project (164 units) at very low-income levels. The number of very low income units would be 9 units and these units would be reasonably dispersed throughout the building. The affordable units would be of comparable size, and would contain, on average, the same number of bedrooms, and have comparable appearance, materials and finish quality as the market rate units in the project. These units would also have access to the same common areas and amenities as the market rate units. The 20 percent density bonus would allow for up to 33 additional units, but only 24 of those bonus units are included in the project for a final total of 188 units.

Waivers and Modifications Requested to Accommodate Density Bonus

By virtue of the project's qualification for a density bonus, it qualifies for the waiver/reduction of any development standard that, if applied, would physically preclude the construction of the project with bonus units and the concession/incentive. (Gov. Code sect. 65915(e)(1).) The applicant will provide support to confirm that the following waivers/reductions are necessary so as not to physically preclude construction of the project as proposed.

- **Waiver to exceed the height limit – Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit.** The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right. Complying with the standard would require the building to reduce the number of floors and eliminate residential units. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.** Accommodating mechanical appurtenances without exceeding the maximum height limit requires a reduction in residential area. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver for minor encroachments above the sidewalks along Harold Way – encroachment up to 30" for a length of 110 feet and up to 12" for a length of 40 feet.** The encroachments allow for additional residential density to be captured in the Project. Without this above-ground encroachment, residential density would be reduced and would physically preclude the construction of the Project as proposed. We understand a separate application is required for the encroachment request to be granted. The development team will pursue these approvals at a later date.
- **Waiver to reduce the 15' minimum front setbacks above 75'.** The constrained site physically prohibits the inclusion of this amount of setback. Inclusion of this additional setback would require reducing the building mass and residential density. Inclusion of this setback would physically preclude the construction of the Project as proposed, including the number of residential units that are allowed under the State Density Bonus Law.
- **Waiver to increase the 5' maximum front setbacks between 0' to 20'.** The increase setback between 0 and 20' in height allows for the inclusion of outdoor spaces on both Allston Way and Kittredge Street that are counted as usable open space and are open to the public.
- **Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30% of the provided usable open space.** Reducing the minimum landscape coverage of the usable open space allows for more public plaza and seating areas that offer an amenity to both the residents of the site and the public.
- **Waiver to reduce the required parking spaces for the commercial spaces from 5 required spaces to 0 provided spaces.** Reducing the parking requirement for commercial spaces allows for more spaces dedicated to residential use.
- **Concession for reduction in useable open space and the percentage of associated landscaped area.** The Project qualifies for one concession and proposes to use it to reduce the amount of useable open space from 15,040 SF down to 13,548 SF, a 10% reduction. This concession will result in identifiable cost savings.

The cost per SF of for construction of the outdoor open space, including providing the necessary landscape, furniture and fixtures is estimated to be in the range of \$80/SF. Granting this concession provides approximately \$120,000 of cost savings, allowing for additional density to be captured and

to help provide for affordable housing costs.

Moreover, given the physical constraints of the site, inclusion of this additional outdoor space in full conformity with the City's requirements would require a reduction in building mass which will result in a residential density reduction. Due to the geometry of the site, this additional open space would need to be provided as an elevated terrace in place of what is currently proposed as residential units. In other words, were the open space requirement not reduced, it would result in the physical preclusion of the project as proposed (with the units added by virtue of the density bonus). As such, this reduction can also be justified as a density bonus waiver of development standards.

Berkeley Downtown Design Guidelines

Architectural design and detailing is provided in the architectural package consistent with the downtown design guidelines. Items considered:

- Proposed massing that incorporates elements to break up the façade planes and create visual play of light and shadow.
- Clear delineations between the ground and upper levels to form a visual base of an appropriate pedestrian scale.
- Change in material/plane at the top residential level to provide a defined building cap and a visual termination.
- Architectural features including canopies, recessed entries and accent materials are implemented to create visual interest at the base of the building.
- Durable materials proposed along the sidewalks.
- Accessible open space available to the public is provided along Kittredge Street and Allston Way to activate the sidewalks and provide a strong connection to the ground level commercial and amenities.
- Residential unit layouts and building configuration with open views toward the proposed courtyard and public streets.
- Service and refuse located along the service alley, hidden from view.
- Storefronts provided at the ground level to maintain transparency and maximize visibility for the interior.
- Arcades and building overhangs utilized where the building sets back at the ground level to maintain continuity of the street wall.
- Proposed colors and finishes harmonious with the prevalent earth-tone colors of downtown Berkeley.
- Publicly accessible street level entries provided on all public streets.
- Parking provided below grade hidden from view to maintain the pedestrian character of downtown.

Additionally, considerations were made for multiple significant design guidelines as identified in reviews of previous submissions.

- **Design Guideline #1 for Frontages, Setbacks, and Heights.**
The majority of the units along Harold Way have been converted to live/work units with the commercial component fronting the street and accessible directly from the sidewalks. Larger windows to provide transparency and activate the sidewalks are now part of the façade design Along Harold Way.

A courtyard fronting Kittredge Street and open to the public provides ample open space for the residents and public to enjoy. The courtyard location is chosen carefully to allow natural daylight to enter year-round. The main residential lobby, leasing office and ground level amenities are oriented toward the courtyard with the main residential entrance accessible directly from the courtyard. The ground level amenity fronting Allston Way is now proposed as an open to the public amenity with outdoor seating facing Allston. The architectural detailing around the outdoor seating along Allston & Harold is now designed to hold the edge of the street and provide street wall continuity.

A Waiver to increase the 5' frontage setbacks between 0' to 20' above sidewalks is requested at the following locations:

- 6'-1" along Harold Way at the NW corner outside of the commercial space to allow for seating/landscape. Planters are provided at that location right along the property edge.
 - 19'-1" along Alston Way frontage to accommodate outdoor seating outside of the commercial space.
 - 8'-8" along Kittredge at the SE corner near the parking entrance to improve visibility coming out of the parking deck. The building projects back out to the edge of the property 12' above the sidewalks at this location (overhang). Only the ground level is set-back from the property edge.
- **Design Guidelines #1 and #7 for Storefronts and Entrances**
Design revisions and program adjustments have been made to address the design requirements for Public Serving Frontages. Please refer to previous response for more detail.
 - **Design Guideline #10 for Frontages, Setbacks, and Heights.**
The proposed project includes massing projections between levels 3 and 7 for a large percentage of the footprint fronting public streets. This projection provides a defined project base and a visual setback between levels 7 & 8 to help break up the building scale. The horizontal delineation between levels 7 & 8 compliments the scale and massing of the Shattuck Hotel.
- An enlarged South elevation (Kittredge) is provided to better illustrate the scale and massing relationship between the proposed building and the Shattuck Hotel.
- **Design Guidelines #6 and #7 for Open Spaces**
Ground level open space along Kittredge Street and Allston way is designed to encourage public access and connectivity between ground level amenities and the sidewalks. The courtyard along Kittredge is located along the Southern edge of the building to maximize natural daylight.

LEFT COAST ARCHITECTURAL HISTORY



P.O. Box 70415, Richmond, CA. 94807 * (415) 745-1906 * caitlin@leftcoastarchitecturalhistory.com

LAND USE PLANNING
Received
March 24, 2022

Date:	March 23, 2022
To:	CA Ventures, c/o Jessica Fiorella
From:	Caitlin Hibma, Principal/Architectural Historian Left Coast Architectural History
Re:	2065 Kittredge Street, Berkeley Secretary of the Interior's Standards for Rehabilitation Analysis

This memorandum was completed by Left Coast Architectural History (see CV attached) for the property and proposed project at 2065 Kittredge Street, Berkeley. The property, which occupies the city block bounded by Shattuck Avenue (east), Kittredge Street (south), Harold Way (west), and Allston Way (north), was determined to be an individual historical resource for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines) and is locally designated as a Berkeley Landmark (#69, 1983).

The City of Berkeley Planning Department has requested “a complete analysis of all ten applicable standards, as well as supplementary analysis demonstrating compliance with the SOI Guidelines for Rehabilitation Standards #9 and 10.”¹ In response, this memorandum performs said analysis per the CEQA-prescribed Secretary of the Interior's Standards for Rehabilitation (per Code of Federal Regulations, Title 36, Chapter 1, Part 68.3 (b)), and the “New Additions to Historic Buildings” section of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*.²

Analysis is based primarily on proposed project drawings entitled “Berkeley Plaza, 2065 Kittredge Street, Berkeley, CA” authored by Niles Bolton Associates for CA Ventures, 17 March 2022. Background information and other project materials were also provided by the project sponsor for reference.

CHARACTER DEFINING FEATURES

Character defining features are the essential physical aspects of a resource that exemplify its historic materials and determine its structural and aesthetic identity. Character defining features are the critical elements of a property's design that, if removed, would negate the property's ability to convey its historic significance.

- 1 M. Fatema Crane and Anne Burns, City of Berkeley Planning Department to Bill Schrader, Alamo, CA; Letter “re: Application for Structural Alteration Permit #LMSAP2021-0004 to alter the exterior of a City Landmark building and to construct a new building on a City Landmarks site located at 2065 Kittredge Street in the CD/MU zoning district;” 2 February 2022.
- 2 Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service; 1995.

Per the “Historic Resource Technical Report: 2211 Harold Way, Berkeley, CA” (Architectural Resource Group, September 2014)³, the character defining features of the subject property are:

Overall massing, configurations, and volumes

- Five story height at Shattuck Avenue façade and portions of Allston Way and Kittredge Street
- Hip-roofed towers along Shattuck Avenue and Allston Way
- Varied roof heights
- Symmetrical façade arrangement at Shattuck Avenue
- One-story 1912 restaurant addition along Allston Way
- One-story 1926 addition at southwest corner of lot

Mission Revival style and detailing – Shattuck Hotel (1910, 1912 and 1913 portions)

- Red clay tile roofs
- Hip roofed, square towers separating hotel bays
- Smooth stucco/plaster finish on exterior walls, painted in light colored tones
- Arched window and entrance openings along Shattuck Avenue and Allston Way elevations
- Decorative tile work above main hotel entrance on Allston Way
- Deep, open eave overhangs with exposed rafters
- Decorative frieze panels and wall surface ornament
- Rusticated base of 1910 and 1912 portions of hotel along Allston Way

1926 Hink’s Addition

- Large multi-pane steel windows
- Spanish style, red tile roof parapets with decorative volutes and wrought iron details
- Stucco cladding
- Molded cornice

PROPOSED PROJECT OVERVIEW

The proposed project will retain the original and early portions of the Shattuck Hotel (resource), including the original 1910 building, and the 1912 and 1913 additions, which span the Shattuck Avenue frontage and the eastern portions of the Allston Way and Kittredge Street frontages. The project will demolish the 1926 addition at the southwest corner of the lot, and the 1959 addition at the northwest corner of the lot.

A one-story portion of the 1913 addition (on its west side), which is publicly visible only as a section of wall fronting Kittredge Street, will be removed to the point where the resource rises to five stories. A margin of space will then be present between the five-story west facade of the resource and the eight-story east facade of the new building to be constructed on the western portion of the block. A recessed one-story hyphen will be constructed within the margin, set back from the facade of the resource and even with the ground-level facade of the new building. It will be styled to match the new construction.

The 1926 and 1959 additions on the western side of the block will be replaced by a new eight-story building with a roughly L-shaped plan that will contain 190 residential units, amenity areas, retail space, and a full basement for parking & utilities. The building will consist of a three-story podium of fire-resistive construction, with five stories of wood construction above. The exterior of the building will have Contemporary styling featuring materials such as brick, stucco, and metal accents at the podium level, and stucco and fiber cement

³ The property/project was previously referred to as 2211 Harold Way, but is now identified by the address 2065 Kittredge Street. The proposed project has been revised since 2014, but conditions at the property – including character defining features – remain the same.

panels on the upper stories. Fenestration will consist of vinyl windows in punched openings at the residential units and storefront windows associated with the ground level amenities and commercial space. Applied trim will also work to unify up to two stories of windows vertically. Facades will be articulated with broad, shallow projecting bays of varying widths and placement, all overhanging the podium level and being shorter than the true roofline.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION ANALYSIS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The property was designed and constructed as a hotel with ground floor retail space. Later additions also served hotel and retail uses. The proposed project will retain the portion of the building that historically housed hotel and retail functions and those uses will continue. Removal of the one-story western portion of the 1913 addition will have no effect on the continued use of the related space as a retail unit. The portion to be demolished was occupied by Shattuck Cinemas after 1989 and was not originally or historically used as a cinema. New construction on the west side of the block will replace later retail additions. However, retail uses (including associations with Hink's department store) will remain well-represented in the retained portion of the building, fronting Shattuck Avenue. The new construction will introduce residential use, which was not present at the property previously; however, high-density residential use is compatible with hotel use; the only significant difference being duration/permanence of occupants' stay.

The fact that historic uses will be maintained in the portion of the property to be retained and that new uses will be compatible with historic uses means that the project complies with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed project will retain the original Shattuck Hotel building, as well as its early (1912, 1913) additions. Identified character defining features of the building and the appearance of its primary facade facing Shattuck Avenue will not be removed or altered. Portions of the building will also remain intact along Allston Way and Kittredge Street.

The removal of the one-story portion of the 1913 addition will occur at the rear of the significant main mass of the resource (in a secondary/tertiary location) and only at the first story. Only one character defining feature of the resource, stucco cladding, is located there and it is well-represented elsewhere on the property, so its removal will not be detrimental.

In replacing the 1926 addition, identified character defining features will be lost; such as one-story height; multi-pane steel-sash windows; red tiled parapets with decorative volutes and wrought iron details; stucco cladding; and molded cornice. At least four of those features – stucco cladding, red clay tile roofline elements, steel sash windows, and molded cornices – are represented or closely echoed on the portion of the property to be retained, and so will not be entirely lost. Additionally, per Architectural Resources Group's evaluative DPR 523 Forms within the Historic Resources Technical Report, the 1926 addition was not identified as architecturally significant (under criterion C/3, architecture) and only as significant for associations with patterns of neighborhood development (under criterion A/1, events). Thus, the architecture-based character defining features of the 1926 addition identified by the same report are not particularly expressive of the building's significant associations with neighborhood development patterns (a point of significance that will also continue to be embodied in the retained portion of the property). Therefore, it follows that loss of the 1926 addition and its

architectural features would not result in the removal of distinctive elements of the property to a detrimental level.

As the significant architectural character and historic associations of the property will not be wholly removed and will continue to be represented in the retained portion of the building, the proposed project complies with Standard 2.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project would not attempt to add conjectural features or elements to either the existing building or the proposed new construction that would create a false sense of the property's historical development. The portion of the property to be retained would not be subject to any work that would achieve such ends. New construction on the western portion of the block will be Contemporary in style, while making reference to the historic fabric of the retained portion of the property; incorporating arch forms, stucco cladding, punched window openings, and a sympathetic rhythm of fenestration and structural bays. These will be subtly referenced and will pose minimal risk of being interpreted as historic elements and will not create misunderstanding of the property's development over time.

Because the proposed project does not introduce elements of false historicism, the project complies with Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Shattuck Hotel was initially constructed in 1910, with additions made in 1912, 1913, 1926, and 1959. The 1910-1926 additions have been identified as significant for associations with significant events, while only the 1910-1913 additions have been identified as architecturally significant. Subsequently, the 1926 addition is significant for association with events, but not architecture. The 1959 addition was deemed not significant under any criteria.

The proposed project will demolish the non-significant 1959 addition, and the 1926 addition that is significant for association with events only. Those events consist of a general connection to commercial development patterns in Downtown Berkeley between the 1870s and 1930s. Although the 1926 addition will be removed from the property, the themes and associations with commercial development in Downtown Berkeley will still be represented by the ground-floor retail spaces in the retained portion of the building, which was the original location of the Hink's department store that eventually expanded into the 1926 addition. Likewise, the removal of the one-story portion at the rear of the 1913 addition does not represent full removal of that addition, nor the elements of it (like storefronts) that are most expressive of its retail use. It will also not greatly impact any of the character defining features that give the 1913 addition architectural significance.

Thus, although the removal of the 1926 addition and rear portion of the 1913 addition would remove elements of the property that have gained significance in their own right, the property's overall historic significance – both in terms of events and architecture – will continue to be represented in the portions of the property to be retained; therefore, complying with Standard 4.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will retain the original Shattuck Hotel building, as well as its early (1912, 1913) additions; preserving the identified character defining features of the building and the appearance of its primary facade facing Shattuck Avenue. Portions of the building will also be preserved along Allston Way and Kittredge Street. The removal of the one-story portion of the 1913 addition will occur at the rear of the significant main mass of the and only at the first story level. No identified character defining materials, features, finishes, or examples of construction techniques or craftsmanship are located on that small portion of the addition or are well-represented elsewhere on the retained portion of the property.

In replacing the 1926 addition, a few basic character defining features will be lost; such as one-story height; multi-pane steel-sash windows; red tiled parapets with decorative volutes and wrought iron details; stucco cladding; and molded cornice. At least four of those features – stucco cladding, red clay tile roof elements, steel sash windows, and molded cornices – are represented or closely echoed on the portion of the property to be retained, and so will be preserved. Additionally, the 1926 addition was not determined to be architecturally significant (see Standard 2); therefore, it follows that even with the removal of the 1926 addition and its architectural features, the distinctive elements that characterize the property and convey its historic significance will be preserved in the retained portions of the property.

As the significant architectural qualities and historic associations of the property will be preserved and represented in the retained portion of the building, the proposed project complies with Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

It is not the intent of the proposed project to address or remedy issues of deteriorated fabric or features on the historic portions of the property to be retained. Instead, the project seeks to introduce new construction to the western portion of the block. Should any historic features be accidentally damaged in the course of construction they will be repaired or replaced with reference to physical and/or documentary evidence.

As the project will not attempt to replicate or replace any existing or missing features, the proposed project complies with Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are proposed to be used in relation to the project, as cleaning and/or removal of existing finishes and materials related to the historic portions and fabric of the property are not part of the scope. If, for any reason, such treatments are required, the gentlest means possible will be used. Proposed demolition of some portions of the property will be undertaken in such a way as to avoid damage to those historic materials to be retained.

Therefore, the project complies with Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources at the subject property; however, some ground-disturbing activities may be associated with the project and if any archaeological resources are uncovered in the course of demolition or construction, all work will be halted and action will be taken pursuant to existing mitigation measures.

Therefore, the project complies with Standard 8.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The historic Shattuck Hotel and its early (1912, 1913) additions will be retained and preserved, retaining a strong historic presence along Shattuck Avenue and fully embodying the property's historic significance as a Berkeley Landmark. The proposed project will primarily introduce related new construction to the property, which will be physically separate from and have no impact upon the retained portions of the property or the historic fabric located there. The new construction will be Contemporary in style and use some differing materials (brick and metal) and forms (rectilinear massing with podium, shallow projecting bays, and other articulation) to differentiate it from the adjacent historic building. Meanwhile, some compatible and historically referential materials (stucco and brick) will be used, while subtle and compatible references to the features of the historic building may be found in a defined podium or base, arched window trim, a ground-floor arcade, stucco cladding, punched window openings, and a sympathetic rhythm of fenestration and structural bays. The location of the new construction will be at the rear of the historic building in relation to the main commercial corridor and thus subservient. In this location and rising only slightly higher than the resource, it will be visually screened from views along Shattuck Avenue so that significant aspects of size, scale, proportion, massing, and spatial relationship will be mitigated.

The new construction will be aesthetically compatible with the subject building, but differentiated as its own Contemporary and subservient entity; therefore, complying with Standard 9.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

New construction of the eight-story building on the western portion of the block will be detached from the resource, except for a small egress hyphen between the new construction and the 1913 addition, along Kittredge Street. This means that future removal of the new construction would have no impact on the resource's significant form, features, or continued integrity. The new construction will necessitate the demolition of existing portions of the structure, which constitute later additions of varying or no significance; however, per analysis of the preceding Standards, the removal of these portions of the property will not constitute the detrimental removal of essential or character defining forms and will not impair the retained portions of the property or the historic significance they embody.

Since the new construction could be removed without harming the historic retained portions of the property, the project complies with Standard 10.

COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR REHABILITATION

The Guidelines for Rehabilitation⁴ that relate to Standards 9 and 10 are found under the section titled “New Additions to Historic Buildings.” Recommended and not-recommended approaches are provided. The following describes those approaches and how the proposed project addresses each. (“Addition” is interpreted herein as

4 Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service; *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*; 1995. 112-113.

adjacent new construction, as the proposed project does not constitute a true addition to the historic building.)

- *Recommended: Placing functions and services required for new use in non-character defining interior spaces rather than constructing a new addition. Not recommended: Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character defining interior spaces.*

The goals of the proposed project – to provide 190 units of housing and related amenities – are not achievable within the existing structure, especially considering its continued use as a hotel. The new construction removes portions of the property that cannot accommodate the new use, yet are not critical to the significance and integrity of the resource, and provides a new detached building to serve project goals.

- *Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character defining features are not obscured, damaged, or destroyed. Not recommended: Attaching a new addition so that the character defining features of the historic building are obscured.*

New construction will be located at the rear of the resource, adjacent to a tertiary facade that bears no character defining features. Aside from a small hyphen, it will not be physically attached to or abut the historic building and, thus, will not obscure, damage, or destroy historic fabric or features. The removal of the one-story portion of the 1913 addition will occur in an area that has no character defining features that are not represented elsewhere on the retained portion of the building.

- *Recommended: Designing a new addition in a manner that makes clear what is historic and what is new. Not recommended: Duplicating the exact form, material, style and detailing of the historic building in a new addition so that the new work appears to be part of the historic building. Or: Imitating a historic style or period of architecture in a new addition.*

The new construction will clearly be Contemporary in style and will not attempt to mimic any historic style. It will respectfully reference a few forms (like arches) and materials (like stucco) found on the historic building, but will not duplicate any form, feature, or material to the extent that the age or character of the new building are misrepresented.

- *Recommended: Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiate from the historic building and compatible in terms of mass, materials, relationship of solids to voids, and color. Not recommended: Designing and constructing a new addition that results in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.*

The new construction will respectfully reference design motifs (like arches and stucco cladding) found on the historic building, but will apply them in a way that is modern and easily differentiated from historic craftsmanship. Massing and articulation will reference the blocky, monumental qualities of the historic building, but will be located at its rear, and will be articulated and rendered in a darker color (aside from the projecting bays in a brighter color, that reference the height of the resource), so as to allow the historic building to remain visually prominent in views from Shattuck Avenue and the new construction to recede behind it.

- *Recommended: Placing a new addition on a non-character defining elevation and limiting the size and*

scale in relationship to the historic building. Not recommended: Designing a new addition that obscures, damages, or destroys character defining features of the historic building.

The new construction will be located to the rear of the resource, adjacent to a tertiary facade that bears no character defining features. It also exhibits articulation of facades and rooflines, particularly evident the projecting bays, combined with a play of projecting and receding colors, to visually mitigate height and bulk and diminish the presence of the new building in views from Shattuck Avenue.

- *Recommended: Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street. Not recommended: Constructing a rooftop addition so that the historic appearance of the building is radically changed.*

The proposed new construction does not include any rooftop additions. The new building will be slightly taller than the historic building; however, the difference is negligible relative to building heights in the surrounding area, which range from one to thirteen stories within a one-block radius, with the majority in the middle of that range, as the resource and new building would also be. The taller mass is located to the rear of the historic building and is, thus, subservient. It also exhibits articulation of facades and rooflines, particularly evident the projecting bays, combined with a play of projecting and receding colors, to visually mitigate height and bulk and diminish the presence of the new building in views from Shattuck Avenue.

CONCLUSION

In summary, the above analysis finds that the proposed project at 2065 Kittredge Avenue complies with the Secretary of the Interior's Standards for Rehabilitation and follows the additional Guidelines to ensure sensitive new additions to historic properties. Subsequently, as proposed, the project would not constitute an impact to a historic resource per CEQA.

Thank you for your consideration.

Sincerely,



Principal/Architectural Historian
Left Coast Architectural History

LEFT COAST ARCHITECTURAL HISTORY



P.O. Box 70415, Pt. Richmond, CA. 94807 * (415) 745-1906 * caitlin@leftcoastarchitecturalhistory.com

RESUMÉ * CAITLIN PAIGE HIBMA, PRINCIPAL

PROFILE

Architectural Historian with extensive background in research, writing, and project management; has undertaken a wide range of historic resource evaluations, HABS documentation projects, and tax credit applications; lead twelve historic resource survey and context statement projects in California; and successfully nominated seven properties to national, state, and local historic registers. Serves the community as a Historic Preservation Commissioner and Board Secretary of a local historical association. Meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

EXPERIENCE

Architectural Historian, Principal

June 2010 – Present

Left Coast Architectural History; Point Richmond, California

- Independent architectural historian taking on a variety of contracts to complete historic resource surveys and evaluations, tax credit applications, HABS documentation, and other preservation planning projects. Handles marketing, contracting, client servicing, and all other firm functions.
- Registered as a Pre-Qualified Historic Resources Consultant with the City of San Francisco Planning Department.
- *Noteworthy projects:* Sausalito Historic Context Statement; First St. John's Methodist Church HABS documentation; 1929 Bed & Breakfast Inn, Napa Impacts Analysis and advocacy; numerous Historic Resource Evaluation and Impacts Analysis reports for properties throughout the Bay Area.

Architectural Historian, Senior Project Manager

March 2007 – June 2010

Page & Turnbull, Inc.; San Francisco, California

- Senior Project Manager for firm's Cultural Resources Studio; responsible for management of own and others' project work, budgeting and invoicing, studio staffing and project assignments, review and quality control of deliverables, proposal writing and business development.
- *Noteworthy projects:* New Monterey Historic Resources Survey & Context Statement, Heritage Napa Historic Resource Surveys & Context Statements, San Francisco Japantown Better Neighborhood Plan, One Kearny Federal Historic Preservation Certification, Roos House National Register nomination (Listed October 2009).

Architectural Historian

January 2006 – March 2007

Carey & Company, Inc.; San Francisco, California

- Performed project work, including historic resource evaluations, survey and inventory projects, and cultural resources components for EIRs.

- *Noteworthy Projects*: San Jose Japantown Historic Survey & Context Statement, San Francisco Public Utilities Commission Water System Improvement Project EIRs, Colombo Building National Register Nomination (Listed January 2008).

Historic Preservation Consultant

September 2003 – December 2005

Historic Preservation Northwest; Albany, Oregon

- Performed survey and evaluation of historic properties for Section 106/FCC Programmatic Agreement applications, and contributed to historic resources surveys and context statements.
- *Noteworthy Projects*: Forest Grove Historic Resources Survey, Benton County Barns Survey, River Road Historic Resources Survey & Context Statement.

Historic Preservation Consultant

November 2004 – October 2005

Eugene, Oregon

- Completed National Register nominations, State Special Assessment and Federal Historic Preservation Certification applications for McCracken Brothers Motor Freight Warehouse, Eugene, OR. (Listed September 2005) and Marx-Shafers House, Eugene, OR. (Listed August 2006)

EDUCATION

Master of Science in Historic Preservation

September 2004

University of Oregon; Eugene, Oregon

Thesis: *The Vernacular Significance of Monterey Colonial Style Architecture*

Bachelor of Arts in Art History

May 2002

Randolph Macon Woman's College (Randolph College); Lynchburg, Virginia

Senior Paper: *The Architectural History of the Randolph Macon Woman's College Campus*

PROFESSIONAL ORGANIZATIONS

City of Richmond Historic Preservation Commission, Commissioner.

Point Richmond History Association, Board Secretary

Richmond Museum of History, Member.

Contra Costa County Historical Society, Member.

San Francisco Architectural Heritage, Member.

Berkeley Architectural Heritage Association, Member.

California Preservation Foundation, Member

Daggett Historical Society, Member, special projects contributor.

Friends of the Adobes, Member.

707A

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

ES: Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

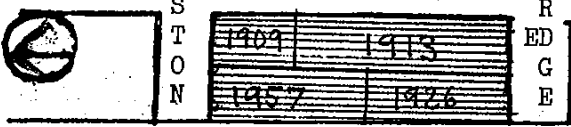
1. Name of Property Shattuck Hotel Survey Code No. _____
2. Building Site _____ Open Space _____
3. County Alameda 4. City Berkeley 94704
5. Street 2060 Allston Way (2200-20 Shattuck Av., 2060-86 Allston Way)
6. Vicinity (if rural) _____
7. Present Occupant Shattuck Hotel, Huston's Shoes, Lee Frank Jewelers
8. Present Owner Trans-Action Commercial Investors Ltd., 414 13th St., Oakland 94612
9. Original Owner (if known) Shattuck Hotel Association
10. Date of Construction 1909-10, 1913-14, 1926-7, etc. 11. Style Mediterranean/Mission
12. Architect/Builder Benj. G. McDougall, Walter H. Ratcliff, etc. 13. Original Use hotel & stores
14. Historic Value: national _____ state _____ county _____ city neighborhood _____ none _____
15. Architectural Value: national _____ state _____ county _____ city neighborhood _____ none _____
16. Notable Garden or Landscaping: yes _____ no
17. Photographs: contemporary _____ historical _____
 dates 1983, 1987 dates many
 photographer J.D. Robinson, B. Marvin photographer _____
 repository photographers repository _____
18. Bibliography: Published Sources _____
 see Public Records _____
 attached Interviews _____
 Other _____
19. Block Number 2027 20. Lot No. 1 21. Lot Size: Frontage c. 260'
 Depth c. 275'
22. Current Zoning Status G-2 23. Adjacent Property Zoning Status G-2
24. Present Use: residential (single family _____ multiple) office _____
 store public _____ other _____ specify work in
progress
25. Adjacent Property Use (check all that apply): residential (single
 family _____ multiple) office store _____ public
 other _____ specify _____

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26. Assessed Property Value: current \$5,500,000 5 yrs. ago \$4,137,000 10 yrs. ago _____
27. Present Condition of Property: exterior: excellent good fair poor
interior: excellent good fair poor
work in progress on interior & exterior of south ground floor. grounds: excellent good fair poor
28. Property Endangered: yes no source, if yes _____
29. Potential New Property Uses: theaters & stores planned
30. History: Briefly describe the historical significance of this property.
see attached

31. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features.
see attached

32. Location Map (nearest intersection or permanent landmark)

A		K
L		I
L	SHATTUCK AVENUE	TT
S		R
T		ED
O		G
N		E

33. Photograph (Contact print from 35mm black and white photo).
attached

34. Additional Comments or Continuation of Previous Answers
Owners contemplate closing off the interior connection of the 1957-58 building from the rest of the store and selling it as a separate parcel sometime in the future: they would like it understood that in that case it would not become an independent landmark or remain included within a landmark designation.

35. Recorder: Name Betty Marvin for Title _____
Address 414 13th Street Date Nov. 2, 1987
Oakland CA 94612

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18. Bibliography

City of Berkeley, Codes & Inspection: building permits, Sanborn map.
Zoning Division: 1983 landmark packet for Shattuck Hotel.

Sanborn maps, city directories, tract maps, photos, clippings: Oakland History Room, Berkeley Architectural Heritage, Berkeley Historical Society.

Berkeley Gazette, 1/19/98, "Summer Resort for This City..."

- 9/10/98, "Passing of the Founder of Berkeley"
- 6/18/04, "Modern Drygoods Emporium"
- 9/23/07, "Berkeley Hotel Company Formed"
- 5/3/40, Hal Johnson, "Shattuck City Benefactor"
- 7/28/41, "Sale of Whitecotton Block"
- 12/30/42, "Hotel Whitecotton Changes Hands"
- 3/25/43, "Berkeley Hostelry Resumes Original Name"
- 11/8/44, "Local Store Founder Dies"
- 5/9/45, "Plan City Expansion After War"
- 5/20/47, "Hink Store Addition Will Replace Whitecotton Building"
- 7/25/47, "Shattuck Hotel to Be One of Most Modern"
- 2/17/48, "Hotel Greeters to Honor Miller for Shattuck's New Look"
- 5/12/48, "Hink's Will Expand"
- 5/12/48, "Shattuck at Once City's Oldest Yet Newest Hotel"
- 3/12/56, "Death Takes Financier Woolsey"
- 11/19/62, "Hink's--Institution Here for 58 Years"

Berkeley Reporter, 9/13/08, "Mrs. Rosa Shattuck Dies at Old Home"

Western Hotel Reporter, Shattuck Hotel Edition, 12/24/10

Berkeley Chamber of Commerce Courier, 3/14/16, p.30, "Splendid Hotel and Splendid Management" & p.30, "Largest Retailers in Berkeley"

4/25/14, full page ad for Hink's
" , Journal of a City's Progress, v.3 n.2 (1912), "Enlarged Hotel Shattuck.."

Oakland Tribune, 1/1/88, p.90, "The Blake House..."

- 7/27/13, "Berkeley to Have Longest Building in State"
- 8/13/73, "Quit Music Business Too Soon--Heidt"

Oakland Observer, 6/1/12, p.15, "Luxurious Additions to Hotel Shattuck"

3/14/14, p.8, "Hotel Shattuck annex..."

Berkeley Review, 3/31/60, "Portrait of a Merchant"

The Express, 12/9/83, Alice Kahn, "A Great Story At Home"

Davis' Commercial Encyclopedia, Berkeley, 1914, p.223, Woolsey biog.

J.M. Guinn, Historical & Biographical Record of...Oakland & Environs, LA, c.1908
biographies of Shattuck, Naylor, Woolseys.

W.W. Ferrier, Berkeley, California..., 1933

Werner Hegemann, Report on a City Plan for...Oakland and Berkeley, 1915

H.F. Withey, Biographical Dictionary of American Architects (Deceased), 1956

Architect & Engineer, Nov. 1916, B.J.S. Cahill, "Work of B.G. McDougall..."

Nicholas Hanson, "Residential Work of Walter Ratcliff," BAHA, 1980

Betty Marvin, landmark forms for Wells Fargo, Hillside School, Fidelity Savings

Karen Weitze, Origins and Early Development of the Mission Revival..., Stanford
dissertation, 1978

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30. History - p.1

The flagship building of downtown Berkeley, the Shattuck Hotel is the largest and grandest of a number of urban hotels built in Berkeley during the post-earthquake/pre-PPIE building boom. It is connected with Berkeley's founding Shattuck family in more than just name, being developed by Shattuck heirs on the Shattuck home site. It was designed in 1909/1912 by regionally prominent architect Benjamin Geer McDougall, and expanded in 1926 by Walter H. Ratcliff Jr., Berkeley's premier architect of the 1920s. Its style and its massive reinforced concrete construction make it a fine example of California's Mission/ Mediterranean grand hotel genre. Two of its current business occupants, the Shattuck Hotel and Huston's Shoes, have been there from the beginning, as had Hink's department store which closed in 1985; the Hink family in particular were prominent downtown merchants, and as the leading downtown hotel the Shattuck has been the site of major civic, cultural, and commercial functions.

Francis Kittredge Shattuck (1824-98), one of the four original claimants of the land which became Berkeley, after a business and political career in Oakland made his home from about 1870 on a parcel of land bounded by Bancroft, Center, and Milvia Streets and Shattuck Avenue, and devoted himself to developing his claim into the business and transportation center of Berkeley, giving a 100'-wide right of way from the south Berkeley border to bring the Southern Pacific branch line to Shattuck and Addison in 1876, and co-founding Berkeley's first bank, post office, water company, etc. In 1891 the Shattucks built themselves a new Queen Anne on their garden estate, and rented their old mansard-style house on the property to the Delta Kappa Epsilon fraternity. After a few years the Dekes moved to South Campus, and on January 1, 1898, the Gazette ran an article about a rumored "Summer Resort for this City: Shattuck Mansion May be Transformed into a Hotel - Summer cottages to be erected on surrounding grounds." Shattuck's sister M.K. Blake (wife of his partner George Blake) had done something similar with her Oakland Seminary for Young Ladies (Tribune, 1/1/88, p.90), but it is not clear what became of the Shattuck plan. In any case, the idea of a hotel on the site had been planted.

F.K. Shattuck died in September 1898. His widow Rosa continued to live at the house, and made a name as a philanthropist and the wealthiest woman in Alameda County. She continued promoting family real estate interests, starting the development of the area into a civic center by donating land for the 1906 Carnegie Library (on the present library site) and the YMCA, built after her death at Allston and Milvia. In 1907 (Gazette, Sep. 23, p.6) she participated in the formation of "a new corporation known as the Shattuck Hotel Association, which proposes to begin the construction at once of a half-million dollar hotel at Shattuck Avenue and Allston Way...The majority of the stock will be owned by Mrs. Rosa M. Shattuck, who will give in exchange for about three-fourths of the issue the site of the hostelry." Directors of the company were William E. Woolsey, president--husband of Mrs. Shattuck's niece Rosa and later her heir, at that time living at the Shattuck home; John Weston Havens, another Shattuck nephew; Addison W. Naylor, Francis Shattuck's second-in-command and successor as president of his First National Bank of Berkeley and Berkeley Bank of Savings; Judge William Waste, a neighbor of Naylor's and later on the California Supreme Court; and Benjamin F. Brooks, listed in directories variously as "merchant" and "promoter." The project was still pending at the time of Rosa Shattuck's death; her obituary in the Berkeley Reporter (9/13/08) noted among her benevolences her "offer" of "the most desirable site in Berkeley, on the old homestead on Shattuck Avenue near Allston Way, for the erection of tourist hotel." The Association solicited plans (Architect & Engineer, Feb. 1908, p.76), selected architect Benjamin Geer McDougall of San Francisco, and began construction in mid-1909 (contract notice, Daily Pacific Builder, 6/25/09). Contractor was Kidder & McCullough, an active turn of the century Berkeley firm; cost was announced as \$101,630.

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30. History - p.2

Architect Benjamin Geer McDougall (1866-1937) was a member of an early San Francisco architectural dynasty, Barnet McDougall & Sons. Though he worked in a rather Beaux Arts eclectic mode, he trained at the California School of Design and in his father's office. He practiced with his brothers George (later State Architect) and Charles, and then alone. A 1910s who's who (Men Who Made San Francisco) said he was "identified with many of the biggest architectural undertakings, not only in San Francisco, but in the interior of the state," and his works were featured in a long article in the November 1916 Architect and Engineer. They included the Standard Oil and Sheldon Buildings in San Francisco, the gothic Cathedral Building (1913) and St. Paul's Episcopal Church (1912) in Oakland, the classical Klamath County Courthouse, houses in Piedmont and in the Claremont district of Berkeley, and the Georgian Berkeley YMCA (1910), fulfillment of Mrs. Shattuck's bequest. Just before the Shattuck Hotel commission he had built the reinforced concrete St. Mark's Hotel in Oakland (1907), and was known for the Mission Revival Porterville Grammar School and Fresno Chamber of Commerce, published in Architect and Engineer in June 1906.

The Shattuck Hotel, described in contemporary reports as "Spanish" and "Spanish Renaissance" in style, is similar to other grand hotels of the period loosely described today as Mission Revival, beginning with Carrere and Hastings' Ponce de Leon and Alcazar in Florida (1887-90), and established as a California trademark by the Greene (1892-98) and Raymond (c.1902) in Pasadena and the more literally Mission Revival Mission in Riverside (1902-14). In the work of William Weeks and others, the Mission style was associated with reinforced concrete, and although concrete construction was well established in Berkeley by 1909 (John Galen Howard's South Berkeley and downtown banks, and buildings on the UC campus) the Shattuck was one of the city's largest and most ambitious concrete buildings to date. The Mission style with tile roofs and towers was also well represented on a smaller scale: the Hulbert Block dating back to 1895 (Edy's, totally remodeled), and other still-extant examples from 1902-05 (all city landmarks): Mikkelsen & Berry, 2132 Center; Bonita Apartments, 1942 University; and the Barker Building, 2486 Shattuck.

The 6-story hotel announced in 1907, and designed by McDougall, was far removed from the summer cottages rumored in 1898: Berkeley's steady growth at the turn of the century, the natural result of climate, excellent transbay transportation, and the University, had been sharply accelerated by the 1906 San Francisco earthquake and fire. Berkeley's population almost doubled in the one year after the fire, tripled (13,000 to 40,000) between 1900 and 1910, and the Shattuck Hotel was only one of a number of significant developments of big-city buildings and institutions: city hall by Bakewell & Brown and new city charter, 1909; new brick railroad station, 1907; new Renaissance-style post office (also on Shattuck/Woolsey land), 1913. Other Berkeley hotels were developed in the same period--the Claremont (1906-15), Crail (2109 Shattuck, 1909), Carlton (1906), and Berkeley Inn (1911)--but it was the Shattuck that received the most attention from local boosters, as Berkeley's "first satisfactory commercial hotel" (Ferrier, Berkeley, Calif., p.266), earned an 8-page feature with detailed descriptions in the Western Hotel Reporter (Dec. 24, 1910; attached), and was launched with a Chamber of Commerce banquet where Joaquin Miller was a featured speaker (Gazette, 12/16/10). The Woolseys engaged Noah Gray from the Potter hotel chain in Southern California as manager for the 150-room hotel. They themselves moved into the hotel, and were advertised in the San Francisco Blue Book among its prominent permanent residents. Non-residents were lured with teas and twice-weekly concerts (Observer, 3/14/14). The dining room in particular prospered, and in 1912 (building permit #2355, 10/8/12) local builder-architect A.H. Broad was commissioned to make a \$6900, 38x50' matching addition to the one-story dining room wing along Allston. Earliest storefront occupants included W.J. Mortimer realty and a hat shop (1910 E.H. Mitchell Co. postcard).

30. History - p.3

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In 1913 the Woolseys and their associates decided to expand the building to more than three times its original size, with a \$135,000 addition by McDougall (permit #2700, 3/4/13). This would turn the hotel into "the longest structure in any of the Bay cities--5 feet longer than the Emporium building in San Francisco" (Journal of a City's Progress; the Tribune said longest in the state), and also finally changed the pastoral character of the Shattuck homestead. Kittredge Street was cut through from Shattuck to Milvia between the library and the south end of the enlarged hotel, and the two Shattuck houses moved to standard-size lots on the south side of Kittredge, where they remained into the 1930s. Continuing the quasi-civic development of the Shattuck/Woolsey land, construction was going on at the same time on the Elks Club and post office on the other side of newly-extended Henry Street, i.e. Harold Way (Tribune, 7/27/13). The gardens remained on the rear of the block, and were advertised among the hotel attractions, but the "roof palm garden and solarium" at the south end of the annex seem a concession to urbanization. The block-long building was illustrated in Werner Hegemann's 1915 Oakland-Berkeley City Plan (p.101) as an example of good urban design.

Ground floor stores in the addition were reported as leased even before ground was broken, the largest one to J.F. Hink & Son dry goods, which had opened in 1904 (the business dated back to 1872, in San Francisco, Oakland, Eureka, and Woodland) across the street in the Wanger Block at the southeast corner of Shattuck and Kittredge. Another immediate tenant was Huston's shoes from Center Street, in business "since 1869" (inscription on store) in Woodland where they had known the Hinks. Lester Hink (Berkeley Review, 3/31/60) gave a more dramatic explanation of the store's influence on the hotel expansion: "Mr. W.E. Woolsey had a magnificent home where this store now stands...I went to him and told him, Mr. Woolsey,...I intend to move my store into a new building on this property. He said 'but Mr. Hink, this is my home'...On March 9, 1914, I moved in." Hink's remained in the building until mid-1985, responsible for the two subsequent additions to the building, a Berkeley institution, its leaders active in civic life, noted already by 1916 (Courier, 3/14/16, p.34-5) as the "largest exclusive dry goods store west of Chicago" and the creator of the "famous Hink system of dividends by which every patron becomes a stockholder."

In 1926 Hink's commissioned a \$110,000 addition on the southwest quarter of the block (permit #26688, 11/17/26, architect Walter H. Ratcliff) as well as extensive modernization of the existing store with a new Tudor-flavored oak interior, front arcade with ornamental plaster ceiling and free-standing display cases, and overhanging marquee the full width of the store. The addition provided a mezzanine shopping and office area, more than doubling the store size, as well as a roof garden where the Spanish parapets along the roofline served as walls to the courtyard. Along the street the annex's huge industrial windows are an arresting if unorthodox downtown frontage, and the Spanish details harmonize with Ratcliff's Armstrong College (1923) across Harold Way.

Walter Ratcliff Jr. (1881-1973) was one of Berkeley's most prolific and prominent architects from about 1910 to 1930, and founded a firm now in its third generation as The Ratcliff Architects and said to be the oldest in the East Bay. He was born in England, studied chemistry at UC, began designing houses while in college, traveled in Europe and studied with John Galen Howard before beginning his own practice in 1908. An early commission was the Elks Club on Harold Way. As Berkeley City Architect from 1913, he designed firehouses, Hillside School, and the West Berkeley Day Nursery. From 1923 he was supervising architect of Mills College, and studied Spanish Colonial buildings in Mexico. He is best known for his distinctive interpretations of the Spanish and Tudor styles prevailing in the 1920s--both represented in his work on Hink's. Several of his buildings are city landmarks, including Mobilia, Fidelity Savings, Wells Fargo (Mercantile Trust), and University Garage downtown. The developers of the Mercantile Trust building in 1925 included W.E. Woolsey, John Weston Havens, and Frank Linden Naylor: Mercantile Trust was a successor to the Shattuck banks.

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30. History - p.4

Business continued to substantiate Hink's claim to "make it unnecessary for the women of Berkeley to go elsewhere to do their shopping" (Courier, 4/25/14), and further expansion was contemplated by 1945 (Gazette, 5/9/45) but held off "until building conditions become more normal" (Gazette, 5/20/47), on the site of the 1921 Whitecotton Office Building, to extend the store the full length of Harold Way and provide an entrance on Allston. This project finally took place in 1957-58, with a new men's department wing designed by (Henry A.) Schubart and (Howard A.) Friedman, a San Francisco firm active c.1953-67, and built by Cahill Construction of San Francisco (permit dated 12/31/57). In contrast to the Ratcliff addition with its walls of windows, this building is totally enclosed, reflecting a change in retailing fashions away from the daylight store. Another modern merchandising touch, added in 1956, was Hink's two-story parking garage across Kittredge, which probably helped the store--and downtown Berkeley--hold its own against the suburban malls for as long as it did.

Lester Hink died in 1977; tradition recorded in the Express, Dec. 9, 1983 ("A Great Story At Home," a full history of Hink's by Alice Kahn) attributes the store's bankruptcy the same year to Hink's reliance on the Bank of Berkeley for a large loan, called in when the bank was taken over by the Bank of California--ironic for a business and a building so closely tied to local banking pioneers. The store lasted another eight years under the ownership of Dunlap's of Modesto, and closed in mid-1985.

The Shattuck Hotel has remained in business through several changes of ownership and style. By 1916 (Courier, 3/4/16, p.30) W.E. Woolsey was managing it in partnership with his son-in-law Fred T. Robson, an Iowa-born engineer who built water systems throughout California and was Public Works Commissioner of Berkeley. The family real estate business later became Woolsey-Robson-Heidt, with the addition of Woolsey's musician son William Harold and another son-in-law, bandleader Horace Heidt (Tribune, 8/13/73). William Harold Woolsey managed the family properties, including the Constitution Square and Penney's buildings, until his death in 1956 (Gazette 3/12/56), and also remained involved with Shattuck's Berkeley banks. He was presumably the namesake of Harold Way. (Woolsey Street in south Berkeley, incidentally, is named for another Woolsey family, who came from Ohio in 1853; William E., 1854-1939, came to California from New York in 1868, and lived in Santa Rosa for 25 years before joining the Shattuck family around 1900: Davis' Commercial Encyclopedia.)

In 1920, however, W.E. Woolsey sold the Shattuck Hotel to W.W. Whitecotton of Los Angeles, reputedly a clerk at the hotel who married a wealthy widow guest, bought the hotel, and changed its name to Whitecotton, regardless of local attachment to the Shattuck name. According to his ad in the 1925 San Francisco Blue Book, he also operated the Lankershim Hotel in Los Angeles. He developed a Whitecotton Office Building behind the Shattuck on Allston (permit #10984, 11/28/21, architect James W. Plachek), a two-story somewhat classical building not related to the hotel; and the Hotel Whitecotton Apartments, the three upper stories added to the Corder Building in the 2300 block of Shattuck (now the Shattuck Apartments). Whitecotton departed from the Berkeley financial scene in the Depression, and died in Los Angeles in 1933, though his name remained for years on downtown Berkeley's two biggest buildings. After Whitecotton the hotel and building ownership separated; a Shattuck Properties Company was formed to wind up Whitecotton's Berkeley estate, finally accomplished by sale of the building in 1941 to Levi Strauss Realty (Gazette, 7/28, 7/31, 8/7/41), which held it until about 1980.

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30. History - p.5

The hotel business was owned and operated from 1930 to 1942 by Jake Livingston (Gazette, 5/12/48), and thereafter by Wallace and Joan Miller, who changed the name back to Shattuck (Gazette, 12/30/42, 3/25/43). In 1947-48 Miller commissioned a "rejuvenation" by the famous New York industrial design firm of Raymond Loewy Associates, which included the all-glass hotel entrance on Allston and new baths and furnishings. Loewy's West Coast representative expressed pride that the modernistic makeover would be "up to date for ten years or more" (Gazette, 7/25/47, 2/17/48; permit dated 6/20/47). In 1956 the hotel was again announced as "Completely 'New'" (Gazette, 1/11/56). In those business-oriented years the Shattuck was "the meeting place of practically all local service clubs and the scene of nearly all outstanding civic gatherings" (Gazette, 5/12/48). In 1968 Mrs. Miller sold the business to buyers who "said they would convert it to a residential hotel," which it was until a reemphasis on tourist and conference and restaurant business by the present owner in the early 1980s, in combination with reuse of the downtown Masonic Temple as a Berkley Conference Center.

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31. Architecture - p.1

The Shattuck Hotel is a tile-roofed, reinforced concrete and stucco Mission/ Mediterranean style hotel and store complex, 5 stories high along Shattuck Avenue and 2 stories high along Harold Way. It occupies the whole of the city block bounded by Shattuck Avenue, Allston Way, Harold Way, and Kittredge Street, approximately 270' square. It was built in four major increments: (1) the corner of Shattuck and Allston (about 160' on Allston by about 80' on Shattuck--the first pair of towers) in 1909-10; (2) the remaining Shattuck frontage and about halfway down Kittredge in 1913-14, completing a unified 5-story towered and arcaded block of hotel and commercial frontage; and two subsequent 1+-story and basement rear additions to Hink's department store, (3) the quarter block along Kittredge and Harold Way in 1926-27, with Spanish detailing and factory sash, and (4) the final semi-detached boxy addition at Harold and Allston in 1957-58. The building's original color was white; it has recently been painted in two shades of warm beige (the towers darker), with window and bas-relief details in white, and friezes and cornice moldings in maroon and dark teal blue. Over the years the storefronts and hotel entrance have been repeatedly remodeled, windows replaced and ornamental balconies removed, but the building's size and distinctive shape and character are still the strongest presence on Shattuck Avenue.

The 1909 and 1913 portions together make up a single symmetrical, block-long 5-story frontage, ground floor stores topped by 4 hotel stories of about 300 rooms. The facade stands about 60' high, punctuated by four square tile-roofed towers about half a story higher. The two north towers (the ends of the original building) are spaced the distance of 6 upper-floor windows, as are the south two; the distance between the inner tower is 13 windows. The Allston Way side of the 1909 building has 5-story towers at both ends and a more elaborate 6-story tower at the center over the hotel entrance, making this the most ornate elevation of the building. The Kittredge Street hotel end, in contrast, extends only 3 bays west of the corner tower, and is rather oddly unornamented and topped by a plain parapet and glassed-in and trellised roof garden.

The pyramidal tower roofs and the sloping parapet roofs between them are red clay tile, with heavy ornamentally sawn exposed rafters. On the towers there is a relief frieze around the eaves; elsewhere the top floor's arched windows rise almost to the roofline, leaving just room for 3-sided tile inserts in the spandrel areas. The fourth and fifth floor windows are connected vertically by their molded frames and recessed spandrel panels into a two-story arcade, formerly marked off more strongly by wood-railed balconies on large classical brackets at fourth floor level (fifth on the towers): one of these survives, minus the brackets, just over the hotel entrance on Allston, and the base of another, with the brackets but without the balustrade, on the rear off Kittredge. (This alteration is dated c.1950 by a newspaper photo published 5/12/48 showing balconies in place, and a photo at Berkeley Historical Society dated c.1951 by cars and clothes, without--building permit not found.)

Windows on the second and third floors stand singly, punched into the concrete with only simple molded wooden sills; those in the 5-story towers are similar but have narrow molding all around, and the top ones have relief crests of urns, torches, and shields, probably cast concrete. Except for the curved sash in the top halves of the arched windows, all the street-side pivoted-sash windows were replaced with double-hung aluminum sash sometime around the 1960s, but the original configuration of mullions was kept, with smaller panes on the upper two floors.

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31. Architecture - p.2

The 6-story tower on Allston has the 2-story arcade treatment at the top (4 windows wide), plain third and fourth floors, and adds a strongly Renaissance ornamental second story (mezzanine; piano nobile) with 3 pairs of deep-set windows in double arches opening onto the balcony, topped by a corbeled cornice and wide geometric-patterned tile frieze. The walls of the towers are flush with the main walls, marked off only by the roofs, different window treatment, and downspouts, and now by contrasting paint colors. The Shattuck facade is angled slightly in relation to the side walls, following the gently oblique route of Shattuck Avenue, except that the two original (north) towers are square while the intervening wall slants.

The ground floor of the 1909-14 building consists of storefronts along Shattuck, hotel lobby and dining room along Allston, and store rear along Kittredge. The lot slopes down to the west, so that the mid-block hotel and store entrances are half a flight up from the sidewalk, and the windows well above street level.

The original (north) corner building was designed for 5 small stores in its ground floor; the 1913 addition provided for two small stores at the north end and was planned from the first to have Hink's department store in the entire south half. All the storefronts have been repeatedly rearranged and resurfaced; originally they were a series of c.15' bays with prism glass transoms, awning boxes, tall plate glass show windows, recessed entries, and glass-fringed marquees over the Shattuck Avenue hotel entrance and entrance to Hink's. Part of the original relief frieze and transom strip (in its 1927 form, with textured glass and wraparound marquee) is visible at the former Hink's store, where the 1927 storefront with recessed arcade, as well as the 1960s plastic and sheet metal overlays, have been removed; more of the frieze and transom may survive behind Huston's molded plastic sign strip, and less probably, under Lee Frank's white marble facade (corner of Allston, occupying most of the 1909 section). Huston's has a probably pre-war recessed entry with rather tattered black vitrolite facing, and a stainless steel picture-frame storefront at the children's department; the white marble facade at Lee Frank, with canted corner, terrazzo pavement, stainless steel marquee, and streamlined interior was designed by Michael Goodman in 1966 (permit dated July 27), who also worked on Hink's and Huston's signs and storefronts about the same time.

Along Allston the ground floor is concrete, deeply rusticated above the base; the first bay from the corner (rear of the jewelry store) has 4 small, high rectangular windows with keystones. Originally the whole remainder of this frontage was a series of 11 round-topped arches with radiating rustication and keystones, as now found west of the hotel entrance. The arched door and 2 windows at the hotel entry--the ground floor of the 6-story tower--were replaced in 1947 with floor-to-ceiling plate glass windows and vestibule walls, white and gray terrazzo columns, dark green terrazzo base and steps, and a new marquee with recessed lighting. The remaining 8 arches--4 in the 5-story building and 4 in the 1-story dining room/ballroom extension at the west--have deep-set wood-sash windows, with fanlight uppers (partly hidden by bubble awnings) and large center pivoted sash. The second bay from the end was recently converted into a restaurant door; photos show that other windows at other times were so converted through the years. The 1-story dining room extension dates partly from 1909 (the east bay) and partly from 1912 (3 matching bays). It has a plain paneled and molded parapet. Along the c.10' alley which provides access to utility areas (kitchen, boiler room, etc.) in the middle of the block, its west wall shows traces of arches like those along the street, boarded up and stuccoed over, probably when the Whitecotton Office Building (demolished) was constructed along that wall in 1921.

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31. Architecture - p.3

The interior of the hotel lobby and dining room have been repeatedly updated. The dining room's architectural features are reasonably intact--classical columns and deeply coffered ceilings with classical friezes, arcade on the interior wall echoing the Allston Way windows. The lobby has been more often and more thoroughly redone: it is currently a 1980s Craftsman with polished hardwood moldings, reception counter, and edging on the 4 mirrored columns. (The columns, spaced throughout the lobby and dining room and store interiors, are of course structural as well as trademark architectural features of the building: the skeleton of the building can currently be seen where work is in progress in the Hink's space.) The hotel floors have also been modernized; numerous permits in 1946-47 and 1953-55 gave particular attention to adding bathrooms, and rearranging some of the suites of rooms.

Along Kittredge, the first 4 1-story bays are part of the original building, the rear of the Hink's store. In 1926-27 the half-block west of this was added, extending halfway through the block along Harold Way (148'6"x127'6"x 36' high). This 1-story plus basement and mezzanine addition is reinforced concrete, stucco, and tile in harmony with the hotel building, with large banks of industrial-sash windows on both frontages, high above street level (the 4 bays of windows in the original 1-story section appear to have been altered to match). There is a split-level entry with bronze framing and pink granite side panels on Kittredge, and grilled basement windows all around. There is a simple cornice molding and frieze about 2' below the roofline, and about the middle of both Kittredge and Harold Way frontages a free-standing parapet with peaked tile roof, grilled rectangular "windows" and volutes at each end--these formerly had the store name in metal letters. At the north end of this section on Harold there is in addition a tile-roofed mini-penthouse with textured stucco and narrow arched windows. Below this is a truck door to the basement, and also on Harold are two pedestrian utility doors, one of which was probably once a customer entrance. Two early roll-down awnings still exist along Kittredge.

The northwest corner of the block is occupied by a 2-story concrete addition to the Hink's store, 118'x74'x30'high, connected through its south wall making an L-shaped store space, and separated from the hotel dining room by the 10' alley. This was built in 1957-58. It is plain, sharp-edged, unstuccoed (concrete shows plywood form marks), and nearly windowless: there are 4 large display windows, 2 on each street frontage, but they have no connection to the store inside, and a few small, high metal-sash windows to the second floor. The entrance is recessed into the west end of the Allston side, its vestibule walls lined with 1" ceramic tile, ochre with red and orange accents. A rectangular stainless steel and stucco canopy or marquee wraps around the corner, and has the same tile along its edge and continuing as a band around both sides of the building (now painted). Freestanding streamlined metal letters on the marquee say "Hink's of Berkeley."

In style and structure the 1957 wing is virtually a separate building, as its predecessor on the site was, and is not contributory to the early 20th century character of the Shattuck Hotel; owners contemplate closing off the interior wall and selling it as a separate property.

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TOLD TO PAY HOTEL BILLS TO RECEIVER

Woodbury Fails to Meet Notes

Transient and permanent residents of the Hotel Belleclaire, at Broadway and Seventy-seventh Street, New York, were surprised yesterday when they were notified to pay their bills to a receiver appointed by the Supreme Court on December 8. The notification was in these words:

"Notice is hereby given that, pursuant to an order of the Court made by Mr. Justice Seabury, I have been appointed receiver of the leasehold and leasehold interest of the defendant, Elmer F. Woodbury, in the Belleclaire Hotel, and that all moneys for rents or rooms and apartments therein are payable and should be paid to me and not to the defendant or any other person. Dated New York, December 9, 1910."

The order was signed by William Steele Grey, receiver, who lives at the Iroquois Hotel, in West Forty-fourth Street. The receiver was appointed December 8th by Justice Seabury in an action brought against Elmer F. Woodbury, proprietor of the hotel, by Louis C. Neuberger to foreclose a mortgage on Mr. Woodbury's lease. The mortgage was

given as security for notes accepted by Albert R. Keen, formerly proprietor of the Belleclaire, in part consideration for the transfer of his leasehold interests to Mr. Woodbury. Mr. Keen later assigned part of the notes and security to Louis C. Neuberger. When the first note became due, according to the complaint, Mr. Woodbury failed to pay and suit was started to foreclose the mortgage. Mr. Gray then was appointed receiver.—N. Y. Herald.

STRIKE DELAYS WORK ON SANTA CRUZ HOTEL

Labor troubles in connection with the erection of the new hotel which is being erected at Santa Cruz by Fred W. Swanton and associates, precipitated a strike last week which caused a cessation of the work. The cause of the trouble is said to be the fact that the union men were asked to work nine hours without the customary increase of time and a half for overtime.

HOTEL SHATTUCK DINING SERVICE

The management of the Hotel Shattuck is to be congratulated on its happy selection of the Dining Service in China and Glassware.

This equipment which is a notable feature of the extreme detail emphasized in every Department of the Hotel, consists of a beautiful American China Service, furnished by Nathan Dohrmann Company of San Francisco, and shows exquisite shapes in dainty decoration of delicate hair-lines. Added to this a sparkling service of Imported French Glassware lends the last touch of refinement to the Dining Room.

The entire Silver Service from the Gorham Manufacturing Co. was also furnished by us.

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2107 ALLSTON WAY,

BERKELEY

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Above: original building nearing completion, 1910
Below: c.1914 with 1912 (R) and 1913-14 (L) additions
(Louis Stein/Berkeley History Project)



lass has the night watch and at one time was connected with the Alexander Young Hotel in Honolulu.

M. L. Huribert is bookkeeper and auditor and while this is his first ex-

has a record of long service in California hotels. The engine-room is in charge of John Donavan, who comes over from the Jefferson, and who has been with the Colonial in

REVOLVING TREE TO DELIGHT CHILDREN AT THE ST. FRANCIS

A revolving Christmas tree, with 1,200 varicolored lights, the center of every manner of mechanical toys, is the holiday feature the Hotel St. Francis has prepared as a treat for the children. The idea of a revolving tree, the first ever displayed here, came from Charles Hightower, an engineer, formerly chief at the Union Iron Works, and later at the St. Francis.

The tree was cut in the mountains above St. Helena and is so big that it has been placed in the tapestry room instead of in the lobby, the scene of the festivities of two years ago. Electric batteries have been installed at the base to give the tree three revolutions a minute. Mechanical toys of every description will be in evidence. Around the tree a canal has been built and in the artificial lake a battleship fleet will sail automatically. There are to be 15 battleships in line. Moving whales, croaking frogs and other live animals of the sea will contribute to the fun. Aeroplanes will sail about the tree and a double railroad train bearing Santa Claus will make the circuit.

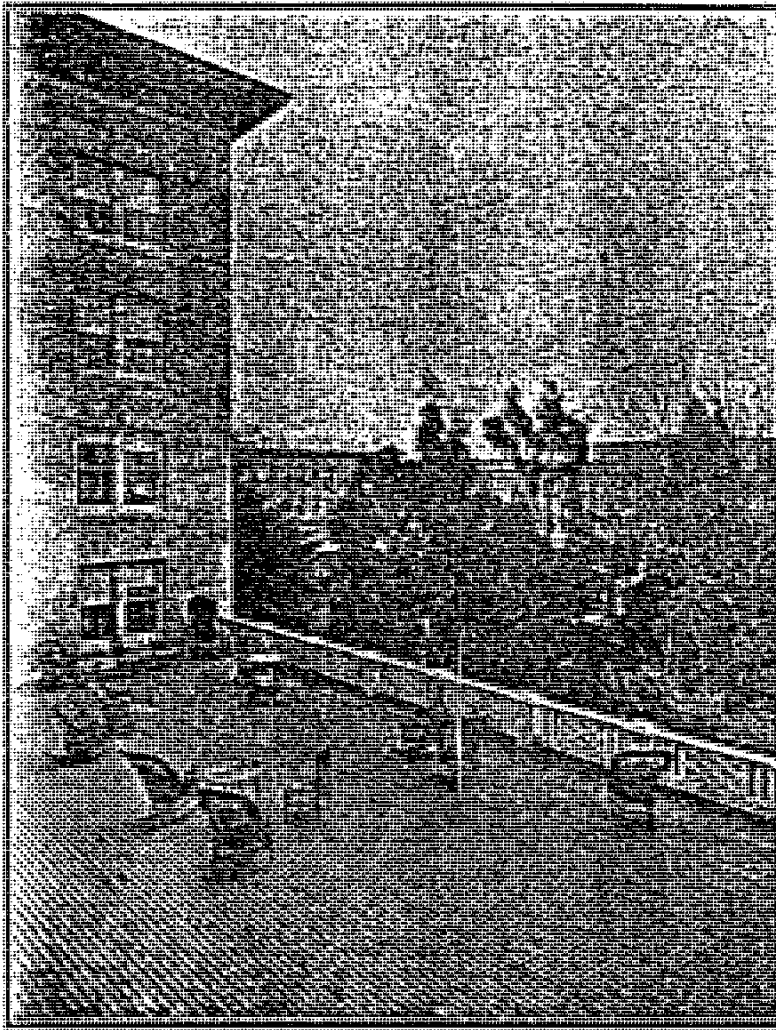
The tree was unveiled at 9 o'clock Friday evening. While the room was darkened. Jefferson de Angelis, the well-known comedian, who was born in San Francisco in 1850, acted as master of ceremonies. After delivering a parody on the poem, "Twas the Night Before Christmas," De Angelis pressed an electric button, the curtains fell aside and the action of the tree was started.

James Woods, manager of the hotel, says that he wants all the children of the city to visit the tapestry room and see Santa and the big tree. It is principally for the orphaned that this treat has been prepared.

I. S. A. NOMINATES OFFICERS FOR 1911

The following members of San Francisco Branch 21, I. S. A., have been nominated to serve as officers and directors for 1911:

President, W. B. Hayward, caterer, Wheeler & Hayward, 1561 Bush Street; vice-president, Alfred H. Johnson, Bohemian Club; secretary and treasurer, F. T. Christy, proprietor Imperial Restaurant, 633 Third Street; corresponding secretary, S. A. Gottlieb; trustees: H. Check, manager, Alta Club; H. McLeod, manager, Burlingame Club; A. W. Schroeter, Bohemian Club. James B. Tait, State Regent.



A VIEW FROM THE SHATTUOK ROOF GARDEN

perience in the hotel business Mr. Huribert is an expert accountant and has for some time been connected with leading business houses. Miss E. L. Stewart is in charge of the dining-room and for the past twelve years has seen service in such houses as the Potter, the Maryland, Del Monte, and for four seasons with the hotels in Yellowstone Park. The housekeeper is Mrs. Augusta Bush, who was formerly an assistant house-

keeper at the St. Francis, and who San Francisco and at Byron Hot Springs. The hotel was fortunate in securing the services of Joseph L. Muckensturm as chef, Mr. Gray having sent to Boston for him. Mr. Muckensturm was for a long time at the Manx and at Paso Robles and in Boston, was at different times, chef at the Algonquin, Somerset and Union Clubs. Ernest Neydeger has charge of the bake shop and was formerly with the Jefferson, the Potter and for several seasons at Lake Tahoe.

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Co., equipped the kitchen with dish-washing machines, silver cleaning and sterilizing machines, roll warmers, knife polishers, also an ice shaving and cube cutting machine.

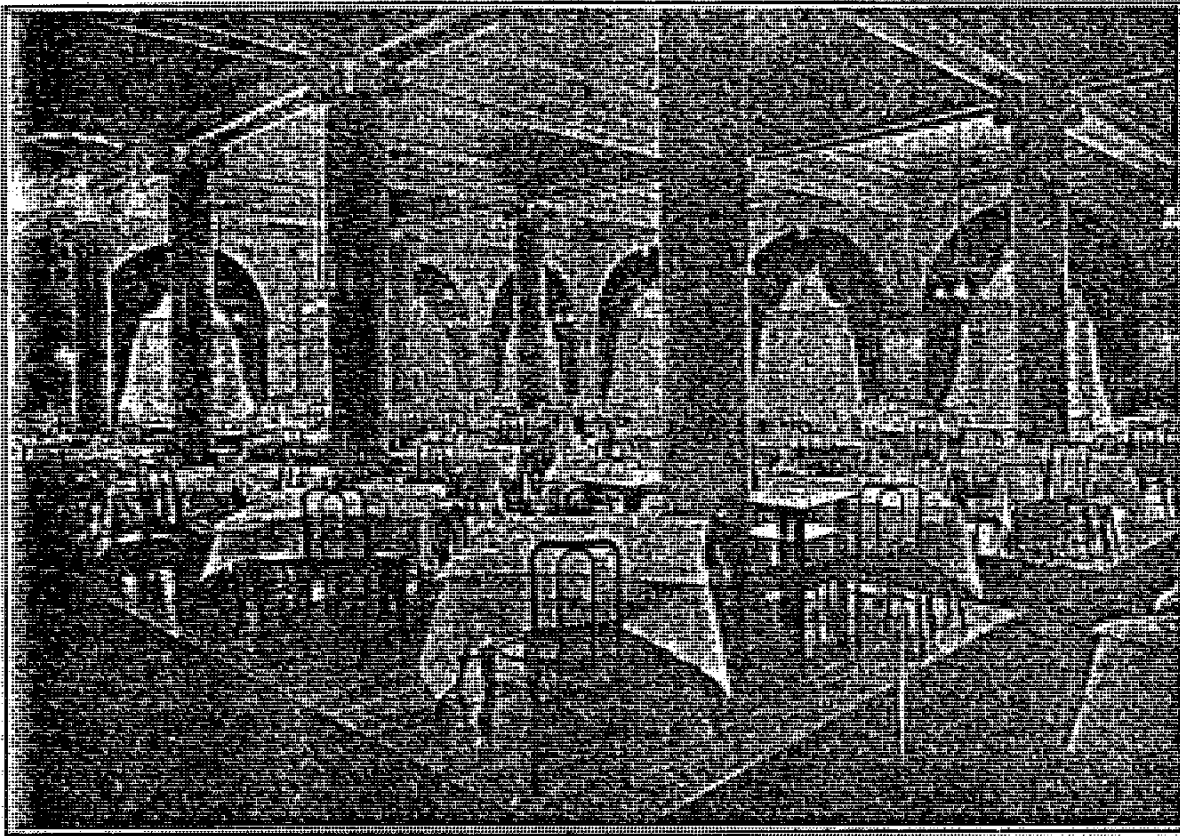
Off the kitchen are the other work-

ideas with a view of eliminating the various defects he has noticed during his experience in the practical end of hotel keeping. In the basement on the Allston Way side is a large baggage room and receiving room for

and has received a thorough training in every branch of the hotel business, under the most practical hotel proprietors.

Mr. Gray was associated with the Potter Hotel Company for nine years,

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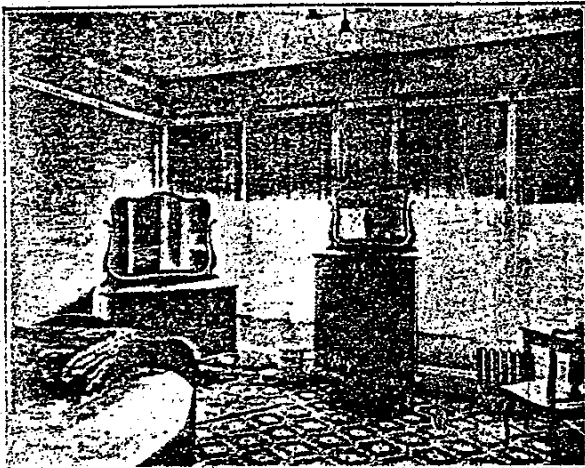
THE MAIN DINING ROOM

ing rooms of the culinary department, the dish and silver rooms, where all the china and silver service is cared for by experienced employees. The china of the hotel is in accordance with the rest of the furnishings and equipment, and rims of flowers and decorations are conspicuous by their absence. It is of simple design, with a plain bluish green line around each piece. Nearest the dining room entrance is the pantry, and on the other side of the kitchen is the bake shop, with a regulation size Hubbard oven, and all other bakers' working implements. The large ice boxes were built after Mr. Gray's own

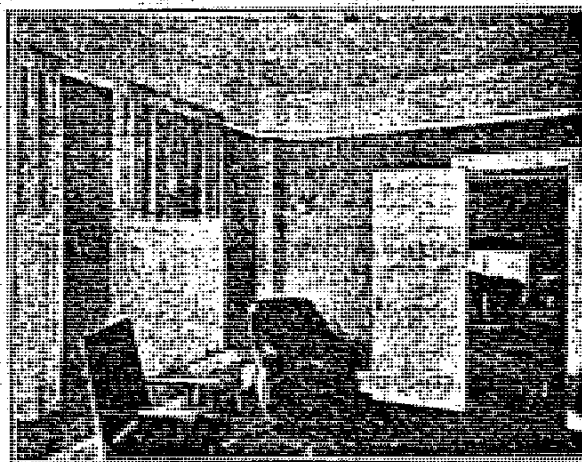
supplies, and on the other side is the engine room, containing all necessary machinery to operate the elevators, furnish heat, hot water, etc. All electricity used in the hotel is purchased from the Oakland Gas and Electric company.

Taken all in all, the Shattuck is a complete hotel in every sense of the word, and it goes without saying that the public will show its appreciation of such a fine institution by giving it unlimited support and liberal patronage. Noah W. Gray, who will manage the hotel for the owners, is a hotel man of long and varied experience on the Pacific Coast.

five years spent at the Van Nuys in Los Angeles and four at the Potter in Santa Barbara, resigning his position as assistant manager to take the management of the Alexander Young Hotel in Honolulu, where he remained two years. Later Mr. Gray was with the Jefferson and Stewart under Mr. Stewart's management, and a year ago formed a partnership with his brother-in-law, Mr. C. E. Linzee, and leased the Jefferson. George G. Thompson is chief clerk. Before the fire Mr. Thompson was at the St. Nicholas Hotel in San Francisco and more recently with the Athens in Oakland. Freyer & Drug-



PARTIAL VIEW OF ONE OF THE BEDROOMS



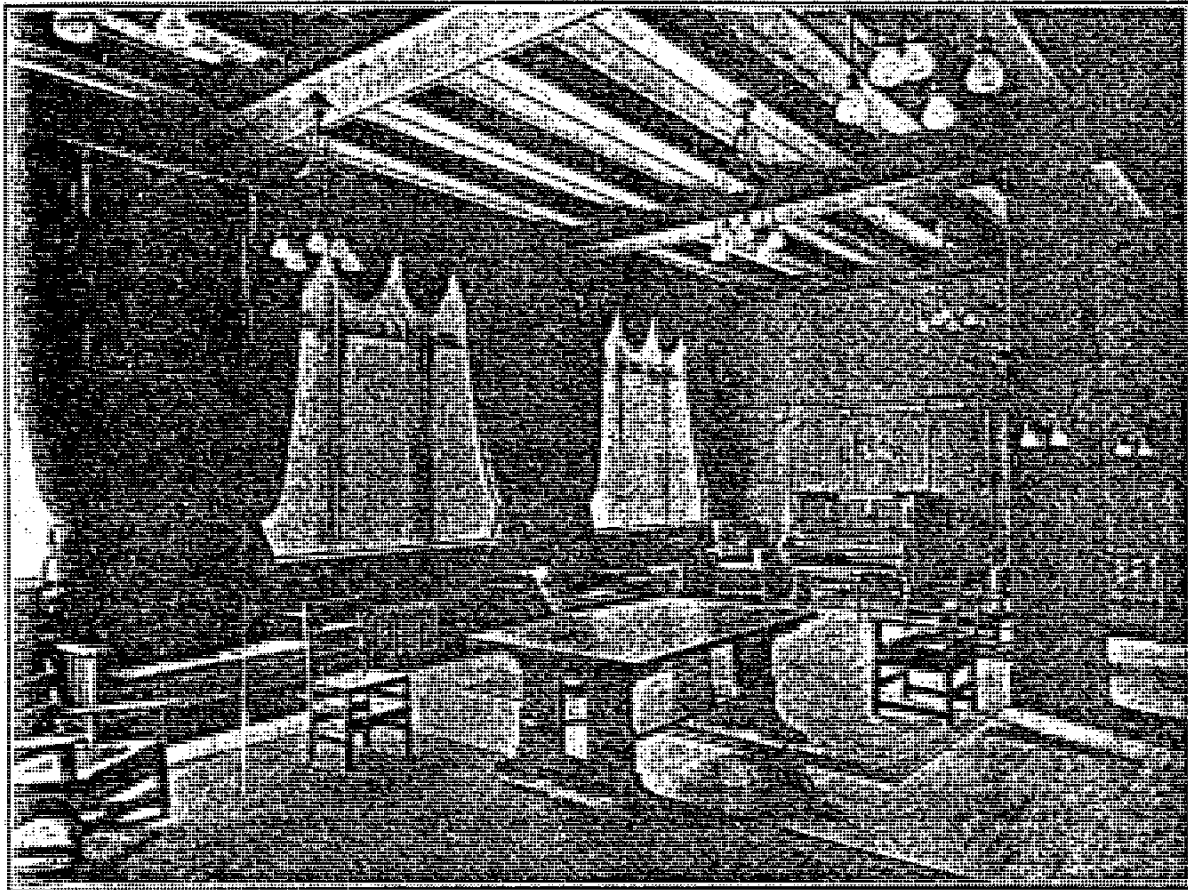
ONE OF THE SUITES

dividuals, but it shows how carefully everything was thought out. All rooms have a color of their own, and that one color prevails throughout the room down to the smallest article of furniture. If a room has

tection, and on each floor are found tested rubber-lined canvas hose all connected with fire hydrants and ready for any emergency. The electric light fixtures also deserve special mention. They are of heavy

the Potter and Van Nuys, he would only have to look in the kitchen and storerooms. This department is complete down to the smallest detail, and the arrangement of the equipment is for quick service, con-

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A VIEW OF THE LOUING ROOM

blue wall paper it also has a blue carpet, blue comfort on the bed, blue linoleum on the bathroom floor, etc. And you will find that the rim around the water pitcher, cuspidor and match stand is also blue. Delicate colors were chosen, and the wall papers are of solid colors, so that even in the guest chambers there is nothing to disturb the quiet elegance of the general scheme. The carpets all over the house are Bigelow Axminster, and were made to order by W. & J. Sloane of San Francisco. This firm also installed the furniture both in the guest rooms and public rooms, and deserve much of the credit for the artistic effect and tone produced through the whole house.

The rooms can be rented singly or en suite, from one room with or without a bath, up to ten rooms with three baths, all connecting. There are one hundred and fifty rooms in the building, half of which have bath, and from all of which good views can be had. On the west side of the building one can see very clearly the ships passing in and out of the Golden Gate. Special care was taken in the plumbing and sanitary arrangements of the Shattuck. This was done under the direction of B. E. Underwood of Berkeley, who succeeded in installing plumbing that is second to none in the West. Notwithstanding the fact that the house is strictly fireproof nothing was overlooked in the way of fire pro-

tection, and on each floor are found tested rubber-lined canvas hose all connected with fire hydrants and ready for any emergency. The electric light fixtures also deserve special mention. They are of heavy

gilt, made for the hotel, and conform with everything else about the house. The Shattuck is equipped with a latest model vacuum cleaner and the machinery required to operate it. If one needed any further proof that the manager of the Shattuck, Mr. Noah W. Gray, was a graduate of

venience and to prevent the confusion so prevalent in hotel kitchens during rush hours. Modern ranges, coffee urns, steam tables, heating closets, egg boilers, etc., were installed by W. W. Montague & Co. of San Francisco.

Albert Nelson & Co., the Pacific Coast agents for G. S. Blakeslee &



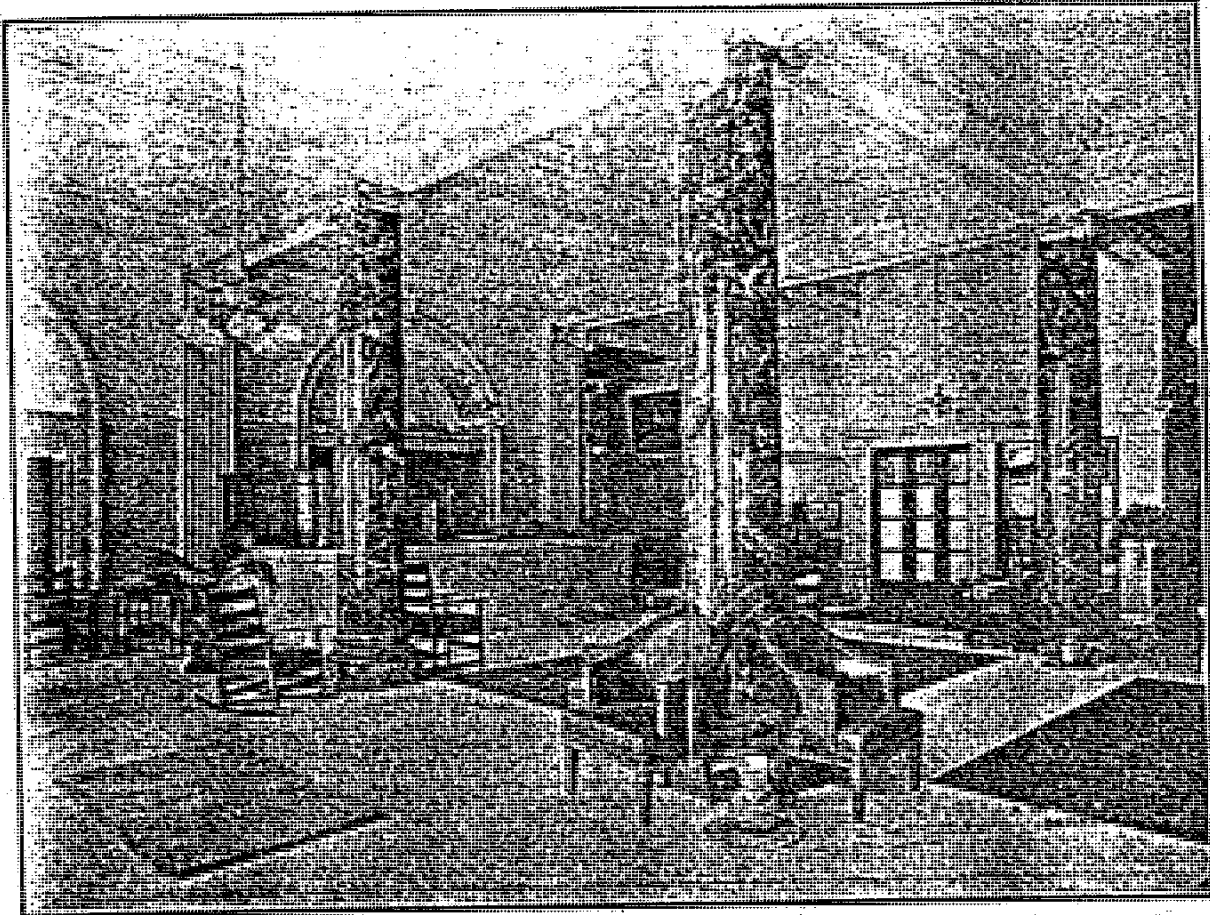
A CORNER IN THE SITTING ROOM

nished by D. N. & E. Walter & Co., the same firm having furnished the lace curtains and shades, and they were selected, arranged and put in place under the personal supervision of the firm. One of the most attrac-

ture is in every room. The rooms are plentifully furnished and contain articles of furniture that are lacking in so many houses but are so necessary to the guest who remains any length of time. The reading lamps

mattresses and heavy pillows. The bed linen, towels, etc., are all of the best grade of Piquot. The bathrooms are large and contain medicine chests and fixtures of nickel, all that a guest could possibly require. Shav-

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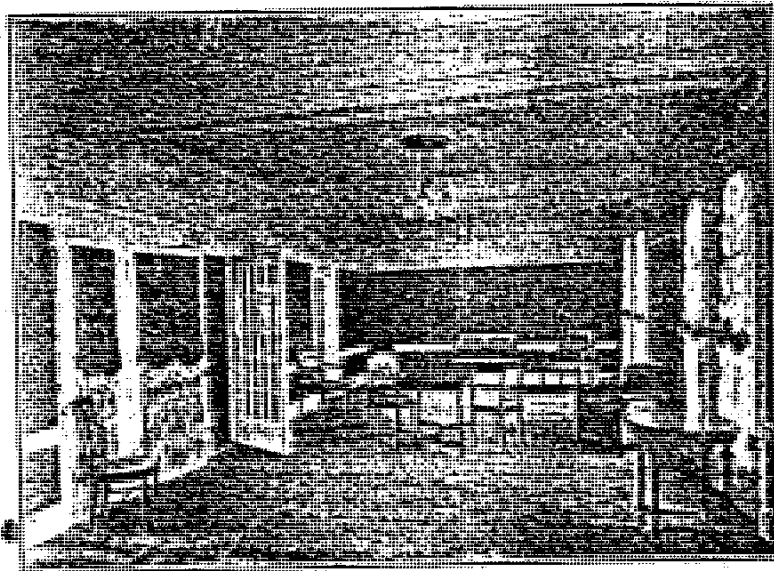
OFFICE AND MAIN LOBBY

tive features of the Shattuck is the sun parlor, on the south side of the building, overlooking the gardens, and enclosed on three sides by the hotel walls. It could also be called a roof garden. Having an entirely southern exposure, it will be a popular lounging place for the guests, as it is protected from all winds, and in California when you take away the wind and give one the sun you have an ideal winter climate. The sun parlor is arranged to correspond with the gardens below. Large palms, bay trees and tropical plants are scattered about, and the little tables, tabourettes and comfortable chairs are of a waterproof India reed wicker. It is needless to say that the sun parlor will be popular with the ladies for afternoon tea and with the gentlemen for their cigar after dinner.

Going up the fireproof stairway every wall and floor is of steel and concrete to the floors above one finds rooms that are as completely and as tastefully furnished as those of any hotel in the country, and in the selection of the furnishings and equipment for these rooms the comfort of the guest was the principal thing considered. This can be seen the minute one enters a room. The ceilings are high and the windows large, thus insuring plenty of light and ventilation. Plenty of light and air is a hobby around the Shattuck. Circassian walnut or mahogany fur-

at the head of the bed, the full-length mirrors, the dressing tables and writing desks are all important to the permanent guest. The clothes closets in every room are extra large, and besides ample shelf room contain a clothes pole, stretched across at a proper height. On the beds are fifty-pound white curly hair

ing-mug holders, towel racks, electric iron holders, soap and sponge holders and other conveniences are also included. The tubs are longer and deeper than the usual size, news which will make many a "six footer" happy. The bed sheets are also of extra length. Not that the Shattuck was built exclusively for tall in-



LADIES' PARLOR

THE HOTEL SHATTUCK, BERKELEY 7A

BERKELEY'S complete hotel, the Shattuck, opened to the public on December fifteenth, is a fitting and lasting monument to the memory of F. K. Shattuck, one of the founders and pioneers of Berkeley, and who has done more for the advancement of the city than any other one individual. It was Mr. Shattuck who induced the Southern Pacific Railroad to come into Berkeley, which afterwards led to the Key Route coming in. Mr. Shattuck was instrumental in securing for the city its present flourishing banking institutions, its libraries, good roads, and laying the foundation for what is now one of the most prosperous and beautiful cities on the Pacific Coast. Recently the estate left by Mr. Shattuck passed into the hands of Mr. and Mrs. Woolsey, who, realizing the need of a fine hotel conveniently located in Berkeley, began laying their plans for the erection of the Shattuck. They had the location and the funds, besides the well wishes of their fellow citizens in their desire to fill a much needed want and to add another beautiful structure to their city.

The Shattuck is located on the southwest corner of Shattuck Avenue and Allston Way, in the northern part of the old Shattuck estate and gardens. It commands a view of the Berkeley hills on the east and north, a view of the bay on the west, while on the south lie the Shattuck gardens, a park of tropical trees, palms and foliage, giving the hotel the appearance of one of the resort hotels of the sunny Southland. The building is six stories in height, constructed of reinforced concrete and steel, and is as absolutely fireproof as man and modern methods can make it. It is built on the style of the Spanish Renaissance, with lofty towers on all sides, the architecture being in keeping with the idea of having the hotel distinctly Californian. The building is pure white, surmounted by a heavy red-tiled roof, and has two large entrances, one on Shattuck Avenue and the other on Allston Way. No better location could possibly have been selected, the hotel being on the principal business street, convenient to all points of interest and less than half a minute from the stations of the Southern Pacific and the Key Route, and at the same time having surroundings and environment that appeal to the highest class of permanent and family trade. The office, lobby and foyer of the Shattuck is particularly attractive, being spacious and light, with four heavy scagliola pillars of Ionian design. The colors of the lobby are white and gold, and

in the many panels around the walls hang paintings from a valuable collection, and large, oak-framed pictures of scenes in California. The furniture of the lobby consists of large leather couches and mahogany chairs, the dark wood and coverings making a pleasing contrast to the white and gold of the ceiling and walls.

On the left of the desk, coming in from the Shattuck Avenue entrance, is the music room, which is akin to the tapestry room of the St. Francis, and which will be a comfortable lounging room for the guests and those coming for luncheon and dinner. Overlooking the gardens and



NOAH W. GRAY, Manager

with its dark rafters and panels of pine and subdued light, it has the true Spanish atmosphere of the days of the old missions, and every piece of furniture, bric-a-brac and coloring is restful. Above the selected panels that extend around the room are silk tapestries to correspond, and the furniture of plain, severe mission style was carefully selected. The rich brown draperies and the large Saxony rug of green and black figure on a brown background, complete the furnishings of one of the prettiest rooms in the hotel.

Directly in front of the desk, nearest the Allston Way entrance, and taking up nearly half of the entire main floor of the building, is the dining room, one of the lightest and airiest in the whole State. Large plate glass windows extend the full length of the room down the Allston Way side, and over on the west

side of the room, these being draped in plush of Copenhagen blue with gold figures, fringe and tassels to conform with the color scheme of the room. The dining room is all in blue and gold, the colors of the University of California, which is located in Berkeley. Along the pillars and rafters is the crest of the house, a blue shield with a gold S in the center. The dining room has a seating capacity of three hundred guests, and besides the regular daily business the Shattuck will make a specialty of catering to banquets, receptions and parties. Already more than a dozen banquets have been arranged for, and the indications are that the room will be kept busy all during the winter months. The table cloths, napkins and other dining room linen is of a fine Irish grade, the best that could be found in the market, and the silverware is of a special design made by Gorham & Co. of New York for the Shattuck.

It was the intention of Mr. Woolsey to purchase in Berkeley everything he possibly could, and the result is that 75 per cent. of the moneys expended in the erection and equipment of the Shattuck was given to Berkeley business men, and this fact in itself has endeared the Shattuck to the local population of the city, who regard the hotel as a strictly home product from the ground up.

There are four elevators in the hotel, two passenger and two service, all of the latest type Otis electric, and equipped with every known guard and contrivance to prevent accidents. These cars are extra large and run from the basement to the upper floors of the building, and are handled by experienced operators. Every room in the hotel is an out-

side room and gets the sun at some part of the day, and the windows are all extra wide and extra high, making the Shattuck one of the best lighted hotels in the country both day and night. During the day the sun and daylight flood through the large windows all over the house, and the white woodwork make it as light as outdoors, while at night the large Tungsten lights all through the halls and in the bedrooms, lobby, foyer, dining rooms and public rooms make one doubt that it is really night.

On the second floor, above the office, is the ladies' parlor, facing Allston Way. This room is also in brown, similar to the music room, is furnished with the finest of French imported Circassian walnut, and the walls are covered with a brown German tapestry paper, and the draperies are also brown and white. All the draperies in the Shattuck were fur-

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Opening of the Shattuck, What it Means to Berkeley

By WELLS DRURY, Secretary of the Berkeley Chamber of Commerce

THE opening of the Hotel Shattuck marks an epoch in the history of Berkeley. It gives to the University city something that it never before possessed—a downtown hotel that is worthy of the community, which numbers over 40,000 souls.

Situated in the very heart of the business part of Berkeley, this hotel attracts the attention of the newcomer by its architectural beauty. It is steel frame, reinforced concrete, the exterior finish being snowy white. The location is most sightly, being at the intersection of Shattuck Avenue and Allston Way, and occupies part of the old Shattuck homestead, the background being enriched by the foliage of stately trees and graceful vines that bear the impress of years of careful attention.

The Shattuck is within one block of the postoffice, and is equidistant from the First National Bank and the Berkeley National Bank. Near by are grouped the City Hall, the High School, the Home Telephone Building, the new Y. M. C. A. Building, just ready for dedication, while not far distant is the Masonic Temple, with a number of other handsome edifices close at hand.

Berkeley's prominence is due to many natural advantages that draw desirable families to this locality. The geographical situation is such that it may be reached with a minimum effort, and its attractive topographical appearance holds the attention of every visitor who comes within the influence of its charming attributes.

Berkeley is justly famed for its picturesque location (directly opposite the Golden Gate, only 35 minutes from San Francisco) for accessibility, (facilities of ingress and egress, 112 trains in and out each day), for climate (equable and invigorating), for educational advantages (the seat of the University of California and of numerous high-class schools and academies), for home-making opportunities (no saloons or other objectionable resorts), for varied and select amusements (something worth while taking place almost every day and evening in the year), for those qualities which go to make up and round out a perfect community in which to enjoy life—for all these and others that will occur to the minds of those who know Berkeley, it is safe to assert that California's University city has no superior on the Pacific Coast.

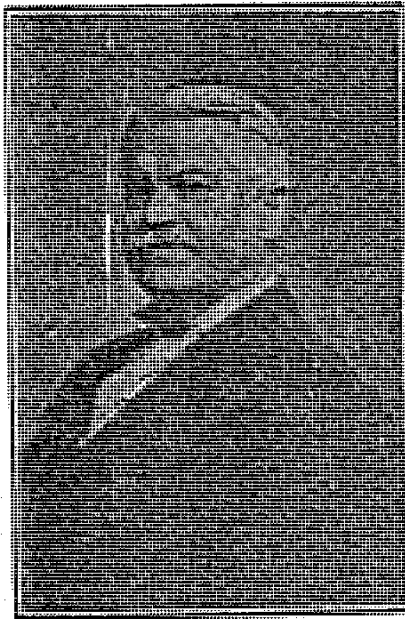
That these attributes have drawing powers is proved by the fact that during the past ten years Berkeley's population has increased more than 20% per cent. Here are the official figures:

Population of Berkeley, 1910....40,434
Population of Berkeley, 1900....13,214
Increase in ten years.....27,120

It must be clear to the most casual observer that a city which grows like this must possess unusual and substantial qualities. The people do not flock to a community unless there are good and sufficient reasons for

their doing so, and the prosperity of Berkeley is proof positive that this city has a firm basis of merit; and there is every reason to believe that the growth of the past decade will be more than duplicated in the years to come.

Some of the changes that have taken place in the past ten years are worthy of more than passing notice. In the first place the manufacturing interests of our city have expanded so that at the present time at least one-eighth of our population derive livelihoods directly from that source. These in turn by their patronage of the different mercantile activities give support to hundreds



WELLS DRURY

of others, and from this the importance of the manufacturing industry may be estimated.

Mention should be made of the climatic advantages of Berkeley as a manufacturing center. Manufacturers of experience in this city declare that they are able to turn out more finished product within the same number of men than in most the Eastern cities. This, they explain, is because the employes are able and willing to give full service every working day in the year, in physical comfort, and without the inconveniences of extreme heat or cold. The vitality of operatives is conserved by the equable climate, and the fresh breezes which sweep the western part of our city, charged with health-giving ozone, keep the entire force in prime condition, summer and winter.

As an indication of how the business of the western part of our city is growing, it is proper to state that less than three years ago the receipts of the railroad companies in that section amounted to about \$5,000 a month, and that the present income from that source is more than \$30,000 a month.

Climate is a theme on which Berkeleyans have a right to dwell with emphasis, for this is a strong point that appeals directly to people from the East, as well as those who come from the interior of the State and from other places on the Pacific Coast. It is our beneficent climate that will bring people here and keep them here.

Berkeley enjoys the enviable distinction of having adopted a progressive charter that secures to its inhabitants a truly representative government, under the commission plan. The operations of the organic act thus far have been satisfactory to a great majority of the people, and the instrument provides a guaranty that any well-founded protest may be made effective through the machinery of the initiative, the referendum and the recall.

The amount of property returned for taxation shows an increase, as follows: 1907, \$27,736,570; 1908, \$31,597,988; 1909, 33,125,860; 1910, \$34,946,314, exclusive of railroad assessments. Revenues for municipal improvements are materially augmented.

Berkeley's schools are maintained at a high standard of efficiency, and as a consequence the percentage of students passing thence to the University is very large.

The leading religious denominations are represented by strong and well-maintained churches.

It is proper to note that the unsurpassed educational advantages and the intellectual atmosphere which pervade the community are uplifting in their influences. The high moral tone of the people must be counted among the valuable assets in the formation of a desirable dwelling place for the families that desire to enjoy the conveniences of metropolitan life and sylvan surroundings.

Berkeley is more and more becoming the Mecca of the refined and health-loving people of the country. The Hotel Shattuck is to them a most welcome refuge from the more strenuous scenes of the larger cities. The Hotel Shattuck is a house with a soul, a place for the foregathering of congenial human beings who know what is best in the way of entertainment, and know where to get it. Berkeley's well-known and most desirable features add to the drawing power which will bring guests to the Hotel Shattuck. Intellectual, aesthetic, musical, dramatic, scientific, artistic and social functions are enjoyed in Berkeley almost every day and night of the year, and for these delightful events there will be many seekers who will take their comfort in their inn—the Hotel Shattuck.

The Shattuck Hotel Association, owners of the new establishment, are sparing nothing to make the place a favorite with the traveling public as well as with the home people. The cuisine is superior, the service perfect, the atmosphere home-like and satisfying and entirely enjoyable. Thus it is seen that the Hotel Shattuck starts out with happy auguries for success.

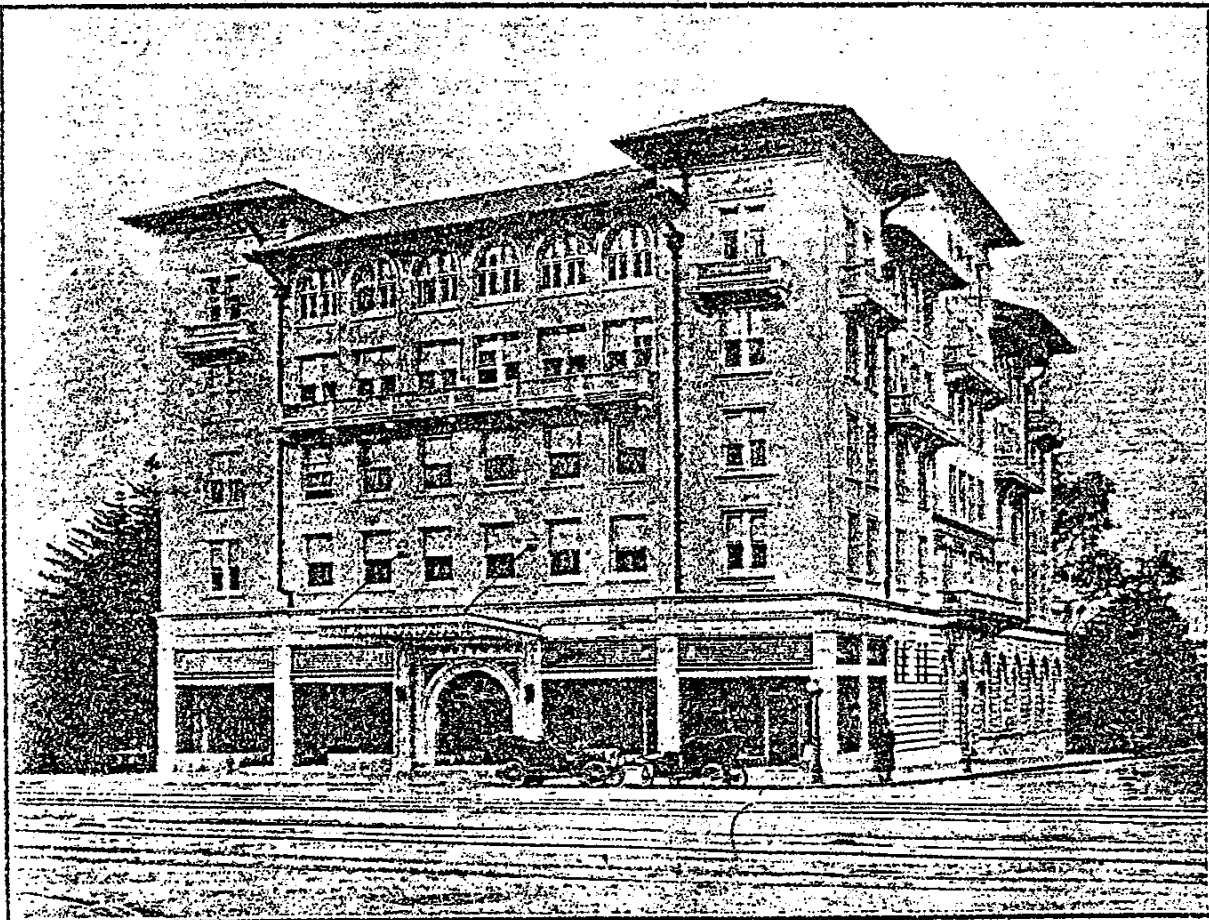
Hotel Men—Take Notice!

We can save you from 15% to 25% on all Linens, Draperys, Spreads or Comforts will pay you to make inquiry from J. F. HINK & SON, Inc., Berkeley, California.

HOTEL SHATTUCK EDITION 7A

WESTERN
HOTEL REPORTER

SAN FRANCISCO, CALIFORNIA, DECEMBER 24, 1910



BERKELEY'S NEW HALF MILLION DOLLAR HOTEL, THE SHATTUCK, WHICH IS NOW OPEN TO THE PUBLIC UNDER THE MANAGEMENT OF NOAH W. GRAY

7A

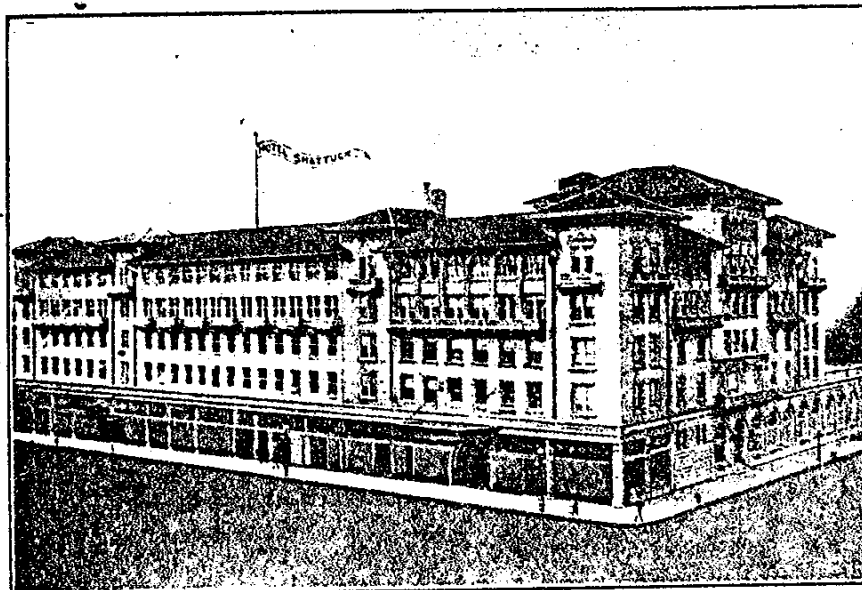
THE COURIER

PAGE THIRTEEN

Hotel Shattuck

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THE FINEST FAMILY HOTEL IN THE CITY
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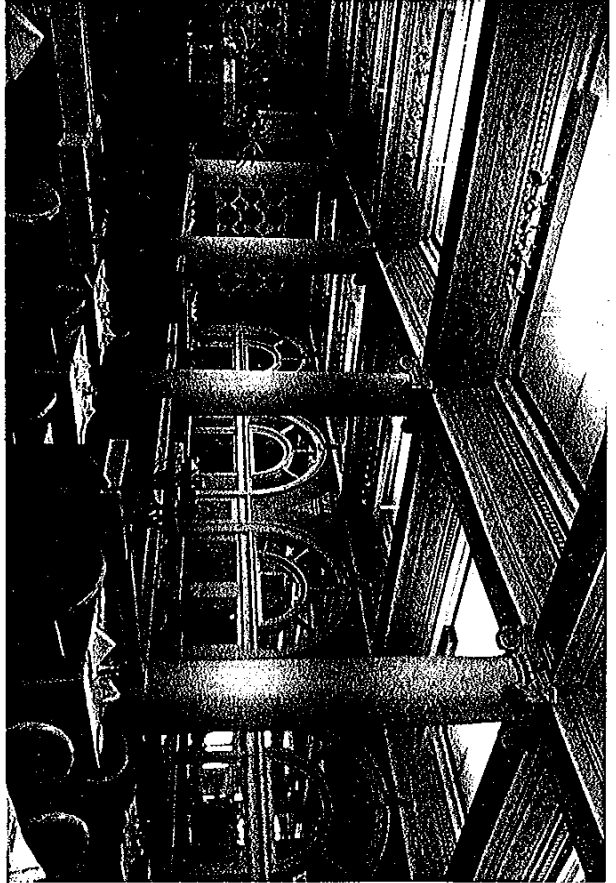
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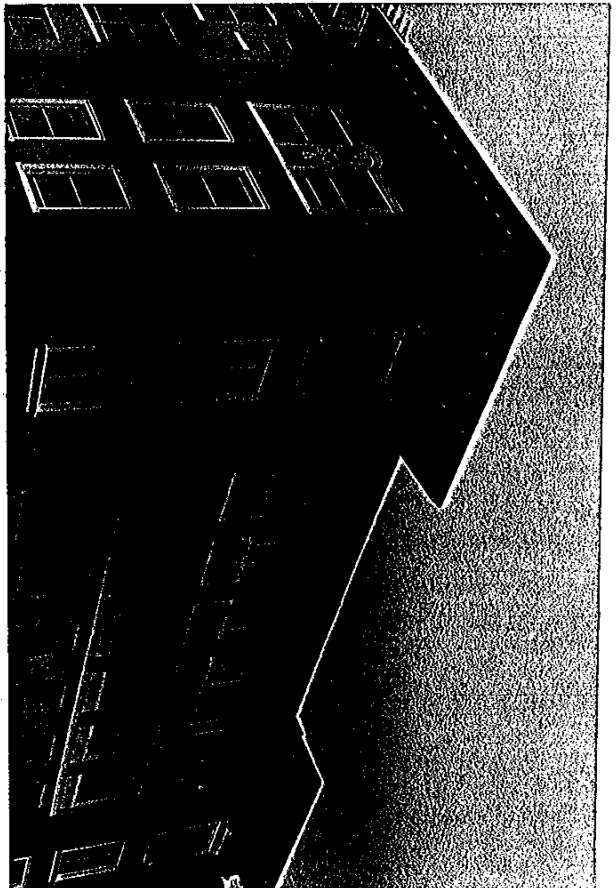
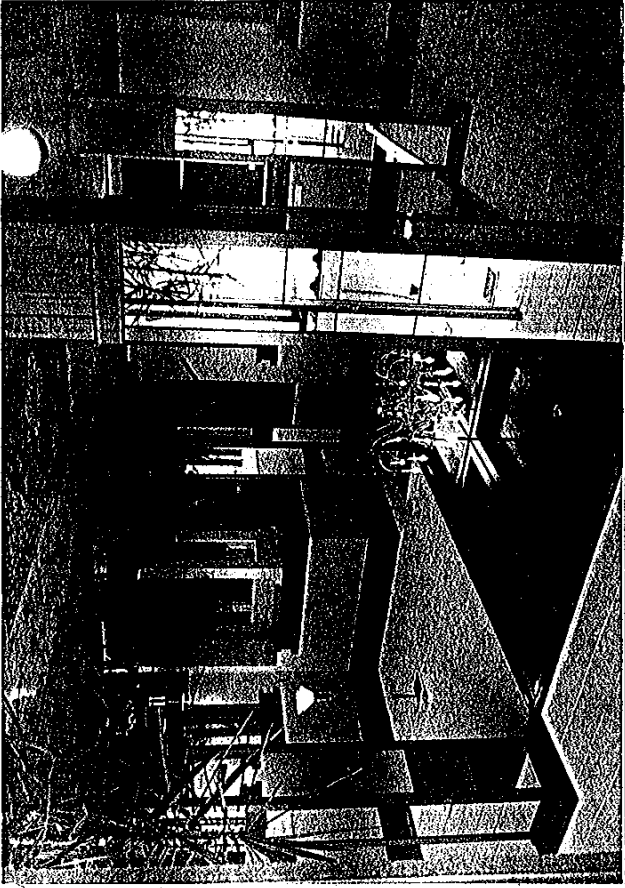
LARGE CHILDREN'S
PLAYGROUND AND
APPARATUS



W. W. WHITECOTTON
Proprietor Hotel Shattuck.
Member Berkeley Rotary Club.



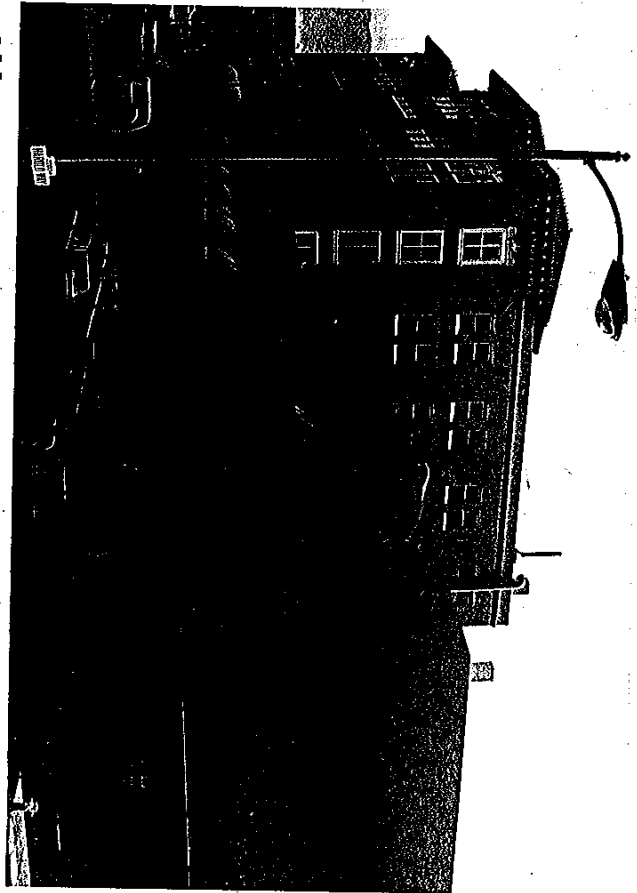
Dining room interior
Hotel lobby



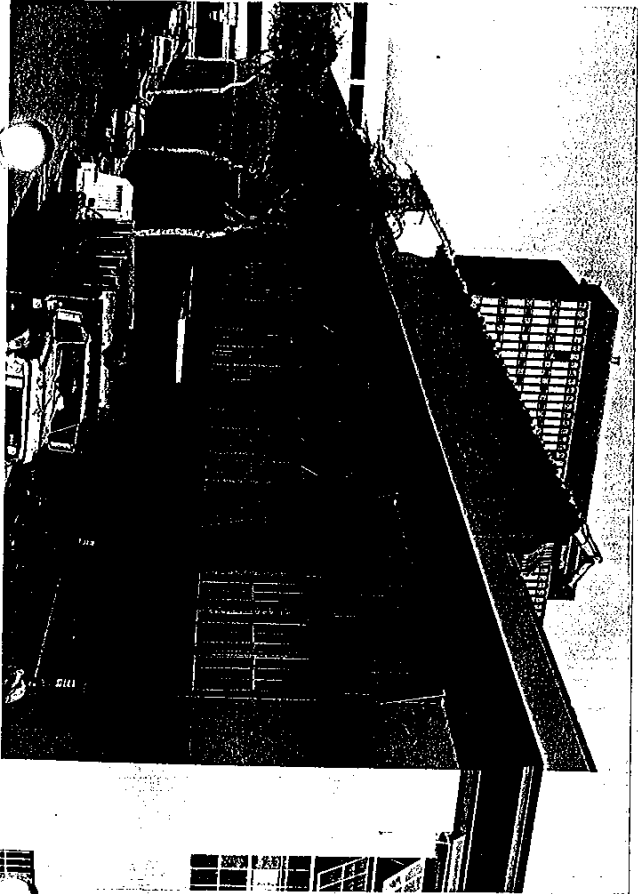
Southeast tower detail
Windows, parapet, & awning (L) on Kittredge



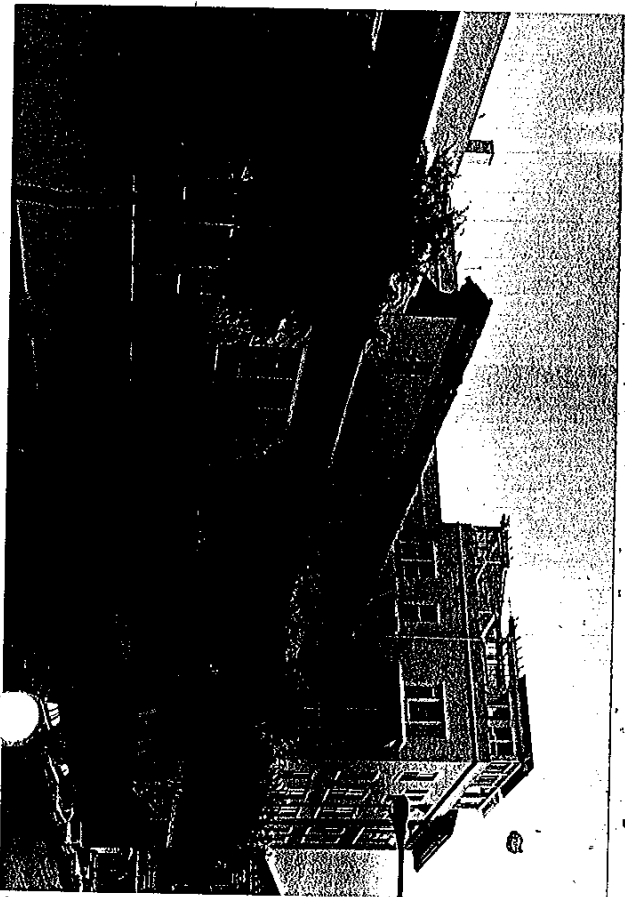
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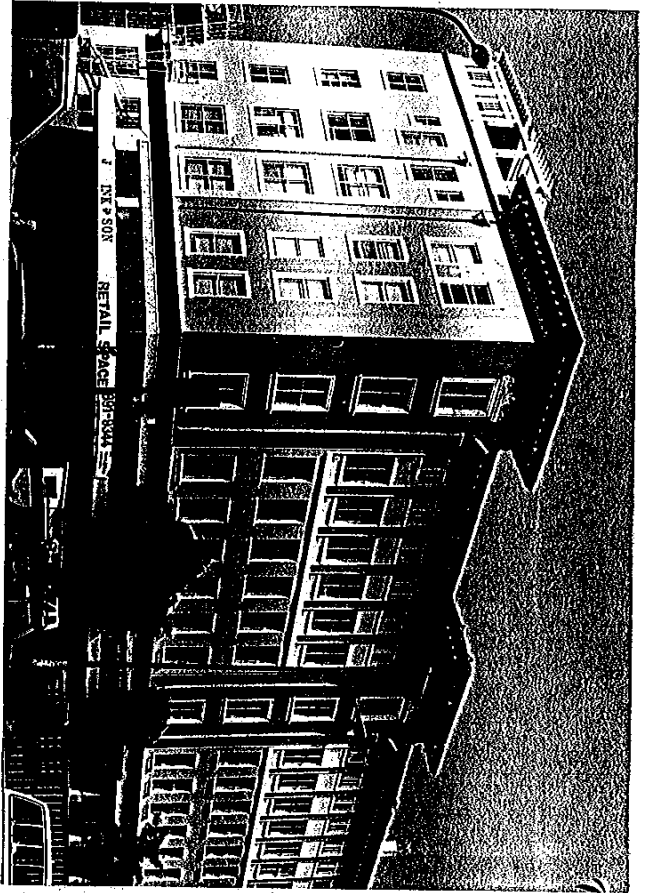


Allston from Harold Way, 1957 building at R
view north along Harold Way

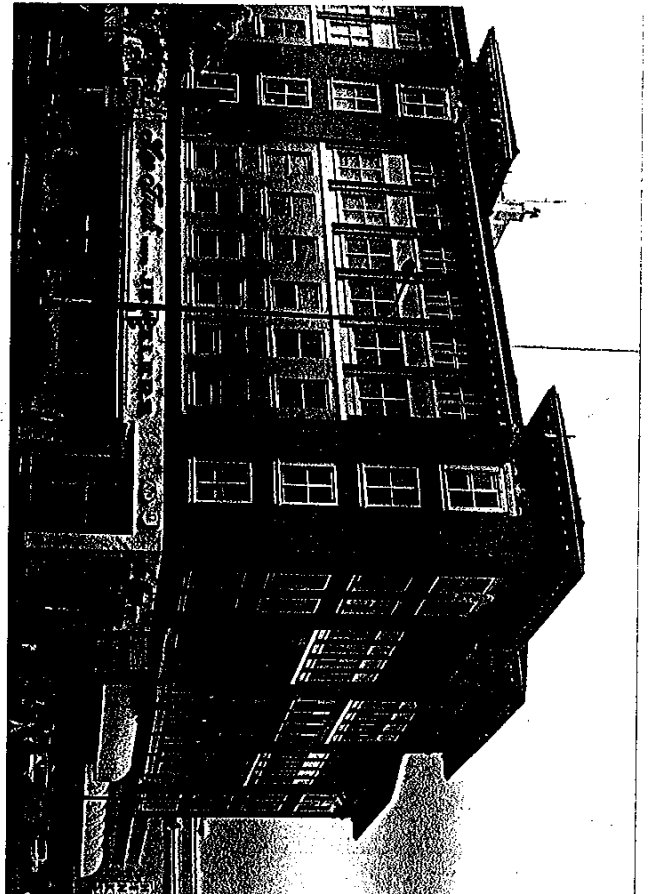
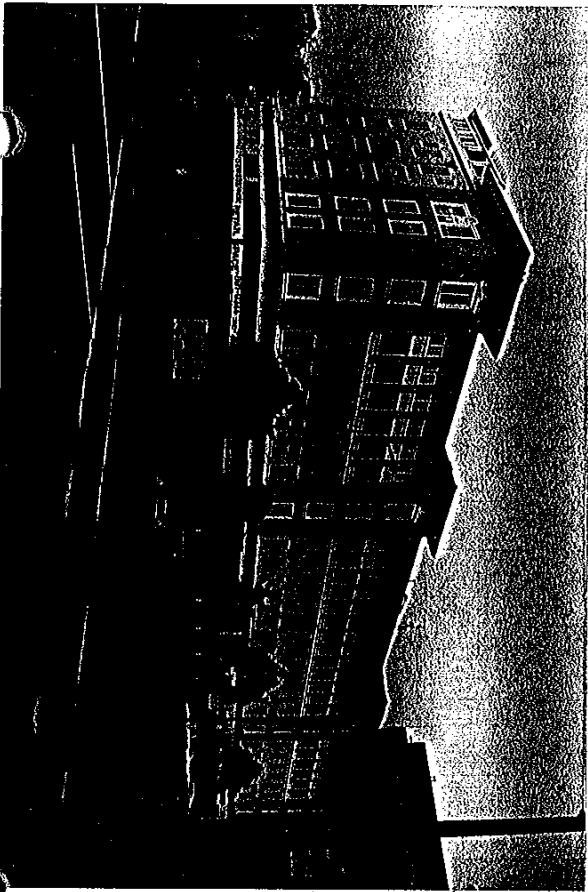


parapet detail, 1927 building on Harold Way
Kittredge from Harold Way, 1927 and 1913 blgs.

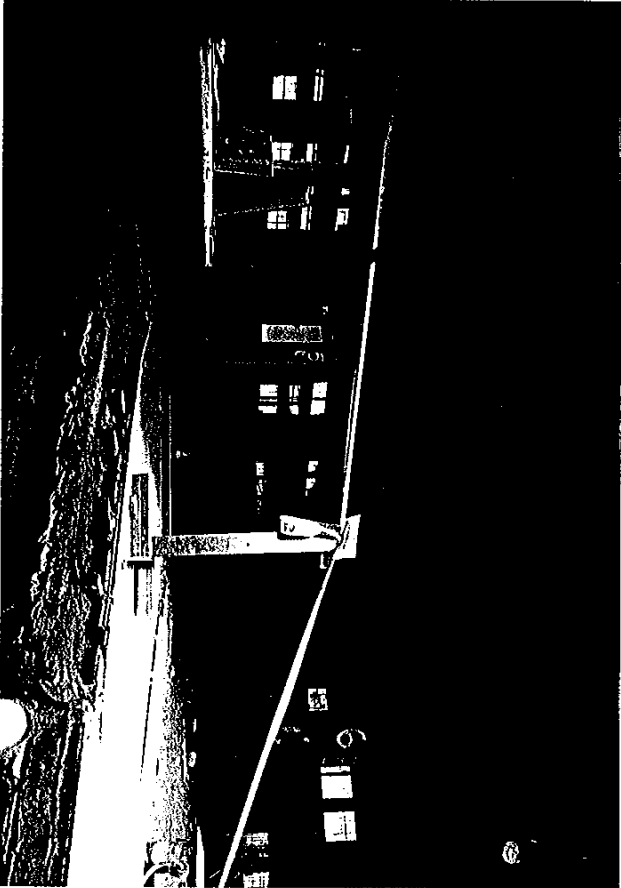




Shattuck Avenue facade.



Below: interior during construction, from Kittredge Street entrance.





L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

REFERRAL
JUNE 2, 2022

742 Grayson Street

Demolition Referral: Use Permit #ZP2021-0161 to demolish a complex of four industrial buildings originally constructed circa 1937, and an office building constructed in 1950.

I. Application Basics

A. Parties Involved:

- Project Applicant: Rob Zirkle
405 14th Street, Suite 500
Oakland, CA
- Evaluator: Page & Turnbull
170 Maiden Lane
San Francisco, CA
- Property Owner: 742 Grayson Owner, LLC., c/o Redco Development
1 Montgomery Street
San Francisco, CA

B. Staff Recommendation: Consider the extent to which this property exhibits historical significance and then take no action to initiate further consideration. .

II. Background

On September 1, 2021, the applicant submitted a Use Permit application to demolish the buildings at 742 Grayson Street, located in West Berkeley, near Aquatic Park. The Use Permit proposes to construct a four-story, commercial building with approximately 213,000 square-feet for research and development and manufacturing uses, and a seven-level 325-space parking garage.

The Use Permit application is under review by the Zoning Officer, who will recommend a determination for environmental review compliance pursuant to CEQA. At this time, the proposal is expected to reach the Design Review Committee in the coming months and to complete a hearing before the Zoning Adjustments Board later this year. More information can be found on the City's website, linked below.

<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

Pursuant to Berkeley Municipal Code (BMC) 23.326.070(C), any application for a Use Permit to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review prior to consideration of the Use Permit for demolition. Given the lack of a current, City-wide comprehensive historic resource survey, the referral requirement is understood to address the potential for the loss of unidentified significant resources.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for COB Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align with the California Register. The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may initiate a designation or take no action based on the significance criteria, and may still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

III. Historical Resource Status

The subject building does not appear on the National Register of Historic Places, California Register of Historical Resources, or the State Historic Resources Inventory.

Nearby City Landmarks and Structures of Merit include: the Durkee Famous Foods Plant at 740 Heinz Street (1916), and the Miles Cuter Laboratories at 700 Parker Street (see Figure 1). Both have been demolished. Existing nearby landmarks include the Standard Die & Specialty Company at 2701 Eighth Street (1924), and the H.J. Heinz Company at 2900 San Pablo Avenue (1927).

Figure 1: Vicinity Map showing nearby City Landmarks

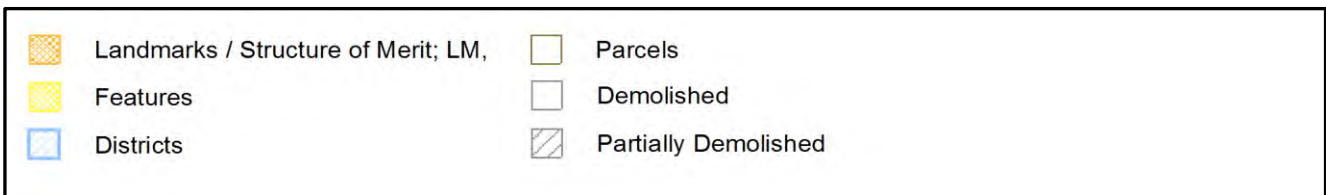
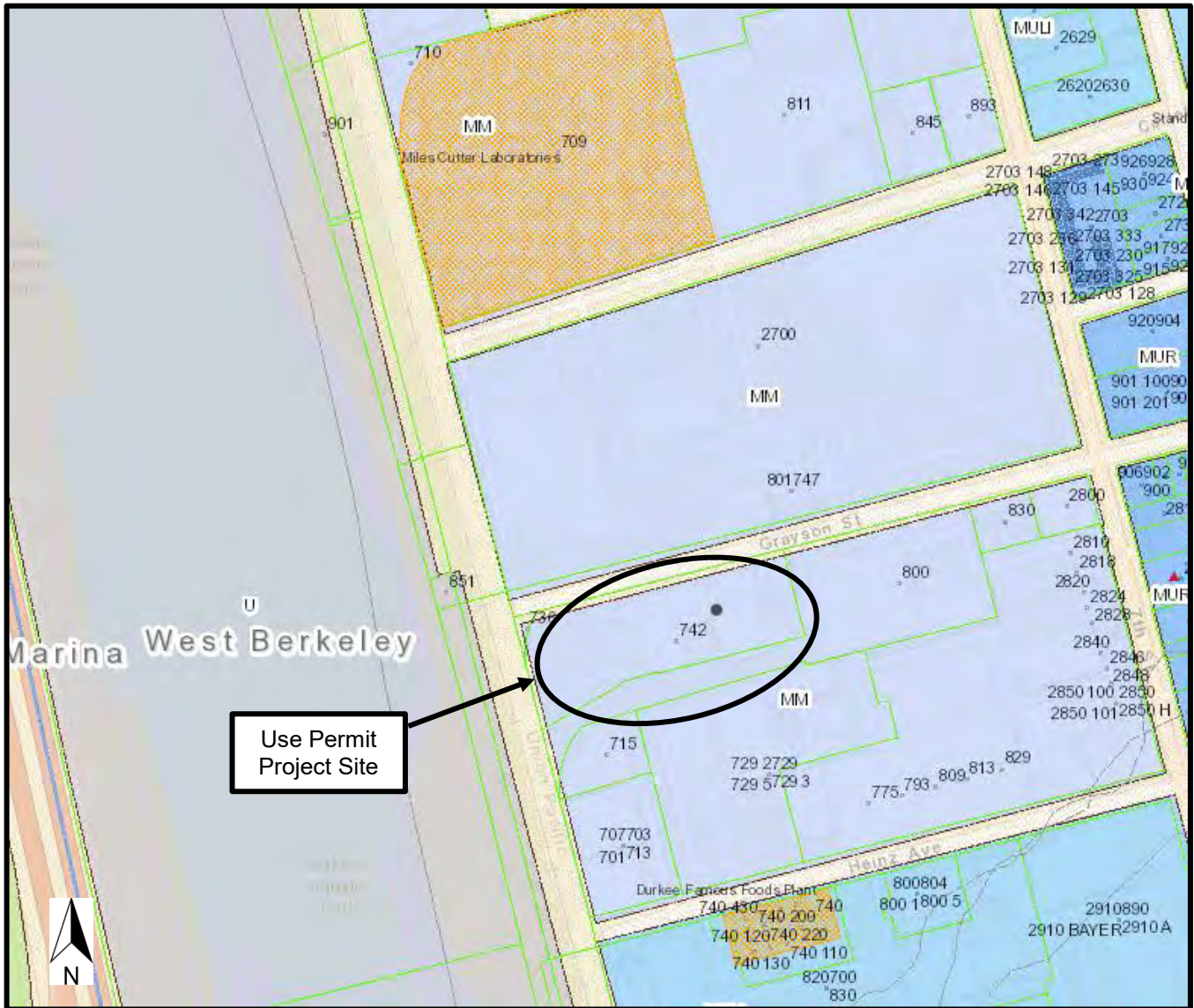


Figure 2: Subject Property – Aerial View of Buildings (Historic Resource Evaluation, 2021)



Figure 3: Subject Property – Office Building, North Elevation (Historic Resource Evaluation, 2021)



Figure 4: Subject Property – East Warehouse, North Elevation (Historic Resource Evaluation, 2021)



Figure 5: Subject Property – Central Warehouse and Factory Building, North Elevation (Historic Resource Evaluation, 2021)



Figure 6: Subject Property – Factory Building and West Warehouse, West Elevation (Historic Resource Evaluation, 2021)



IV. Property Description

The historic resource evaluation (HRE) for the subject property was completed by Page and Turnbull in June 2021; please see Attachment 1 of this report. The following description derives from the information contained in the HRE as well as the City's land use archives and building permit records.

Parcel Description: The subject parcel is on the south side of Grayson Street, between the Southern Pacific right of way (west), and Seventh Street (east). The lot is 107,116 square-feet in area. There is a two-story office building and a one- to three-story warehouse and factory complex on the eastern portion of the lot. The west portion of the lot is undeveloped. There is a paved vehicle parking and loading area east and south of the office building.

Building Descriptions:

Office Building. The office building is located at the northeast corner of the parcel, and is rectangular and clad in stucco. The building includes International Style components such as an asymmetrical massing and façade, wide horizontal bands of windows with protruding rectilinear framing, smooth, flat, stucco-clad surfaces, and a long brick planter. There is a single metal pedestrian door at the primary, north façade. A flat awning covers the entrance, and is supported by square metal post. There are eight rectangular, three-part, metal-frame windows within a slightly protruding stucco-clade frame, along the one-story portion of the north façade. A low brick planter starts left of the entrance, and wraps around the building to the east façade, ending where the windows end on the east side.

Warehouse and Factory Complex. The warehouse and factory complex consists of four interconnected buildings that form a u-shape, with the opening of the u facing southeast.

The east warehouse is rectangular and one-story, with a shallow-pitched gable roof. The north elevation includes industrial steel sash windows and wood-frame windows, and a roll-up metal door.

The central warehouse is rectangular and two stories, with a shallow-pitched gable roof. There are two rows of industrial steel sash windows.

The three-story irregular shaped factory building is at the northwest corner of the complex, and features a central, rectangular tower. Wood staircases and wood railings on the north façade lead to two pedestrian entrances with unglazed metal doors. West of the doors, there are six square panels that are likely boarded or painted over windows. There is a similar row of boarded or painted over windows on the west facade. On the west façade, there is a faded painted sign on the tower that reads “Wesco” and shows a paint roller.

The west warehouse is rectangular and two stories, with a flat roof. There are two rows of industrial steel sash windows along the west façade.

The exteriors of the buildings include corrugated sheet metal, with some concrete and wood siding.

Early Site History & Parcel Development: The property was part of a larger 24-acre parcel owned by E. M. Hall in 1878. In 1903, the west portion of the property was occupied by the distillery and warehouse of the Golden West Company. A 1911 Sanborn map shows an addition joining the former distillery and warehouse, and it is noted that the site had been occupied by Stauffer Chemical Works. Stauffer Chemical Company sold the property to West Coast Kalsomine in 1912.

West Coast Kalsomine constructed a one-story office and store room in 1912. Russell S. Penniman was president of the company in the early years, and an important figure in industrial chemistry and dynamite production. The company was referred to as “Wesco” as early as 1912, but most materials before the 1940s state the name as West Coast Kalsomine. The company made white and tined powders that were mixed with water before application to create paint.

A photograph from 1931 shows that sheds lined the rail spur at the southwest corner of the parcel, there was a two-story warehouse centered at the north boundary, and a long narrow building at the east boundary. The extant factory complex was completed in 1938. A 1946 aerial photograph shows the current warehouse and factory complex, along with a large building west of the warehouse and factory complex, labeled the “Crude Material Building” in Sanborn maps, and the warehouse at the southwest corner

of the property from 1903.

The extant, International Style office building was built in 1950. The engineer was J.B. Tulloch, and the builder was J.F. Tulloch.

The 1950 Sanborn Map labels the property as Weso Waterpaints Inc. The Wesco plant ceased operation in 1958, and the property was sold to the Pittsburgh Plate Glass Company. The Pittsburgh Plate Glass Company used the site for adhesives manufacturing and distribution. The Crude Material Building was removed around 1962.

In 1971 the National Starch & Chemical Corporation purchased the property, and used it and the adjacent property (800 Grayson Street) for water based and solid adhesive compounding and distribution. They also produced starches, flavorings, and seasonings for food processing companies. Buildings at the southwest portion of the property were demolished between 1980 and 1993.

In 2008, Henkel Corporation acquired the adhesives and electronic materials operations of National Starch, and in 2017 Henkel sold the property to the current owner.

The ownership and occupancy history of the subject building are available in detail in the HRE, Attachment 1.

V. Evaluation of Significance Criteria

Historic Context¹: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that the period of significance for the property would have begun with the construction of the subject structures around 1937 and continued until no longer than 40 years prior to this evaluation, or 1982. The minimum 40-year threshold for historical maturity is derived from the demolition referral provisions of BMC Section 23.326.070. Owing to the subject building's design, continued use as an industrial structure, and its location in the West Berkeley industrial neighborhood, it is associated with the historical theme of industrial development.

Significance Criteria: The subject property is evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources (CR), and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing buildings are more than 50 years old and, therefore, may be considered eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. Because it is more than 40 years old, BMC Section 23C.08.050 requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

The evaluation concentrates on possible associations with events (CR-1, BMC Sections 3.24.110(A)(2) and (B)(2)), persons (CR-2, BMC Section 3.24.110(A)(4)), architectural design (CR-3, BMC Sections 3.24.110(A)(1)(a-c) and (B)(2)(a and c)), and

¹ National Register Bulletin #15, Item V: How to Evaluate a Property within its Historic Context (2002); National Register Bulletin #16A. Section III: How to Complete the National Register Registration – Period of Significance (1997).

information/education (CR-4, BMC Section 3.24.110(A)(3)). The results of the consultant's and staff's evaluations are discussed below.

Events – CR Criterion 1/BMC Criterion *Historical Value*

The longest-term owner of the property, West Coast Kalsomine Company/Wesco Paints constructed the circa 1937-1950 buildings present on the site. West Coast Kalsomine Company established its plant at the site in 1912, continuing an existing pattern of development and use established by earlier area businesses. West Coast Kalsomine Company, Pittsburgh Plate Glass Company, and National Starch & Chemical Corporation do not appear to have made significant contributions in the history of manufacturing industries. For this reason, the property does not exhibit historical significance under the local or state criteria.

Persons – CR Criterion 2/BMC Criterion *Cultural Value*

The property is associated with the chemist Russell S. Penniman, who died two years after the Grayson Street plan was established. Although Penniman made contributions to industrial chemistry and dynamite production, his career is not closely connected to his time with West Coast Kalsomine Company, nor to the extant buildings. Similar to the findings and conclusions for the previous significance criterion, this property is not associated with a historically significance person.

Design – CR Criterion 3/BMC Criteria *Architectural Merit*

The office building has International Style elements, and the warehouse and factory complex is utilitarian in its design. These structures do not strongly represent an architectural style or movement, in spite of the notable features of the office building. They do not appear to be the work of master designers or builders. Today, the buildings could not be considered outstanding or distinctive examples of their respective styles and, therefore, the buildings are not significant for their design.

Information – CR Criterion 4/BMC Criterion *Educational Force*

There have been no recent CA Historical Resource Information System investigations for the subject parcel or its environs, but previous research concluded that it was not likely to yield archeological information or other sub-surface resources related to pre-history or pre-colonial and tribal cultural resources.

LPO/BMC Criteria for *Structure of Merit*

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the extant complex does not appear to be worthy of preservation as part of a neighborhood, a block, or a street frontage, or a group of buildings which include City Landmarks because:

- The subject buildings are not contemporaries of any nearby City Landmark structure, nor are they compatible in size, scale, or design.
- These buildings are not good examples of architectural design when considered individually or in relation to others.
- The buildings possess no historically significant connections to the neighborhood, block, frontage, or a group of resources.

VI. Recommendation

Staff recommends that the Commission consider the extent to which the buildings meet (or do not meet) the criteria for designation as a City Landmark or Structure of Merit, and then **Take No Action** to initiate this property.

Attachments:

1. Historic Resource Evaluation for 742 Grayson Street; prepared by Page & Turnbull, dated June 2021

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433

PAGE & TURNBULL



742 GRAYSON STREET, BERKELEY HISTORIC RESOURCE EVALUATION

BERKELEY, CALIFORNIA
[20201]

PREPARED FOR REDCO DEVELOPMENT
June 30, 2021



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Historic Resource Evaluation
[20201]

742 Grayson Street
Berkeley, California

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared for 742 Grayson Street at the request of REDCO Investments in anticipation of future projects at the site. The property includes a warehouse and factory complex constructed for use as a paint factory by the West Coast Kalsomine Company in about 1937, and an office building completed for the same company in 1950. 742 Grayson Street is not currently listed in the National Register of Historic Places, in the California Register of Historical Resources, or as a City of Berkeley Landmark or Structure of Merit. The property is located on the south side of Grayson Street, to the immediate east of the Southern Pacific Railroad right-of-way and adjacent to Berkeley Aquatic Park.



Figure 1. Location of 742 Grayson Street, Berkeley. Subject parcel outlined in red.
Source: Google Earth, 2020, edited by Page & Turnbull.



Figure 2. Excerpt from assessor's parcel map of 742 Grayson Street, Berkeley. Subject property shaded red.
Source: Alameda County Assessor.

Methodology

This Historic Resource Evaluation report examines the current historic status of the property and provides an architectural description, historic context, and site history. The report includes an evaluation of the property's eligibility for individual listing in the National Register of Historic Places and the California Register of Historical Resources. Page & Turnbull prepared this report using research collected at various local repositories, including the UC Berkeley Libraries, including the City of Berkeley Permit Service Center; the Alameda County offices of the Assessor and Clerk-Recorder; the Berkeley Architectural Heritage Association; and Berkeley Public Library. Page & Turnbull also conducted research using online repositories such as Digital Sanborn Maps, the David Rumsey Map Collection, UC Santa Barbara Library Aerial Photographs FrameFinder, Newspapers.com, the Online Archive of California, Calisphere, and the Internet Archive.

Page & Turnbull conducted a site visit on August 17, 2020 to document existing conditions at the site. All photographs in this report were taken by Page & Turnbull on August 17, 2020 unless otherwise noted.

Summary of Findings

The existing buildings at 742 Grayson Street were built by the West Coast Kalsomine Company between 1937 and 1950 to replace earlier paint factory buildings constructed by the company at the

site. In 1959 the Pittsburgh Plate Glass Company acquired the site for use as a resins and coatings manufacturing and distribution center. In 1971, the National Starch & Chemical Corporation (later Henkel Corporation) purchased the property for use in manufacturing and distribution of adhesives and other starch products.

Extant buildings consist of a warehouse and factory complex completed in a utilitarian industrial style beginning in 1937, and an office building, completed in 1950 in a restrained application of the International Style.

Page & Turnbull evaluated the property for significance according to the significance criteria of the California Register and National Register, and found that it does not appear to be eligible under any criteria.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to 742 Grayson Street.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historical resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

742 Grayson Street is not currently listed on the National Register.

California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

742 Grayson Street is not currently listed on the California Register.

California Historic Resources Information System (CHRIS)

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (CHRSC) of "1" to "7" to establish their historical significance in relation to the National Register, California Register, and local listing. Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or California Register, or needs reevaluation.

742 Grayson Street is not listed in the Office of Historic Preservation (OHP) Directory of Properties in the Historic Property Data File for Alameda County, most recently updated March 15, 2011.

City of Berkeley Landmarks and Structures of Merit

The City of Berkeley maintains a list of properties designated as local Landmarks and Structures of Merit under Chapter 3.24 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of criteria that must be met in order for a property to gain Landmark or Structure of Merit designation. Properties may be landmarked if they meet standards of architectural, cultural, educational, or historical significance, or if they are already listed in the National Register. A property may be designated as a Structure of Merit if it does not rise to the level of Landmark status, but has contextual importance and is worthy of preservation as part of a neighborhood, block or street frontage, or group of buildings that includes Landmark properties.¹ The City of Berkeley's list of designated Landmarks and Structures of Merit meets the requirements of a local register of historical resources under CEQA.

742 Grayson Street is not currently designated as City of Berkeley Landmark or Structure of Merit.

¹ City of Berkeley Municipal Code Landmarks Preservation Ordinance, 3.24.110 Landmarks, historic districts and structures of merit--Designation--Criteria for consideration. Accessed online, April 15, 2020, <http://www.codepublishing.com/CA/Berkeley/html/Berkeley03/Berkeley0324/Berkeley0324110.html>.

III. PROPERTY DESCRIPTION

The industrial property at 742 Grayson Street consists of two main elements: a one- and two-story office and one- to three-story warehouse and factory complex with a rectangular tower on the south side of Grayson Street between Seventh Street and the Southern Pacific Railroad alignment to the west (**Figure 3**). The buildings are set slightly off the cardinal directions to the west; however, for the purposes of this evaluation, the primary façade, facing slightly northwest toward Grayson Street, is described as the north façade.



Figure 3. Buildings at 742 Grayson Street. Warehouse space indicated by yellow shading, factory space indicated by blue shading, office space indicated by green shading.. Base map Google Earth 2020, edited by Page & Turnbull.

Office Building

The office building is a one- and two-story stucco clad, rectangular building set at the northeast corner of the project parcel. Built in 1950, the building is of a relatively simple utilitarian commercial design with International Style references such as its protruding rectilinear window framing, low horizontal massing, and long brick planter.

OFFICE BUILDING EXTERIOR

North Façade

The primary, north façade of the office building at 742 Grayson Street is one story in height at its left (east) side with a narrow second story over a recessed portion at the right (west) side above the primary entrance (**Figure 4**). The primary entrance consists of a single metal pedestrian door framed by wide metal-frame sidelites and transoms. The exterior wall to the right (west) of the entrance is clad with a painted corrugated metal panel. A flat awning, extending from the head of the adjacent window to shade the entrance, is supported by a single, square metal post. Four concrete steps access the entrance. The north façade of the second story, over the recessed entrance, is clad with stucco and has no openings or other features. To the left (east) of the entrance, the one-story portion of the office building's north façade features a bank of eight rectangular, tripartite metal-frame windows set within a slightly protruding stucco-clad frame. Alternating windows have an operable lower hopper sash and awning upper sash. A low brick planter runs the length of the north façade to the east of the entrance, wrapping around to the east façade.



Figure 4. North facade of office building, view southwest.

East Façade

The east façade is one story in height across its full length, and features a bank of 14 rectangular, tripartite metal-frame windows set within a slightly protruding stucco-clad frame (**Figure 5**). Some windows have an operable lower hopper sash and awning upper sash. A low brick planter runs the length of the east façade.

The east façade of the deeply set back second-story portion of the building includes, from left (south) to right (north), a set of three typical tripartite windows at its south side, a pedestrian entrance with an unglazed metal door, and a set of nine typical tripartite windows at its north side.



Figure 5. East Façade of office building, view northwest.

South Façade

The south façade of the office building includes a two-story portion at its left (west) side, which is a featureless stucco-clad plane aside from modern safety lighting and utility connections (**Figure 6**). The one-story portion of the façade is set back from the two-story portion and includes, from left (west) to right (east), a pedestrian entrance secured by a metal gate; a set of two tripartite, typical windows; a secondary, unglazed pedestrian entrance with a shallow rectangular awning; and a bank of five typical tripartite windows. One narrow, tripartite, rectangular window is located in the east façade of the protruding western portion of the building, at right angles to the gated entrance.



Figure 6. Office building, south and east facades, view northwest.

West Façade

The west façade of the office building is set close to the east façade of the warehouse and factory complex (**Figure 7**). A secondary entrance located near the north end of the west façade is accessed by three concrete steps with a metal railing, and has a wood pedestrian door with a rectangular metal window and a shallow rectangular awning. Openings at the first story to the south of this entrance include, from left (north) to right (south), a set of two tripartite rectangular windows, a wood pedestrian door with a rectangular metal-frame window and shallow flat awning, and two narrow tripartite rectangular windows with opaque glass.



Figure 7. Office building, west facade, view north.

OFFICE BUILDING INTERIOR

The interior of the office building consists of a large first-floor space and a smaller second-floor space. Nearly all first-floor interior partitions and finishes were removed prior to the site visit. The one-story, eastern portion of the office building is currently one large room with an exposed concrete slab floor, square wood posts, exposed wood joists, and wood wall framing partially covered by sheetrock panels (**Figure 8**). A brick fireplace with a metal surround and brick chimney remains at the east side of the north interior wall. A concrete walk-in safe is located along the southern portion of the west wall (**Figure 9**). Two bathrooms are located at the southwest corner of the first story.

The rear exit, located in the west part of the south interior wall, consists of a single wood pedestrian door with a small rectangular window, surrounded by corrugated glass sidelites and tripartite transom (**Figure 10**). This door accesses a vestibule between the interior and exterior exit doors. Additional pedestrian exits are located on the south and west sides of the first floor, and on the east side of the second floor (providing roof access).

A wood staircase with wood railing at the northwest corner of the building accesses the second floor. The second floor is divided into two main spaces, one at the north side of the second floor and one at the south, on either side of a wood-framed utility shaft that appears to correspond to the location of the first-floor safe (**Figure 12 through Figure 14**). A second wood staircase with wood railing accesses the second floor between the southern "room" and utility shaft, and the first floor between the bathrooms and the safe, near the southwest corner of the building.



Figure 8. Office building, first floor interior, view northeast.



Figure 9. Office building, first floor interior, view southwest. Concrete safe in center background.



Figure 10. Office building rear entrance and vestibule, view south.



Figure 11. Staircase at northwest corner of office building, first floor, view west.



Figure 12. North space of office building second floor, view northeast.



Figure 13. South space of office building second floor, view south.



Figure 14. Second floor utility shaft, office building, view west.

Warehouse and Factory Complex

The warehouse and factory complex at 742 Grayson Street is a U-shaped group of four interconnected buildings with different footprints and rooflines. The rectangular east warehouse building is one story with a shallow-pitched gable roof with gable ends facing north and south. It has the largest footprint of the three buildings comprising the complex. An east-west row of five skylights at the mid-point of the building illuminates the interior. The rectangular central warehouse building is two stories, and has a shallow-pitched gable roof with gable ends facing north and south. Its north façade is on the same plane as the adjoining warehouse buildings, but its south façade is set back from the adjacent buildings creating the “U” shape of the complex. The factory building is located at the northwest corner of the complex, and is an irregularly shaped two- and three-story building with a central, rectangular tower. The west warehouse building is a rectangular, high-bay building with a flat roof, which extends from the south façade of the factory building. Typical exterior cladding on the warehouse and factory buildings is painted corrugated sheet metal, with some portions in concrete and wood siding. As the buildings are interconnected at their adjacent facades, the facades of all three are discussed below as a complex.

WAREHOUSE AND FACTORY COMPLEX EXTERIOR

North Façade

The north façade of the warehouse and factory complex overlooks Grayson Street, and consists of one-, two-, and three-story portions. At the left (east) side of the building, the north façade of the east warehouse building is one-story in height and clad with corrugated sheet metal (**Figure 15**). Openings in the lower portion of the north façade of the east warehouse building include, from left (east) to right (west): a set of three five-by-five lite industrial steel sash windows with operable three-by-two central sections; a set of four undivided square, obscured glass wood-frame windows set in a two-by-two square; and a utility entrance with a roll-up metal door. Above these, a row of 11 four-by-four and six-by-four lite industrial steel sash windows set near the roofline spans most of width of the façade, with one three-by-four lite window of the same type at the west end of the row adjacent to the juncture between the east and central warehouse buildings.

The north façade of the central warehouse building has two rows of 10 four-by-four and six-by-four industrial steel sash windows (**Figure 16**). The lower row is aligned with the row of similar windows in the adjacent east warehouse building.

The north façade of the factory building has a stepped appearance, matching the two-story height of the adjacent warehouse at the juncture between the two buildings, then stepping up to an approximately three-story height, and stepping down again slightly (**Figure 17**). The façade is clad in painted concrete and corrugated metal. Two pedestrian entrances with unglazed metal doors, set within the west half of the façade, are accessed by wood staircases with wood railings. To the west

and higher than the doors, a row of six square panels appears to be the location of windows that have been boarded or painted over.



Figure 15. Warehouse and factory complex, east warehouse building, north façade. View south. Image source: Google, February 2020. Unobstructed photograph could not be obtained at time of site visit due to parked vehicles.



Figure 16. Warehouse and factory complex, central warehouse building, north facade. View southeast.



Figure 17. Warehouse and factory complex, factory building, north facade. View south.

East Façade

The east façade of the warehouse and factory complex overlooks the office building and a vehicle loading area. Its main pedestrian entrance is located at the north side of the east façade, accessed by concrete steps and shaded by a flat, curved awning. A slightly protruding bay with large, rectangular, fixed, undivided-lite metal frame windows sits to the north of the entrance (**Figure 18**). Openings to the left (south) of this entrance include a set of three fixed rectangular windows, a three-by-three lite industrial window, an unglazed pedestrian entrance, and two utility entrances with roll-up metal doors. The utility doors and unglazed pedestrian entrance open to a raised concrete loading platform with a wood and painted sheet metal railing that runs the length of the east and south facades of the east warehouse building (**Figure 19**). The concrete loading platform is shaded by a flat wood and metal awning that wraps around to the south façade. Six sets of -by-12-lite industrial steel sash windows are set at the left (south) side of the façade, above the awning.



Figure 18. Warehouse and factory complex, north portion of east facade (at right of photograph), view southeast.



Figure 19. Warehouse and factory complex east facade, southern portion. View southwest.

South Façade

The south façade of the warehouse and factory complex overlooks a railway spur to the south of the subject property, and an open loading area that is at the same elevation as the loading platform at the east and south facades of the east warehouse building. The south façade of the east warehouse building features the continuation of the awning and loading platform from the east façade (**Figure 20**). One utility entrance with a roll-up metal door is centered on the façade at the level of the loading dock. Fifteen sets of four-by-four and six-by-four lite industrial steel sash windows are set above the awning, spanning the width of the façade. The facades facing the interior of the warehouse and factory complex's "U" shape include the west-facing façade of the east warehouse building. The west-facing façade of the east warehouse building is of corrugated sheet metal and concrete, and features a row of four four-by-four and six-by-four lite industrial steel sash windows set near the roofline in the left (north) half of the facade, and one utility entrance with a roll-up metal door (**Figure 21**).

Only a small portion of the three-story, concrete south façade of the factory building is exposed, aligned along the same plane as the south façade of the adjoining central warehouse. A narrow rectangular concrete tower is set back from the factory building's south façade (**Figure 22**). To the right (east) of the factory building, the two-story concrete and corrugated sheet metal façade of the central warehouse includes, at its first story, one unglazed metal pedestrian entrance and one utility entrance with a roll-up metal door. The first and second stories each have a row of seven four-by-four and six-by-four lite industrial steel sash windows.

The two-story east façade of the west warehouse building faces the interior of the warehouse and factory complex's "U" shape. It is clad with painted horizontal wood siding and has no openings (**Figure 23**).

The two-story south façade of the west warehouse building is clad in painted corrugated sheet metal and plywood sheets. At the first story, the façade features, from left (west) to right (east), a utility entrance with a roll-up metal door, and a pedestrian entrance with an unglazed metal door. A row of five three-by-two lite industrial steel sash windows is set near the roofline of the façade.



Figure 20. East warehouse building, south facade, view east.



Figure 21. East warehouse building, west rear facade overlooking center of "U." View northeast.



Figure 22. Central warehouse building, south facade, view north.



Figure 23. West warehouse building, south façade and east rear facade overlooking center of "U." View northwest.

West Façade

The west façade of the warehouse and factory complex overlooks an open area within the project parcel, and the Southern Pacific Railroad right-of-way outside the parcel to the west. The façade is clad with painted corrugated sheet metal, and features two entrances, both in the north portion, corresponding to the factory building – a pedestrian entrance with an unglazed metal door, accessed via a wood staircase with wood railing, and a utility entrance with a roll-up metal door to the right (south) of the pedestrian entrance. The utility entrance is elevated above the site grade, but does not open to a loading dock structure. Windows set high within the west façade of the factory building include three six-by-three lite industrial steel sash windows with operable awning sections at the center of each, set high on the façade. Below these, a row of 13 square panels appears to be the location of windows that have been boarded or painted over. The west façade of the west warehouse building includes two rows of ten industrial steel sash windows. The upper row includes three- and four-by-two lite windows, and the lower row includes three- and four-by-three lite windows. The tower is set back from the roofline of the west façade of the factory building and is prominently visible. The west façade of the tower bears a faded, painted sign with the word “Wesco” and a paint roller, advertising the building’s original owner and occupant, the West Coast Kalsomine Company.



Figure 24. West facade of warehouse and factory complex. View northeast.

Warehouse and Factory Complex Interior

At its interior, the four parts of the warehouse and factory complex are internally connected by large openings at the first floor and, where present, the second floor.

The one-story east portion of the warehouse and factory complex is an open volume with a low-pitched truss roof supported by rectangular wood posts set in piers in the concrete slab floor (**Figure 25 through Figure 28**). Two utility doors infilled with concrete blocks are located along the west wall shared with the central portion of the warehouse and factory complex. An enclosed electrical utility room is located at the northeast corner of the main space. Additional rooms are partitioned along the east wall of the warehouse, including, from north to south, an office with electronic network equipment, an entry foyer with a deep closet, a break room with a sink, a bathroom, and a wood-paneled, broadly glazed supervisory office.



Figure 25. East warehouse building, interior of main space, view southwest.



Figure 26. East warehouse building, interior of main space, view northeast.



Figure 27. East warehouse building, interior of main space, view east toward enclosures: utility room, foyer, restroom, and office.



Figure 28. Entry foyer of east warehouse buildings, view northeast.

The first floor of the central portion of the warehouse is a predominantly open volume supported by painted steel I-beams, with an enclosed freight elevator shaft and stairwell to the west of center in the building (**Figure 29 and Figure 30**). A partially glazed enclosure is near the west side of the north wall. The second floor of the central portion of the warehouse interior is a predominantly open volume with an enclosed freight elevator shaft, stairwell, and laboratory space near the west side (**Figure 31**).

The west portion of the factory interior is a narrow, rectangular, high-bay volume with painted steel and concrete equipment platforms at varying heights (**Figure 32 and Figure 33**). To the south of the factory building, the west warehouse building is a storage area with built-in metal and wood shelves along the east and west walls (**Figure 34**).



Figure 29. Central warehouse building, first floor, view northwest across main space.

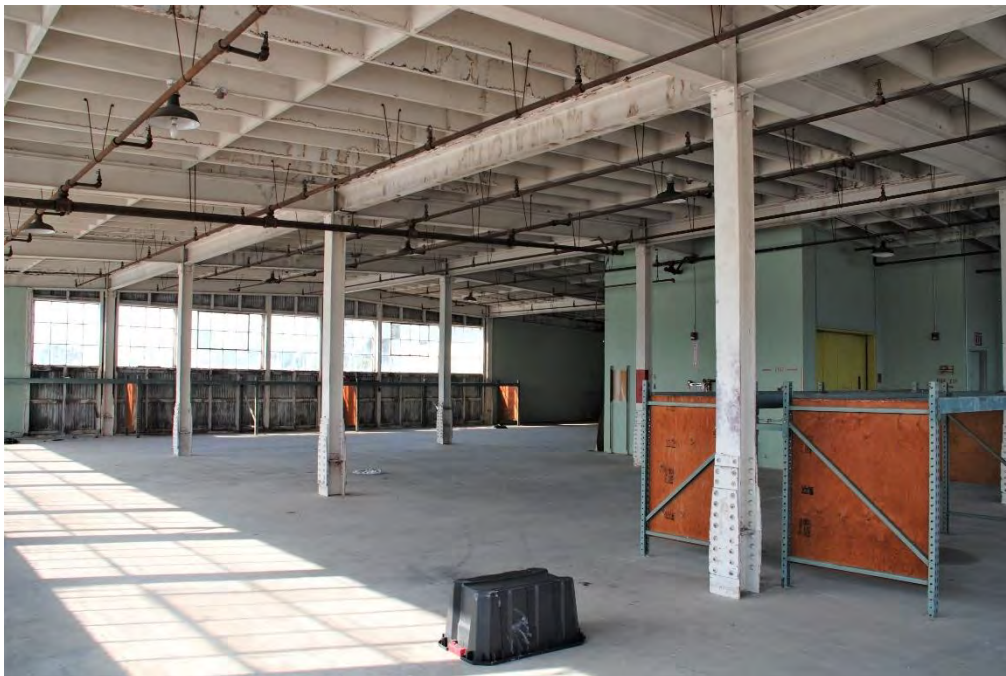


Figure 30. Central warehouse building, second floor, view southwest across main space.



Figure 31. Central warehouse building, second floor laboratory, view southwest.



Figure 32. Factory building, view southeast from stair platform toward storage area.



Figure 33. Factory building, view northwest from elevated platform.



Figure 34. West warehouse building, view southeast across rear warehouse portion.

Site Features

The office, warehouse, and factory buildings occupy the eastern portion of the subject parcel. A paved vehicle parking and loading area is located to the east and south of the office building. A currently undeveloped area with gravel, pavement, and low vegetation extends from the west façade of the warehouse and factory complex to the western extent of the parcel. Wire security fencing surrounds the areas of the parcel where buildings do not extend to its boundaries.

Surrounding Area

The area surrounding the subject parcel is industrial in character. The Southern Pacific Railroad right-of-way borders the west side of the property. Across this right-of-way, the Berkeley Aquatic Park and I-80 freeway overlook San Francisco Bay. The Bayer industrial complex is located to the north of the subject property across Grayson Street. The multi-building complex includes one brick warehouse building that has been at the site since before 1931, though otherwise consists predominantly of modern two- to five-story buildings (**Figure 35**).² To the east of the subject property, the warehouse of the Henkel Corporation is an otherwise unadorned rectangular building with a glass and brick entryway featuring a decorative multi-arched roof (**Figure 36**). A loading dock at the southwest corner of the Henkel building extends across the south boundary of the subject property's loading area, adjoining to its loading dock near the southeast corner of the east warehouse building. To the south, a row of one- and two-story warehouse and utility buildings overlooks a railroad spur track.

² The extant brick buildings on the north side of Grayson Street within the Bayer property appear to remain from the Philadelphia Quartz Company silicate of soda plant built in 1917 near 5th and Grayson streets (*Oakland Tribune*, July 28, 1917)



Figure 35. ca. 1917 brick industrial building within Bayer complex on north side of Grayson Street. Source: Google Earth, 2020.



Figure 36. Henkel Corporation building, 800 Grayson Street, view southwest across primary facade and entrance.

IV. HISTORIC CONTEXT

The area that is now the city of Berkeley was originally inhabited by the Huichin sub-group of the Ohlone tribe of Native Americans, who occupied much of the Bay Area before European incursion. Archaeological discoveries in the vicinity of Strawberry Creek indicate centuries of Native American presence in what is now the area of the UC Berkeley campus.³ In 1769, Gaspar de Portola became aware of the presence of the San Francisco Bay, and European intrusion and settlement of the area followed. The Spanish brought Catholic missions and military presidios to California, devastating Indigenous populations and appropriating large land holdings for prominent Spanish leaders. In 1820, the Viceroy of New Spain granted the 48,000-acre Rancho San Antonio, encompassing much of today's Berkeley and Oakland, to Luis Maria Peralta. Peralta divided the ranch between his four sons in 1842, leaving most of what is now Berkeley to his son Jose Domingo Peralta.

Less than a decade later, discovery of gold lured a flood of migrants to the state. In 1850, the United States annexed California after acquiring the territory from Mexico by the terms of the Treaty of Guadalupe-Hidalgo. Statehood eventually brought about the demise of the ranchos, and in 1852, Francis Kittredge Shattuck, his brother-in-law George Blake, and two partners, William Hillegass and James Leonard, filed claims to a square mile of land in the central section of what is now Berkeley.⁴

In 1866, the name "Berkeley" was officially adopted by the Trustees of the College for the residential academic community that they hoped would grow up around the newly established College of California, what became today's University of California, Berkeley. At the time, the area surrounding the campus consisted primarily of undeveloped grassland and farms.

Development in the young town of Berkeley proceeded very slowly prior to the establishment of regular rail service to and from Oakland and San Francisco. In 1873, several local investors formed the Berkeley Land and Town Improvement Association to spur development. This group organized land sales, built stores and wharves, and lobbied for a direct ferry connection to San Francisco. In 1874, the Berkeley Ferry and Railroad Company initiated regular service between San Francisco and Ocean View (now West Berkeley). That year, a horse-drawn transit line began operating along Telegraph Avenue between what is now downtown Berkeley and Oakland.⁵ In 1878, the Town of Berkeley incorporated, encompassing both the bayside manufacturing settlement of Ocean View and the small, University-focused inland village of Berkeley.⁶ In its early years, Shattuck Avenue served as the main north-south transportation corridor in downtown Berkeley, and University Avenue served as the east-west horsecar route, connecting the shoreline community of Ocean View with downtown and the campus.

³ University of California, Berkeley 2020 LRDP Draft EIR, Volume 1. 4.4-48.

⁴ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

⁵ *Ibid.*

⁶ *Ibid.*

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of as many as 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development in downtown Berkeley.⁷

Commercial and civic development continued through the 1920s in downtown Berkeley, with construction of several new downtown buildings including the city's first "skyscraper" – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925. Moderne styles, exemplified by the Art Deco library at the corner of Shattuck Avenue and Kittredge Street, designed in 1930 by James W. Plachek, introduced vibrant new stylistic elements into the business district previously dominated by Classical and Mediterranean Revival styles.

During the Great Depression, Berkeley's suffering was somewhat minimized by the presence of the University, which continued to provide employment for many citizens, although working class neighborhoods in West Berkeley experienced more economic strain.

World War II brought a tremendous population boom to the entire Bay Area, and Berkeley was no exception. Wartime housing projects to accommodate military personnel were constructed in Berkeley, and facilities at the University itself were commandeered for military use. Civilian numbers also grew as people relocated to Berkeley for employment at local shipyards like the Moore Drydock on the Oakland Estuary and the Kaiser shipyards in Richmond. Transportation lines and other infrastructure in Berkeley expanded to make these workers' commutes easier.

After the war, Berkeley experienced the same out-migration as many other large cities in the country, as families moved to the suburbs to take advantage of G.I. home loans and the increased ease of commuting by automobile. This led to a shift in demographics in Berkeley, where larger working-class populations developed. G.I. benefits also resulted in soaring enrollment at the University of California, which meant that students flooded available housing around the campus. The large houses previously subdivided to accommodate war workers were well-suited to housing numerous students. The blocks surrounding the project area were, in the early 1950s, occupied by commercial, institutional, and civic organizations much like today.

⁷ *Ibid.*

In the decades following World War II, Berkeley's reputation as a liberal stronghold grew, particularly expressed by its Democratic-leaning academic community and African American and working-class populations. Civil Rights became an important topic, leading to struggles over fair housing and segregation of schools. The Vietnam War also affected the city tremendously, as it was heavily populated by young, working-class people and students who were eligible for the draft, spurring protests and demonstrations. Berkeley has remained a politically and culturally outspoken community that largely accepts and promotes progressive thinking. The University of California remains the centerpiece of the city, which is otherwise inhabited by a wide range of social, economic, and ethnic demographics.⁸

West Berkeley Industry

Since the mid-nineteenth century, west Berkeley – known in its early years as Ocean View – has been developed to support shipping and industry oriented toward water transit on San Francisco Bay and rail transit. Its earliest industries included the Pioneer Starch and Grist Mill, established in 1855 by John Everding and A.A. Rammelsburg, which took advantage of the East Bay's agricultural producers and access to the Bay, as did Z.B. Heywood's lumberyard established shortly thereafter.⁹ The Ocean View Schoolhouse was built near San Pablo Avenue and Virginia Street in 1856 to serve the small population of working and agricultural families in the young town.¹⁰ A wharf built in 1866 near Delaware and Bristol streets served shipping needs. The street grid of west Berkeley was established in 1873 by the Berkeley Land and Town Improvement Association, and construction of the Northern Railway (later Southern Pacific Railroad) line alongside the Bay in 1877 attracted business to the area in the following decades.¹¹ Spurs and sidings from the line running along Third Street served individual business properties. The towns of Berkeley and Ocean View incorporated as one in 1878, though the different characters of the areas persist to the present day. Following the 1906 earthquake and the fires that ensued in San Francisco, many manufacturing businesses relocated from San Francisco to west Berkeley. In these early decades of the twentieth century, booster organizations such as the Berkeley Manufacturer's Association and Berkeley Chamber of Commerce promoted industrial growth around the city's new municipal wharf, built in 1909, and rail lines. By 1919 there were 113 manufacturing plants in West Berkeley, 193 by 1928, and, due to the boom in manufacturing during World War II, 261 in the city by 1948.¹²

West Berkeley's early 20th-century manufacturing buildings were typically brick or concrete with large industrial steel sash windows, many with sawtooth roofs for additional light. Wartime factories

⁸ *City of Berkeley Landmark Application for the Preservation of All Souls Church, Parish Hall and Courtyard, 2220 Cedar Street, Berkeley, CA*, on file at Berkeley Architectural Heritage.

⁹ Charles Wollenberg, *Berkeley: A City in History* (Berkeley: University of California Press, 2002), n.p.

¹⁰ Berkeley Architectural Heritage Association, *Discovering West Berkeley: A Self-Guided Tour* (n.d), 2.

¹¹ Michael R. Corbett, *Historical and Architectural Evaluation: The Macaulay Foundry, 811 Carleton Street* (Berkeley: Prepared for John Allen and Ken David and the City of Berkeley Planning and Development Department, Sept 21, 2015), 28-29.

¹² Corbett, *The Macaulay Foundry*, 30.

avored corrugated metal and concrete block as construction materials, with some examples of Berkeley-specific diamond-grid windows in concrete industrial buildings.¹³ Berkeley's postwar industrial properties include concrete block buildings, prefabricated metal and concrete slab warehouses, as well as stucco-clad, wood-frame offices and showrooms.¹⁴

Significant examples of industrial architecture in the vicinity of the subject property include three City of Berkeley landmarks constructed between 1913 and 1927. Built in 1913 and designed by C.H. Miller, the Kawneer Building at 2547 8th Street is a long, one-story brick manufacturing building capped by a 20-bank sawtooth roof with clerestory windows (**Figure 37**). The Berkeley Architectural Heritage Association (BAHA) refers to the building as a "visually prominent fixture of industrial West Berkeley."¹⁵ The 1924 Standard Die & Specialty Company building at 2701 Eighth Street, constructed by the Austin Company of California, is a one- and two-story building characterized by patterned brick facades and large multi-lite industrial windows (**Figure 38**). The building has been rehabilitated for food-service use.¹⁶ The 1927 H.J. Heinz Company Factory building at 2900 San Pablo Avenue, designed by Albert Kahn, is a prominent landmark at the northwest corner of San Pablo and Ashby Avenues. It is characterized by extensive Spanish Colonial and Mediterranean style elements, unusual in its level of detail for an industrial property (**Figure 39**).¹⁷ Other important examples of West Berkeley's industrial architecture, such as the 1916 Durkee Famous Foods Plant at 740 Heinz Street and Building 12 of the Cutter Laboratories, built in 1914, have been demolished in recent years.

¹³ BAHA, *Discovering West Berkeley*, 7.

¹⁴ *Ibid.*

¹⁵ BAHA, "Berkeley Landmarks: Kawneer Manufacturing Co.," http://berkeleyheritage.com/berkeley_landmarks/kawneer.html.

¹⁶ BAHA, "Berkeley Landmarks Designated in 2005," http://berkeleyheritage.com/berkeley_landmarks/2005_landmarks.html.

¹⁷ BAHA, "Berkeley Landmarks; H.J. Heinz Co. Factory," http://berkeleyheritage.com/berkeley_landmarks/heinz.html.



Figure 37. 1913 Kawneer Building at 2547 8th Street. Source: Google Earth, 2020.



Figure 38. 1924 Standard Die & Specialty Company building, 2701 Eighth Street. Source: Google Earth, 2020.



Figure 39. 1927 H.J. Heinz Company building, 2900 San Pablo Avenue. Source: Google Earth, 2020.

WPA construction of Berkeley Aquatic Park between 1935 and 1937, including the lagoon to the immediate west of the subject property, as well as the Eastshore Highway completed in the late 1930s to provide access to the San Francisco – Oakland Bay Bridge, changed the immediate surroundings of West Berkeley’s waterfront.¹⁸ Aerial photos from between 1931 and 1965 show the industrial development of the blocks around the subject property, as well as the nearby aquatic park and Eastshore Freeway, between these years **(Figure 40 through Figure 42)**.

In the postwar years, West Berkeley’s density of industrial activity gradually declined, with other commercial services, art studios, and residences moving into the area amongst the remaining industrial operations.

¹⁸ BAHA, *Discovering West Berkeley.*, 7



Figure 40. Excerpt from 1931 aerial photograph, subject parcel shaded red. Fairchild Aerial Surveys, Flight C-1820, Frame 47. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.



Figure 41. Excerpt from 1946 aerial photograph, subject parcel shaded red. Jack Ammann Photogrammetric Engineers, Flight C-GS-CP, Frame 6-12. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.



Figure 42. Excerpt from 1965 aerial photograph, subject parcel shaded red. Cartwright Aerial Surveys, Flight CAS-65-130, Frame 15-113. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.

V. SITE HISTORY

Site Development

In 1878, prior to subdivision into individual industrial lots, the subject property was part of a larger, 24-acre parcel owned by E.M. Hall (**Figure 43**).¹⁹ By 1903, the western portion of the parcel was occupied by a distillery, boiler house, tanks, and warehouse of the Golden West Company, noted on the Sanborn Map Company sheet as a distillery of “alcohol from molasses, etc.” (**Figure 44**).²⁰ A rail spur curved around the northwest edge of the property from the north-south railway right-of-way to Grayson Street.

In 1911, the property was noted on the Sanborn Fire Insurance map as “Formerly Stauffer Chemical Works,” which had been out of operation since February of that year (**Figure 45**).²¹ The building included the same warehouse and former distillery buildings as the 1903 map, with an intermediary addition joining the two buildings, and additional tanks.

¹⁹ Thompson & West, *Official and Historical Atlas Map of Alameda County, California*, Sheet 14, 1878.. David Rumsey Historical Map Collection.

²⁰ Sanborn Map Company, *Insurance Maps of Oakland, California*, Volume 3, Sheet 310.

²¹ Sanborn Map Company, *Insurance Maps of Berkeley, California*, Volume 2, Sheet 165.



Figure 43. Excerpt from 1878 Thompson & West's *Official Atlas Map of Alameda County, California*, Sheet 14. Approximate location of subject property shaded red. Source: David Rumsey Historical Map Collection, edited by Page & Turnbull.

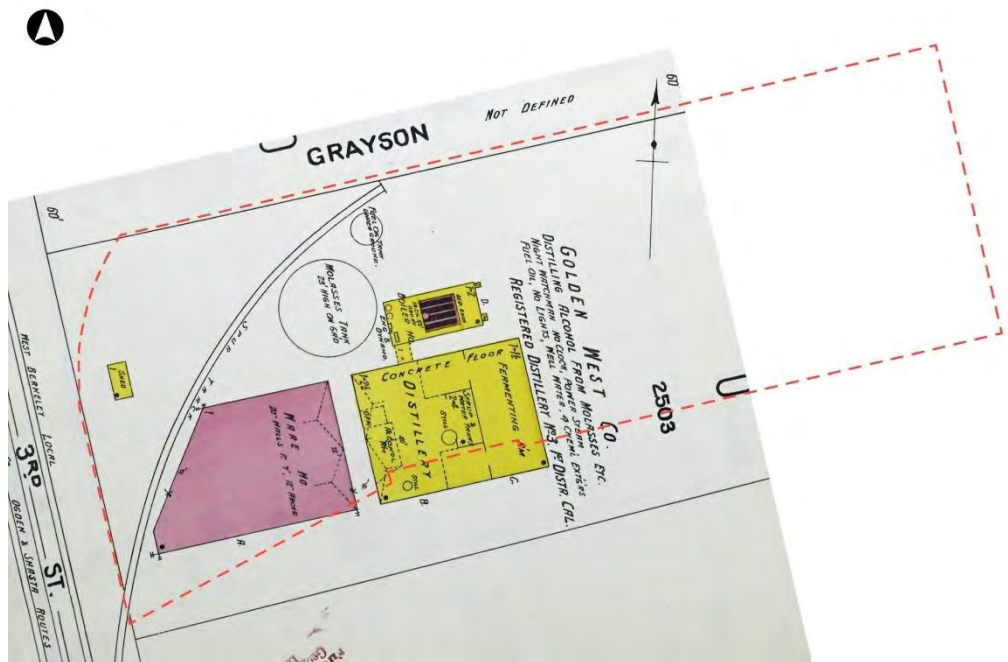


Figure 44. Excerpt from 1903 Sanborn Map Company map for Oakland, Volume 3, Sheet 310. Red dashed outline shows current parcel boundary. Source: HIG Fire Insurance Maps Online, edited by Page & Turnbull.

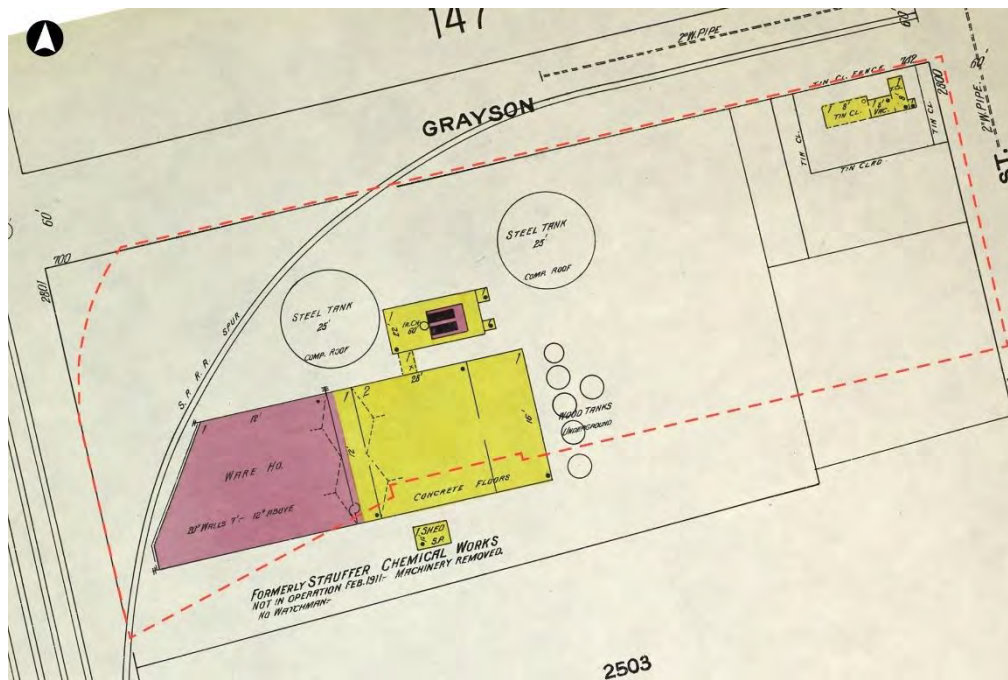


Figure 45. Excerpt from 1911 Sanborn Map Company map for Berkeley, Volume 2, Sheet 165. Red dashed outline shows current parcel boundary. Source: HIG Fire Insurance Maps Online, edited by Page & Turnbull.

The subject property was sold as part of the “Grayson Tract” to the West Coast Kalsomine company by the Stauffer Chemical Company in September 1912.²² Discussion of site development beginning with this company’s ownership of the subject property is presented in the following section.

CONSTRUCTION CHRONOLOGY

The following table provides a timeline of known construction and building alterations of the current property at 742 Grayson Street, based on the records maintained by the City of Berkeley Permit Service Center. Plumbing, electrical, gas, and mechanical permits have not been included.

Permit	Date	Owner	Builder/ Contractor	Description
5736	8/15/1916	West Coast Kalsomine	Owner	\$500 alteration to warehouse.
56993	3/17/1945	Wesco Water Paints, Inc.	Guy Tyler	\$241 alteration to [dwelling??]
57119	4/10/1945	Wesco Water Paints, Inc.	Beacut & Federighi	\$300 alteration to Group F, Type V machine shop building..

²² “Deeds Recorded September 19,” *Berkeley Daily Gazette*, September 20, 1912.

Permit	Date	Owner	Builder/ Contractor	Description
59075	4/22/1946	Wesco Water Paints, Inc.	Curtota Co., Hugh Taylor	\$500 alteration to water paint storage building.
59332	6/19/1946	Wesco Water Paints, Inc.	Wm. Hamilton (engineer), Fabri-Steel Co.	Permit to alter a Group G, Type V, 2-story building "Install working platform approximately 20'0" x 50'0" to be constructed of steel framing and plates." (\$2700)
59968	10/24/1946	Wesco Water Paints, Inc.	[?] Roofing Co.	\$300 alteration
66613	5/17/1949	Wesco Water Paints, Inc.	J.B. Tulloch (engineer), John F. Tulloch (builder)	"Construct new concrete foundation for existing office building and move old building onto new foundation and floor slab to be used as a temporary office and later for storage. [?] reconnect all services to building in new location. Completed June 1950.
63847	10/14/1949	Wesco Water Paints, Inc.	Fidelity	\$750 alteration to business building.
67191	3/17/1950	Wesco Water Paints, Inc.	J.F. Tulloch , Hugh Taylor	Construction of Group F, Type V 2-story, 27 room office building with reinforced concrete foundation, stucco exterior, flat composition roof. Completed by October 1950 at a cost of \$65,000.
76340	10/31/1954	Wesco Water Paints, Inc.	Fidelity Roof Company	"Reroofing - spud off and 3/15# felt and gravel"
	8/8/1960	Pittsburgh Plate Glass Co.		Industrial Sanitation Inspection Form: "No manufacturing done yet. Just sales offices - expect to manufacture sometime within the next year."
93209	9/20/1961	Pittsburgh Plate Glass Co.	American Neon (W.B. Clausen, engineer)	"Erect free standing letters on roof, drawings attached" Cost \$10,000, completed by September 1963, Pittsburgh Plate Glass plant.

Permit	Date	Owner	Builder/ Contractor	Description
96116	10/1/1962	Pittsburgh Plate Glass Co.	Bay Cities Excavators, Inc.	"Demolish and haul to the Berkeley Dumps, leaving a clean site." (vacant "Group I, Type IV building, \$450.00)
	10/26/1964	Pittsburgh Plate Glass Co.	Rudy Pavlina	Application for change of use of wood-frame building from previous storage use to "storage and contractor's workshop," including "replacing sash, rewiring, carpenter repairs, and general cleanup."
102393	1/5/1965	Pittsburgh Plate Glass Co.		"Provide toilet facilities, rewire building, provide fire equipment, repair building where needed. This would include repairing [?], new steps at entrance, new door, and general cleanup." At "Contractor workshop and storage" occupied by Rudy Pavlina.
	2/16/1966	Pittsburgh Plate Glass Co.		Application for change of use from "paint warehouse" [change "to" not listed]
	2/23/1966	Pittsburgh Plate Glass Co.		Change of occupancy description: Room 1, Brush processing; Room 2, adhesive manufacturing; Rear Building, lacquer room; Storage tanks
111020	2/20/1968	Pittsburgh Plate Glass Co.	Elliott & Elliott Co.	"Install tar and gravel roofing on lower section" of 1.5 story business building (\$1340)
111115	3/1/1968	Pittsburgh Plate Glass Co.	D.W. Nicholson Corp.	"Existing paint storage warehouse to be repartitioned for adhesive manufacturing plant" (\$75,000)
B07257 8505	7/24/1978	National Starch & Chemical Corp.	Caldwell-Roland Roofing Co., Inc	"ash. glaze. roof to office" (\$1466.00)

Permit	Date	Owner	Builder/ Contractor	Description
B09147 91417	7/20/1979	National Starch & Chemical Corp.	Frederiksen Eng. W. [Designer] / Owen Haskell Inc. [Contractor]	"Civil - structural plus underground piping" (\$360,000)
B11157 92959	11/15/1979	National Starch & Chemical Corp.	U.S. Building and Mod Co.	"Office partition raised to ceiling - remodel 3 showers - remove 1 partition - extend existing [?] partitions to ceiling." (\$7,500)
B01258 04554	1/25/1980	National Starch & Chemical Corp.	Caldwell- Roland Roofing Co., Inc	"Install asphalt glaze roofing system"
326856 758	3/26/1985	National Starch & Chemical Corp.	Fidelity Roof Company	"Repairs & reroofing, contract value \$73,877"
107889 952	1/7/1988	National Starch & Chemical Corp.	Central Bay Roofing	"Tear off roofing - install new 4 ply built-up-roofing" (Cost \$16,505)
267395	3/26/1998	National Starch & Chemical Corp.	Elliott Russ Inc.	"Reroof on new roof" at heavy industrial building.

Maps, aerial photographs, and newspaper announcements supplement an understanding of the development of the subject property under the ownership of the West Coast Kalsomine Company and subsequent owners.

Shortly after the West Coast Kalsomine Company purchased the property, the *Berkeley Daily Gazette* printed a short article announcing the pending opening of a new paint factory:

The West Coast Kalsomine Company, which has been operating a manufacturing plant for the making of kalsomine, cold water paint and kindred products, at Nobel station, has just purchased the Stauffer Chemical Company's property at the foot of Grayson

Street in Berkeley, and will erect a large and up-to-date plant for the manufacture of these products.²³

In October 1912, the West Coast Kalsomine Company received a permit to construct a “one-story office and store room” at a cost of \$1,000.²⁴ Though no permits appear to be retained in the City of Berkeley Permit Service Center collections for the original construction of the property, early photographs of the complex taken from public roads and rail rights-of-way bordering the property show a collection of several one- to four-story wood frame buildings in various stages of completion at the site (**Figure 46 and Figure 47**). In 1922, the “color plant” building at the property was destroyed by fire.²⁵

The earliest aerial depiction of buildings associated with the West Coast Kalsomine Company's operation at this location is a 1931 photograph in which the warehouse and former distillery buildings, as well as the curved rail spur depicted on the 1903 and 1911 Sanborn maps, remained near the southwestern extent of the current parcel (**Figure 48**). A row of sheds lined the north side of the rail spur. Additional buildings appear to have included a large two-story warehouse centered at the north boundary of the parcel and a long, narrow rectangular building at the east boundary.

The company expanded at the site in 1937, in a plant construction effort to provide new buildings and machinery for its 25 workers that would “rise around present 30-year-old structures and will be erected simultaneously with razing of quarters grown inadequate for increasing business.”²⁶ In 1938, the company devoted \$91,000 to construction of a new factory building.²⁷

By the time a 1946 aerial photograph was captured, the current warehouse and factory complex had been completed and most other buildings on site were demolished (**Figure 49**). A large building, now no longer extant, stood to the west of the current warehouse and factory complex. One building remained which was depicted on the earliest, 1903 map of the property: the warehouse building at the southwest corner of the property.

²³ “Paint Factory to Relocate Here,” *Berkeley Daily Gazette*, September 28, 1912. Nobel Station was located on the Bay shore of El Cerrito.

²⁴ “Permits for Last Week,” *Berkeley Daily Gazette*, October 15, 1912.

²⁵ “\$28,000 Fire in West Berkeley,” *Oakland Tribune*, January 9, 1922.

²⁶ “200,000 Plant Due for Berkeley Area,” *Oakland Tribune*, December 22, 1937.

²⁷ “Berkeley Tax Needs are Told,” *Oakland Tribune*, January 2, 1939.



Figure 46. Circa 1917 view of the West Coast Kalsomine Company plant at the subject property, view southeast from Southern Pacific Railroad right-of-way. No buildings from this period remain.
Source: WorthPoint.com, edited by Page & Turnbull.



Figure 47. Circa 1917 view of the West Coast Kalsomine Company plant at the subject property, view southwest from Grayson Street. No buildings from this period remain. Excerpted from *New or Greatly Enlarged Industrial Establishments of Oakland and East Bay Cities*, by the Oakland Chamber of Commerce.
Source: Oakland Public Library, edited by Page & Turnbull.



Figure 48. Excerpt from 1931 aerial photograph, subject parcel outlined in red. Fairchild Aerial Surveys, Flight C-1820, Frame 47. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.

The current office building at the northeast corner of the subject property was built in 1950, at an estimated cost of \$65,000.²⁸ The 1950 Sanborn Map Company map of the subject property depicts a similar configuration of buildings to that depicted in the 1946 aerial photograph, with the addition of the office (**Figure 50**). A second-story portion of the west warehouse building, noted as overhanging the concrete platform, is not extant today, nor is a one-story hyphen connecting the factory building with the Crude Material Building to the west. The concrete loading dock, ramp, and platform that currently exist at the south and east sides of the warehouse and factory complex were present at that time. Non-extant buildings depicted on this map include a "Crude Material Building" to the west of the existing warehouse and factory complex, the pre-1903 warehouse near the southwest corner of the property, and a small storeroom to the north of the warehouse. Documentation of the use of the tower structure was not found during research, though its placement indicates a likely use in elevating raw materials to facilitate incorporation into the manufacturing process. In addition to the factory building, uses of the existing buildings of the complex that are noted on the 1950 Sanborn map include warehouse use of most of the east and central warehouse buildings and the west warehouse building, a packing room at the southeast corner of the central warehouse, a label room at the west side of the east warehouse, and an office and laboratory at the northeast side of the east warehouse.

²⁸ "Berkeley Building to Cost \$65,000," *Oakland Tribune*, March 27, 1950.



Figure 49. Excerpt from 1946 aerial photograph, subject parcel outlined red. Jack Ammann Photogrammetric Engineers, Flight C-GS-CP, Frame 6-12. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.

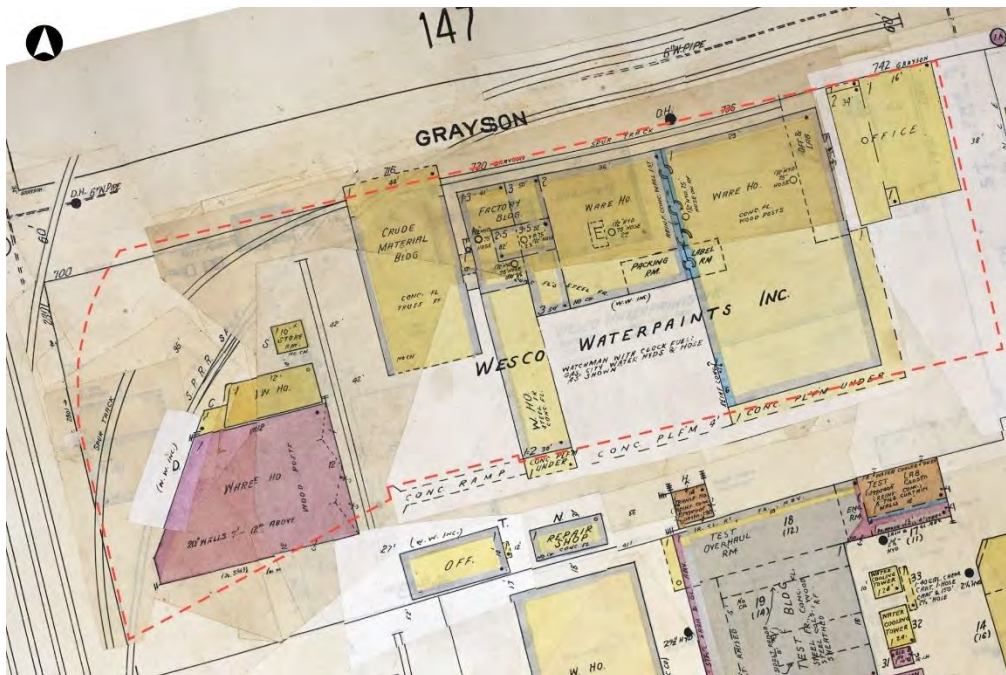


Figure 50. Excerpt from 1950 Sanborn Map Company map for Berkeley, Volume 2, Sheet 165. Red dashed outline shows current parcel boundary. Source: HIG Fire Insurance Maps Online, edited by Page & Turnbull

A 1965 aerial photograph depicts nearly the same configuration of buildings, though the “Crude Material Building” to the west of the warehouse and factory complex appears to have been removed by this time. This may correspond to a 1962 permit issued to the Pittsburgh Plate Glass Company, who owned and occupied the building at this time, to demolish a building at the property.

The pre-1903 warehouse and shed at the southwest side of the property appear to have been demolished between 1980 and 1993.²⁹



Figure 51. Excerpt from 1965 aerial photograph, subject parcel shaded red. Cartwright Aerial Surveys, Flight CAS-65-130, Frame 15-113. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.

OFFICE BUILDING: INTERNATIONAL STYLE

Rooted in the Modern Movement that emerged out of Europe in the 1910s and 1920s, the International Style marked a major aesthetic shift in architecture that emphasized functionalism, rationalism, technological innovation, and a rejection of historic precedents. The style is characterized by clear expression of structural forms, smooth wall surfaces, rectilinear shapes, the lack of ornament, and extensive use of glazing made possible by advances in glass and building technology. The International Style spread in the post-World War II years representing a new, clean, modern, and forward-looking approach that could be adopted in any part of the world. The most

²⁹ Western Aerial Photos, Flight GS-VEZR, Frame 1-27, 1980, Collection of University of Santa Barbara Libraries; Google Earth aerial satellite imagery.

notable examples of the International Style in the San Francisco Bay Area are five homes designed by Richard Neutra in the late 1930s, and commercial buildings by John S. Bolles in the 1950s.³⁰

The style is characterized by an emphasis on horizontal lines, with bands of ribbon windows, and frequent use of corner windows, cubic and rectilinear forms, simple exterior walls of stucco or concrete, and asymmetrical facades. The 1950 office at 742 Grayson Street represents a restrained interpretation of the style, with features such as the asymmetrical massing and façade, wide horizontal bands of windows emphasized by protruding framing, and smooth, flat stucco-clad surfaces.

J.B. TULLOCH, ENGINEER AND J.F. TULLOCH, BUILDER

Permit records for the 1950 office building at the subject property cite the engineer and builder of the building as J.B. Tulloch and J.F. Tulloch, respectively.³¹ A 1952 *Architect and Engineer* article reporting activities of the East Bay Structural Engineers Society notes the appointment of engineer J. Blair Tulloch of Tilt-up Construction to an unnamed position in the organization.³² In the same year, contractor John F. Tulloch worked with the City of Oakland to consolidate the plan checking process.³³ J.F. Tulloch was an active builder in the East Bay, acting in 1938 as President of the Building Industry Advisory Board and in 1954 as Director with the Builders Exchange of Oakland.³⁴ Research did not identify other buildings designed or constructed by J.B. Tulloch or J.F. Tulloch.

OWNERSHIP HISTORY

West Coast Kalsomine Company / Wesco Paint Company (1912-1958)

The West Coast Kalsomine Company was established in 1906.³⁵ Prior to relocation of its business and manufacturing operations to the subject property in 1912, it had an office in the Hansford Building at 268 Market Street in San Francisco (demolished 1956) and a factory and warehouse operation in El Cerrito. In its early years, the company was led by President Russell S. Penniman, a chemist affiliated with the late 19th-century dynamite industry in the eastern United States, and who, in the early 20th century, relocated to Berkeley.³⁶ Although most documentation of the company's Berkeley plant printed before the 1940s use the name West Coast Kalsomine Company,

³⁰ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement* (San Francisco: Prepared for the San Francisco City and County Planning Department, 2011), 174-177.

³¹ 1940 United States Census population schedules for Oakland suggest that builder John F. Tulloch and engineer J. Blair Tulloch were father and son.

³² "East Bay Structural Engineers Society," *Architect and Engineer*, February 1952, 28.

³³ "Construction Industries Committee Review Oakland Building Trends," *Architect and Engineer*, September 1952, 43.

³⁴ "Building Trade Pact is Signed," *Oakland Tribune*, September 24, 1938; "Business in the Bay Area," *Oakland Tribune*, March 30, 1954.

³⁵ Advertisement, *Organized Labor*, Volume 32, Number 36, September 5, 1931.

³⁶ "Obituary – Russell S. Penniman," *The Journal of Industrial and Engineering Chemistry*, Volume 6, Number 9, September 1914.

the “Wesco” name was used by the company as early as 1912 (**Figure 52**).³⁷ By the 1920s, the company also operated a plant in Los Angeles.

Kalsomine, the product for which the company was named, is a lime-based paint product that, when not tinted, is referred to popularly as “whitewash.” Their white and tinted paints were sold as powders designed to be mixed with water before application. When a 1922 fire destroyed the “color plant” building at the property, the *Oakland Tribune* told of the multi-colored plumes of smoke created by the burning chemicals.³⁸

Wesco’s Berkeley plant ceased operations in 1958, at the time under the ownership of the National Gypsum Co.³⁹ The plant’s equipment and fixtures were sold at public auction (**Figure 53**).⁴⁰ In 1958, the National Gypsum Co. sold the subject property to the Pittsburgh Plate Glass Company.



Figure 52. 1912 advertisement for the West Coast Kalsomine Company, *Oroville Daily Register*, August 15, 1912.

³⁷ “Architects’ Specification Index,” *The Architect and Engineer*, May 1912, 7.

³⁸ “\$28,000 Fire in West Berkeley,” *Oakland Tribune*, January 9, 1922.

³⁹ Advertisement for sale of remaining paint stock, *Oakland Tribune*, April 6, 1958.

⁴⁰ Advertisement for public auction, *Los Angeles Times*, June 22, 1958.



Figure 53. Advertisement for public auction following 1958 closure of Wesco Paints.
Los Angeles Times, June 22, 1958.

Pittsburgh Plate Class Company (1959-1971)

The Pittsburgh Plate Glass Company occupied the subject property beginning in 1959, operating its district office at 742 Grayson Street between 1959 and 1964.⁴¹ The location was used as an adhesives manufacturing and distribution plant, advertised as the company's "Coatings & Resins Division."⁴²

National Starch and Chemical Corporation / Henkel Corporation (1971-2017)

In October 1971, the National Starch & Chemical Corporation (National Starch & Chemical) purchased the subject property from PPG Industries (formerly the Pittsburgh Plate Glass Company). In 1974, the National Starch and Chemical Corp. constructed the neighboring building to the east of the subject property, 800 Grayson Street, to expand their operation.⁴³ As part of their project, they applied for a use permit from the City of Berkeley for a "water based and solid adhesive compounding and distribution plant."⁴⁴ The company continued to operate at both 742 and 800 Grayson Street until 2017, producing and distributing adhesives as well as food ingredients such as starches, flavorings, and seasonings to food processing companies.⁴⁵

⁴¹ Advertisements in *San Francisco Examiner*, May 7, 1959 and May 27, 1960.

⁴² Advertisement, *Oakland Tribune*, March 18, 1964.

⁴³ *Berkeley Daily Gazette*, August 16, 1974.

⁴⁴ City of Berkeley Use Permit No. 7410.

⁴⁵ Advertisement, *San Francisco Examiner*, January 1, 1978.

In 2008, Henkel Corporation acquired the adhesives and electronic materials operations of National Starch & Chemical from Akzo Nobel, who had acquired the company as part of the larger acquisition of Imperial Chemical Industries (ICI) in that year.⁴⁶ The subject property was sold by the Henkel Corporation to 742 Grayson Owner LLC in December of 2017.

VI. EVALUATION

National Register of Historic Places

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

⁴⁶ "Henkel Closes Acquisition of National Starch Businesses," *Adhesives & Sealants Industry*, April 10, 2008. Electronic resource at <https://www.adhesivesmag.com/articles/87110-henkel-closes-acquisition-of-national-starch-businesses-1>.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Evaluation Discussion

The following section provides an evaluation of the property at 742 Grayson Street, Berkeley or individual eligibility for the National Register and California Register.

Criterion A/1 (Events)

The subject property is associated with industrial development, specifically chemical manufacturing, in west Berkeley during the first half of the twentieth century. Though used from around the turn of the century by the Golden West Company and Stauffer Chemical Company, the longest term owner of the property, the West Coast Kalsomine Company / Wesco Paints, constructed the ca. 1937-1950 buildings currently present at the site. West Berkeley, or Ocean View, has been a center of industrial development since the 1860s. The West Coast Kalsomine Company, which established its plant at the subject property in 1912, was not an early or influential contributor to the industrial history of

the area; rather, it continued a pattern of development and use established by earlier businesses in the vicinity. Furthermore, the West Coast Kalsomine Company, Pittsburgh Plate Glass Company, and National Starch & Chemical Corporation do not appear to have made significant contributions in the history of manufacturing industries in California or the nation. Therefore, the subject property does not appear to be eligible for the National Register under Criterion A, or the California Register under Criterion 1.

Criterion B/2 (Persons)

Research for the current evaluation identified only one potentially noteworthy person associated with the companies which owned and used the subject property: chemist and early company President, Russell S. Penniman. However, Penniman died in 1914, only two years following the establishment of the company's Grayson Street plant. While Penniman may be considered a significant figure in industrial chemistry and the production of dynamite in the United States, his active career does not appear to have been closely connected to his brief tenure with the West Coast Kalsomine Company, nor associated with the extant buildings which post-date his death. Therefore, the subject property does not appear to be eligible for the National Register under Criterion B, or the California Register under Criterion 2.

Criterion C/3 (Architecture)

Two architectural styles are present at the subject property: the 1950 office building possesses some International Style elements, and the utilitarian warehouse and factory complex. The office building is a relatively simple building with a small number of International Style features. It is neither a particularly full expression of the style nor a unique example of its application. The warehouse and factory complex is a utilitarian building typical of its period of construction, with wide stretches of multi-lite steel sash windows for light, facilities for vehicle loading, and application of concrete construction where needed for strength. It does not strongly represent a particular architectural style or movement. The tower with painted "Wesco" sign is a visually interesting feature which represents a response to the functional need of the factory's production processes, utilized as a canvas for advertising the company to passersby on the nearby rail route and freeway. However, neither the tower itself nor the painted sign appear to possess sufficient architectural or aesthetic value for significance under this criterion. Neither the office building nor the warehouse and factory complex appear to be the work of a master architect or builder. The engineer and builder of the office building, J.B. Tulloch and J.F. Tulloch, were active in the East Bay building trades between the 1930s and 1970s, but do not appear to have made a significant contribution to the built environment of East Bay cities or elsewhere. Therefore, the subject property does not appear to be eligible for the National Register under Criterion C, or the California Register under Criterion 3.

Criterion D/4 (Information Potential)

The “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When Criterion D/4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. None of the buildings at the subject property appear to have the potential to provide important information related to their materials or construction type. Therefore, the office building and warehouse and factory complex at the subject property do not appear to be eligible for the National Register under Criterion D, or the California Register under Criterion 4. The analysis of these buildings was limited to above-ground resources, and the identification and evaluation of archaeological resources is beyond the scope of this report.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

As neither the office building nor the warehouse and factory complex at 742 Grayson Street appear to be eligible for the National Register or California Register under any criterion, character-defining features are not identified here.

City of Berkeley Landmark and Structure of Merit Evaluation

The City of Berkeley maintains a list of properties designated as local Landmarks and Structures of Merit under Chapter 3.24 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of criteria that must be met in order for a property to gain Landmark or Structure of Merit designation. Properties may be landmarked if they meet standards of architectural, cultural, educational, or historical significance, or if they are already listed in the National Register. A property may be designated as a Structure of Merit if it does not rise to the level of Landmark status, but has contextual importance and is worthy of preservation as part of a neighborhood, block or street frontage, or group of buildings that includes Landmark properties. The designation criteria for Landmarks and Structures of Merit are as follows:

A. LANDMARKS AND HISTORIC DISTRICTS.

General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

1. Architectural merit:
 - a. Property that is the first, last, only or most significant architectural property of its type in the region;
 - b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
 - c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.
2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;
3. Educational value: Structures worth preserving for their usefulness as an educational force;
4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;
5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

B. STRUCTURES OF MERIT.

Criteria which the commission shall use when considering a structure for structure of merit designation are as follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.
2. Specific criteria include, but are not limited to one or more of the following:
 - a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
 - b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.

- c. The structure is a good example of architectural design.
- d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985; Ord. 4694-NS § 3.1, 1974)

CITY OF BERKELEY LANDMARK AND STRUCTURE OF MERIT EVALUATION: 742 GRAYSON STREET

A. Landmarks & Historic Districts

1. Architectural Merit: 742 Grayson Street does not appear to be eligible as a landmark for its architectural merit. Neither the office building nor the warehouse and factory complex at the property are early, rare, or distinctive examples of their respective building types in the City of Berkeley. They do not provide architectural value to the neighborhood fabric of Grayson Street or West Berkeley.

2. Cultural Value: 742 Grayson Street does not appear to be eligible as a landmark for its cultural value. Although the subject property was associated with the industrial development of West Berkeley, extant buildings were constructed relatively late in this pattern of development and do not represent important or unique contributors to the city's industrial growth.

3. Education Value: 742 Grayson Street does not appear to be eligible as a landmark for its educational value. The subject building does not bear significant historic associations for it to contribute meaningfully to educational curricula.

4. Historic Value: 742 Grayson Street does not appear to be eligible as a landmark for its historic value. Although the subject building retains original materials and features, its utilitarian building materials, type, and style do not strongly embody or express the history of Berkeley, the state, or nation.

Structures of Merit

1. General Criteria: Architectural Merit and/or Cultural, Educational, or Historic Interest or Value: 742 Grayson Street does not appear to be eligible as a Structure of Merit under general criteria. Constructed between 1937 and 1950, the buildings at the subject property share the Grayson Street frontages with a heavily altered industrial building from 1917 and a variety of later 20th-century industrial buildings. There is not a cohesive street frontage which would warrant designation of the subject property as a Structure of Merit.

2. Specific Criteria: 742 Grayson Street does not appear to be eligible as a Structure of Merit under specific criteria. The subject building is not located in direct proximity to landmark buildings, and does not contribute in style or association to a historic district. It is not a distinctive example of

architectural design, and does not appear to have historical significance to the City of Berkeley or the surrounding West Berkeley neighborhood.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.”⁴⁷ Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity, based on standards outlined by the National Register Bulletin: How to Apply the National Register Criteria for Evaluation: location, design, setting, materials, workmanship, feeling and association. A property must possess most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

As 742 Grayson Street does not appear to be individually eligible for listing in the National Register or California Register under any significance criteria, the historic integrity of the property is not analyzed in this report.

VII. CONCLUSION

The existing buildings at 742 Grayson Street were built by the West Coast Kalsomine Company between 1937 and 1950 to replace earlier paint factory buildings constructed by the company at the site. Extant buildings consist of a warehouse and factory complex completed in a utilitarian industrial style beginning in 1937, and an office building, completed in 1950 in a restrained application of the International Style.

In 1959, the Pittsburgh Plate Glass Company acquired the site for use as a resins and coatings manufacturing and distribution center. In 1971, the National Starch & Chemical Corporation (later Henkel Corporation) purchased the property for use in manufacturing and distribution of adhesives and other starch products.

Page & Turnbull evaluated the property for significance according to the criteria of the National Register and California Register. The property does not appear to be directly associated with significant historical events or patterns, or significant individuals in local, state, or national history. Neither the office nor the warehouse and factory complex are strong examples of particular

⁴⁷ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001) 11.

architectural styles or movements, and neither represent the work of a master architect or builder. Page & Turnbull finds that the property does not appear to be eligible for the National Register or California Register under any criteria. The buildings do not appear to meet the criteria for inclusion in the City of Berkeley Historic Resources Inventory as Landmarks or Structures of Merit. Therefore, the subject property does not appear to meet the requirements to be considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

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____. "Building Trade Pact is Signed," September 24, 1938.

____. "200,000 Plant Due for Berkeley Area, December 22, 1937.

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L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

REFERRAL
JUNE 2, 2022

1820-1828 San Pablo Avenue

Demolition Referral: Use Permit #ZP2021-0186 to demolish a commercial building originally constructed circa 1925.

I. Application Basics

A. Parties Involved:

- Project Applicant: Yang Ming
Gunkel Architecture
1295 59th Street
Emeryville, CA
- Evaluator: Mark Hulbert, Historic Architect
Preservation Architecture
446 17th Street #302
Oakland, CA
- Property Owner: Toni Ogi-Robbins
35936 Niles Boulevard
Fremont, CA

B. Staff Recommendation: Consider the extent to which this property exhibits historical significance and then take no action to initiate further consideration.

II. Background

On October 7, 2021, the applicant submitted a Use Permit application to demolish the building at 1820-1828 San Pablo Avenue, located in Northwest Berkeley. The Use Permit proposes to construct a four-story, 43,277 square-foot mixed-use building with 44 dwelling units, and 5,718 square-feet of commercial space.

The Use Permit application is under review by the Zoning Officer, who will recommend a determination for environmental review compliance pursuant to CEQA. At this time, the proposal is expected to reach the Design Review Committee in the coming months and to complete a hearing before the Zoning Adjustments Board later this year. More information can be found on the City's website, linked below.

<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

Pursuant to Berkeley Municipal Code (BMC) 23.326.070(C), any application for a Use Permit to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review prior to consideration of the Use Permit for demolition. Given the lack of a current, City-wide comprehensive historic resource survey, the referral requirement is understood to address the potential for the loss of unidentified significant resources.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for COB Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align with the California Register. The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may initiate a designation or take no action based on the significance criteria, and may still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

III. Historical Resource Status

The subject building does not appear on the National Register of Historic Places, California Register of Historical Resources, or the State Historic Resources Inventory.

Nearby City Landmarks and Structures of Merit include: Toverii Tuppa- Finnish Hall at 1819 Tenth Street (1908), and the Church of the Good Shepherd at 1001 Hearst Avenue (1878) (see Figure 1).

Figure 1: Vicinity Map showing nearby City Landmarks

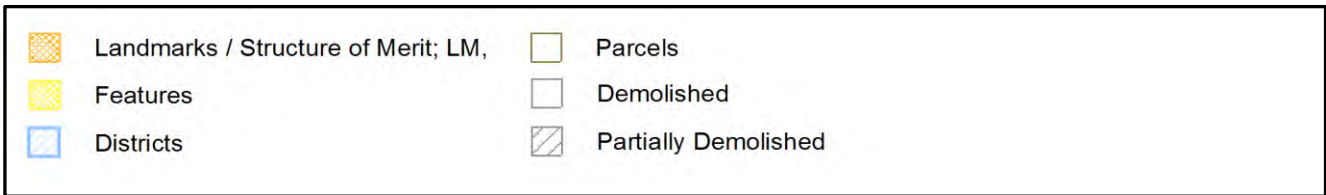
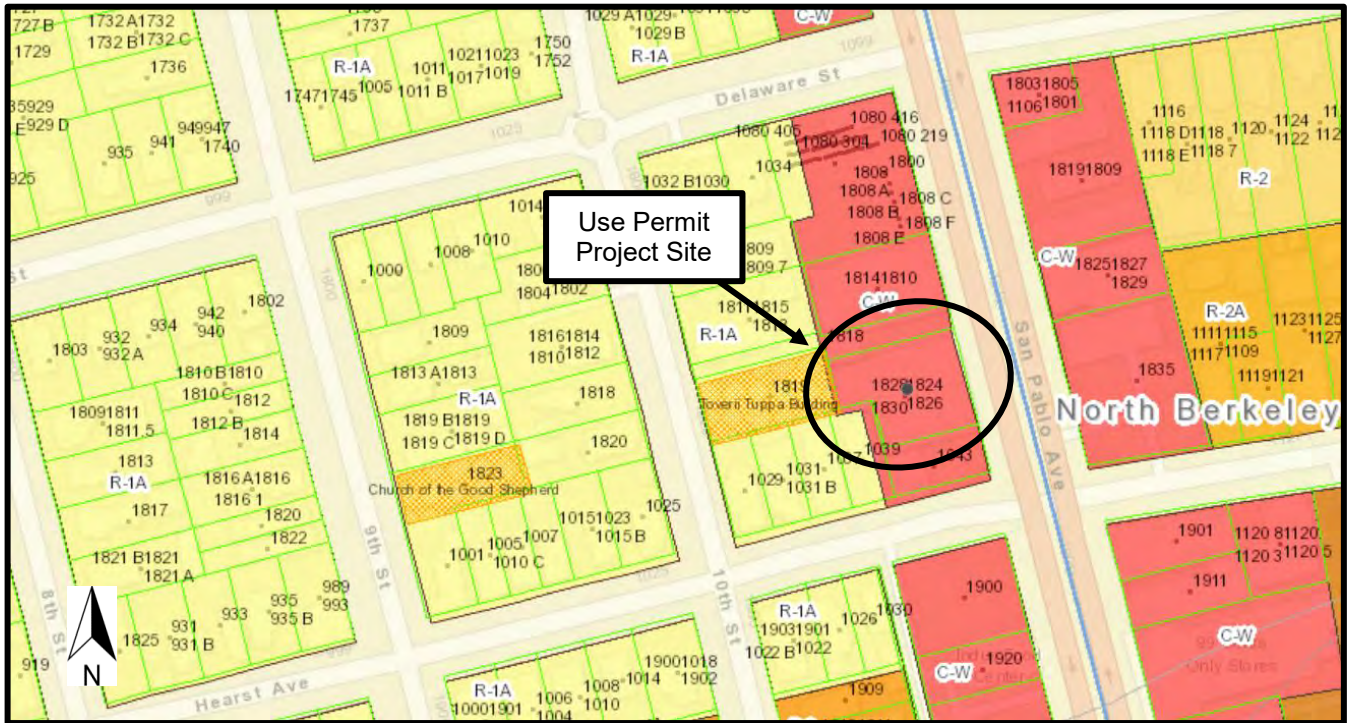


Figure 3: Subject Property – Existing Photo, East Elevation (Google Maps, 2020)



Figure 4: Subject Property – East Elevation, 1964 (Berkeley Architectural Heritage Association, Humphrey Slide Collection)



IV. Property Description

The historic resource evaluation (HRE) for the subject property was completed by preservation architect Mark Hulburt in February 2021; please see Attachment 1 of this report. The following description derives from the information contained in the HRE as well as the City's land use archives and building permit records.

Parcel Description: The subject parcel is on the west side of San Pablo Avenue, between Delaware Street (north), and Hearst Avenue (south). The lot is 11,750 square-feet in area. The existing building covers the entire lot, except at the right portion of the rear, where there is a setback of 2.27 feet.

Building Description: The front half of the building, along San Pablo, is two stories, while the rear half is one story. The walls are concrete, with a low slope wood frame roof. Along San Pablo there are eight bays, each about 12.5 feet in width. There are transom windows above the first five bays, starting with the southernmost bay. The northern three bays are filled by a wood front that rises to the window sill on the second floor. Steel sash windows fill most of the second-floor windows. There are projecting concrete sills at the second-floor windows. At the top of the east elevation, a projecting cap steps vertically at the outer bays and the two central bays. The exterior is painted concrete.

The style is an early twentieth century commercial vernacular design, similar to a *brick-front store*, but made of concrete and wood.

Early Site History & Parcel Development: The property was first mapped in 1876. The lot remained vacant until 1925, when the existing building was constructed for the owner, Stephen Furch, to use as an automobile painting shop. The architect was J.R. Carson, and the builder was Coast Construction Company.

Furch Paint Shop occupied the first floor from 1925-1927. Wickman Glove Company occupied the second floor at 1822 San Pablo from 1928 to 1960.

Berkeley Food Store occupied the first floor at 1826 San Pablo from 1943 until the 1980s. Berkeley Food Store was owned by Kenneth and Mary Soe, who acquired the property from their relatives Jack and Rosa Soe in 1950. The Soe family purchased the property in 1942.

In 1964, the front glass windows at 1822 San Pablo were covered with shutters, and other exterior changes were made for a new bar. The Albatross Bar/Pub occupied 1822 San Pablo from 1965-2020. A dance studio occupied the upstairs at 1820 San Pablo beginning in 1972, and in 1977 a modeling agency and photography studio occupied the upstairs at 1820 San Pablo. A record store occupied 1824 San Pablo beginning in 1983; plans for signage show the new record store between the grocery store and pub.

In 1998, a new illuminated metal and glass blade sign, along with lights and letters on

the front facade was added for the Albatross Pub.

The ownership and occupancy history of the subject building are available in detail in the HRE, Attachment 1.

V. Evaluation of Significance Criteria

Historic Context¹: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that the period of significance for the property would have begun with the construction of the subject building around 1925 and continued until no longer than 40 years prior to this evaluation, or 1982. The minimum 40-year threshold for historical maturity is derived from the demolition referral provisions of BMC Section 23.326.070. Owing to the subject building's design, continued use as a commercial and industrial structure, it is associated with the historical theme of commercial and industrial development.

Significance Criteria: The subject property is evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources (CR), and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing building is more than 50 years old and, therefore, may be considered eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. Because it is more than 40 years old, BMC Section 23C.08.050 requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

The evaluation concentrates on possible associations with events (CR-1, BMC Sections 3.24.110(A)(2) and (B)(2)), persons (CR-2, BMC Section 3.24.110(A)(4)), architectural design (CR-3, BMC Sections 3.24.110(A)(1)(a-c) and (B)(2)(a and c)), and information/education (CR-4, BMC Section 3.24.110(A)(3)). The results of the consultant's and staff's evaluations are discussed below.

Events – CR Criterion 1/BMC Criterion *Historical Value*

The property is associated with the historical patterns of commercial/industrial development in Berkeley. A study of its construction history, ownership, and occupancy records revealed no information linking this site to any events or singular episode of primary importance to Berkeley's history or economic development. For this reason, it does not exhibit historical significance under the local or state criteria.

Persons – CR Criterion 2/BMC Criterion *Cultural Value*

With respect to significant persons and potential cultural value, the consultant's research confirmed that the persons and enterprises that owned and occupied this property do not appear to have made a significant or lasting contribution to history, commercial development, or their respective fields. The Albatross Pub was a long-standing neighborhood bar, with many regular patrons. Since the bar was more than a mile from the U.C. Berkeley campus it was one of the places where people could legally drink prior

¹ National Register Bulletin #15, Item V: How to Evaluate a Property within its Historic Context (2002); National Register Bulletin #16A. Section III: How to Complete the National Register Registration – Period of Significance (1997).

to changes in local law, but it was not the first or only bar on San Pablo Avenue. The bar was important to patrons, but it does not exhibit cultural value to the extent that it should be landmarked. Similar to the findings and conclusions for the previous significance criterion, this property is not associated with a historically significance person.

Design – CR Criterion 3/BMC Criteria *Architectural Merit*

The building is a typical two-part commercial building representing the architectural style that was common in the early twentieth century, but does not express particular artistic value. The extant building does not appear to be the work of master designers or builders. The building cannot be considered an outstanding or distinctive design, and therefore the building is not significant for its design.

Information – CR Criterion 4/BMC Criterion *Educational Force*

There have been no recent CA Historical Resource Information System investigations for the subject parcel or its environs, but previous research concluded that it was not likely to yield archeological information or other sub-surface resources related to pre-history or pre-colonial and tribal cultural resources.

LPO/BMC Criteria for *Structure of Merit*

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the extant structure does not appear to be worthy of preservation as part of a neighborhood, a block, or a street frontage, or a group of buildings which include City Landmarks because:

- The subject building is not contemporary of any nearby City Landmark structure, nor is it compatible in size, scale, or design.
- The building is not a good example of architectural design when considered individually or in relation to others.
- The building possesses no historically significant connections to the neighborhood, block, frontage, or a group of resources.

VI. Recommendation

Staff recommends that the Commission consider the extent to which the building meets (or does not meet) the criteria for designation as a City Landmark or Structure of Merit, and then **Take No Action** to initiate this property.

Attachments:

1. Historic Resource Evaluation for 1822-1828 San Pablo Avenue; prepared by Mark Hulbert, dated February 2021

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433



February 20, 2021

**1822-1828 San Pablo Ave., Berkeley
City of Berkeley Historical Evaluation**

Based on the attached historic resource records (State of CA DPR forms, *1822-1828 San Pablo Avenue*, Feb.20, 2021, 5pp.), the existing building located at 1822-1828 San Pablo Avenue is not eligible for designation as a Berkeley Landmark or Structure of Merit on the basis of any cultural value, as the subject property and building:

- Is not associated with the movement or evolution of religious, cultural, governmental, social or economic developments of the City (LPO Section A.2). Re: the latter – being the only potentially applicable movement relative to this commercial property – the subject property belongs to a general pattern of regional development beginning with original subdivision and promotion in the late-19th century and continuing into a period of development in the first half of the 20th century, which development pattern fits the locale as it does the entire vicinity and relative to which the subject parcel and building are without distinction.
- Are not worth preserving for usefulness as an educational force (LPO Section A.3), as there is no potential educational value associated with the original or subsequent uses and users;
- As the individual property does not embody or express the history of Berkeley/Alameda County/California/United States (LPO Section A.4).

Additionally, on the basis of architectural merit, the subject building is not eligible to be a City of Berkeley Landmarks or Structure of Merits, as:

- The subject building is not a “first, last, only or most significant architectural property of its type in the region,” as there are numerous commercial-industrial properties of identifiably greater significance in the direct vicinity (ex.: the recently landmarked 1923 Borg Building at 2136-2154 San Pablo Ave.) (LPO Section A.1.a).
- The subject building is also not a prototypical or outstanding example of its period or style, as there are numerous, local examples of related period commercial/industrial development (ex.: 2136-2154 San Pablo). Nor is the subject building an important work of its otherwise minimally-known architect or builder, J. R. Carson and Coast Construction Co., respectively. (LPO Section A.1.b).
- The building is not an architectural example worthy of preservation for any “potentially exceptional values relative to its neighborhood fabric.” (LPO Section A.1.c).
- Nor is the building worthy of potential preservation as part of its neighborhood, block or street frontage, nor is it directly a part of a group of buildings that includes landmarks. (LPO Section B.1)

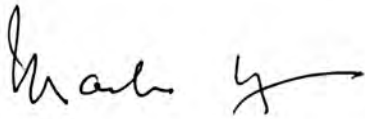
Further, under CoB Structure of Merit criteria:

- As cited above, the existing building is not worthy of preservation as part of its neighborhood, block or street frontage, or as part of a group of buildings that includes landmarks (LPO sec.B.1).
- The age of the subject building is not contemporary with an historic period or event of significance to the City, or to this neighborhood, block, street frontage, or group of buildings (LPO sec.B.2a); neither does the subject building constitute any potential event of importance relative “to the structure's neighborhood, block, street frontage, or group of buildings” (LPO Section B.2.a[2]).

- The subject building is not compatible in size, scale, style, materials or design with a designated landmark structure within the neighborhood, block, street frontage, or group of buildings (LPO sec.B.2b).
- The existing building has no identifiable historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. While portions of the building housed several longstanding local businesses, the Berkeley Food Store (1943-c1980) and the Albatross Pub (1965-2020), the importance of such occupants are sentimental and temporal – as both establishments are no longer extant – rather than historical (LPO sec.B.2d).

Consequently, the building at 1822-1828 San Pablo Ave. in Berkeley is not eligible as a City of Berkeley Landmark or Structure of Merit.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect

State of California <input type="checkbox"/> The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #
	HRI #
	Trinomial
	NRHP Status Code
Other Listings Review Code	Reviewer
	Date

Page 1 of 5 *Resource Name or #: 1822-1828 San Pablo Avenue
P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted
*a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
c. Address 1822-1828 San Pablo Ave. City Berkeley Zip 94702
d. UTM: Zone --, -- mE/ -- mN
e. Other Locational Data: Assessor's Parcel Number 57-2087-5

*P3a. Description:
The subject site measures 100 by 100 ft. with an additional 35 ft. deep by 50 ft. wide leg that extends rearward at its northwest corner. The existing building fills the entire lot. Exterior walls are concrete, roofs are low-slope wood frame. The building's front half is 2-stories, its rear half 1-story, so the tops of the building's concrete side walls incrementally step down at the transition. The 35 by 50 foot rearward extension has 1-story walls yet is without a roof. All but the front (east) wall directly adjoin neighboring properties though both side walls are largely open to the adjoining lots.
(cont.)

P5a. Photograph



Fig.1 – 1822-1828 San Pablo Ave., front (east)

*P3b. Resource Attributes:
HP6: 1-3 story
commercial building
*P4. Resources Present: Building
 Structure Object District
 Element of District Other
P5b. Description of Photo:
fig.1)MH,2021;fig.2)Google Earth,2021;fig.3)BAHA,1964
*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1925, bldg.permit #19195
*P7. Owner and Address:
Toni Ogi-Robbins
United World LLC
ton@unitedworldllc.com
*P8. Recorded by:
Mark Hulbert
446 17th St. #302
Oakland, CA 94612
P9. Date Recorded:
February 20, 2021

*P10. Survey Type: (Describe)
Intensive
*P11. Report Citation:
None
*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1822-1828 San Pablo Avenue, Berkeley *NRHP Status Code _____
Page 2 of 5

B1. Historic Name: 1822-1828 San Pablo Avenue
B2. Common Name: --
B3. Original Use: Commercial B4. Present Use: same
B5. Architectural Style: 2-Part Commercial Block

***B6. Construction History:**

The subject property was first mapped in 1876 as lots 10 and 11 of the Berkeley L.T.I. Association's Tract B. Those lots appear to have remained vacant until the existing building was constructed in 1925 based on a Dec. 1924 building permit (#19195) for the property owner Stephan Furch and for his auto painting shop, which business resided in the subject building from 1925-1927. (cont.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: J.R. Carson b. Builder: Coast Construction Co.
*B10. Significance: Theme -- Area West Berkeley
Period of Significance -- Property Type -- Applicable Criteria --

Per the attached evaluation, the subject, 1925 commercial building has no identifiable historic significance. (cont.)

B11. Additional Resource Attributes: none

***B12. References:**

* Richard Longstreth, *The Buildings of Main Street*, Alta Mira Press, 2000.
Alameda County/Oakland directories – 1920-1975 (@loc.org); Sanborn maps – 1929, 1950 (@sfpl.org).
City of Berkeley permit records, 1924-present.
BAHA archives: Bldg. permits, 1924-1946; 1964 photo (fig.3)

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect
*Date of Evaluation: February 20, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Fig.2 – 1822-1828 San Pablo Ave.

CONTINUATION SHEET

Property Name: 1822-1828 San Pablo Avenue, Berkeley

Page 3 of 5

Description (continued):

At the second floor, the rear (west) wall has windows overlooking the roof of the lower half of the building. The single story, rear wall also has existing openings, including doors from the building into its uncovered extension.

At the front, the concrete façade is 2-stories high and 8 structural bays in length, each bay evidently 12.5 feet wide. A range of existing shop fronts fill the 1st floor openings of each bay, though the northern 3 bays are filled with a single wood front that rises to the second floor window sill. Steel sash window, each 3 units wide and with divided lites, fill each of the 2nd floor openings except one, which has replacement windows. Each second floor opening also has a projecting concrete sill. The top of façade has a projecting cap that steps vertically at both outer bays and at the 2 central bays, which cap and steps along with the basic projecting sills are the building's only original architectural features. The painted concrete exterior finish is plain. No original or early storefronts remain, though 5 existing rows of transom windows above the transom rail appear to be original.

Construction History (continued):

The 1929 Sanborn map identified an auto repair shop along with 3 stores in the first floor, the rear of which was vacant, and a glove factory on the second floor. The 1950 Sanborn recorded a small warehouse in the northern bay of the building and a store that filled the remainder of the first floor, while the second floor was occupied by leather goods and glove factory. Directories confirm the Wickman Glove Co. occupied 1822 San Pablo Ave. from 1928 to 1960; and that the first floor grocery store was the Berkeley Food Store, which was first listed in 1943 at 1826 San Pablo and where it was still listed in 1975 (the last available online historical directory).

The 1924 permit application was for a two-story building to house an auto painting shop owned by Stephan Furch, designed by architect J. R. Carson and built by the Coast Construction Company. Subsequent permit records (1920s-1960s) include:

date	work	owner	architect/engineer/builder
Oct.1925	Int. alts.	Furch Paint Shop	--/--/C.M. Texdahl
Dec.1930	Int. alts.	Calvin Phillips Co.	--/--/owner
Nov.1938	Reroof	Calvin Phillips	--/--/--
Nov.1942	Store alts.	Kenneth Soe	--/--/Francis B. Plant/V.E. Sigge
Dec.1942	Grocery store	Kenneth Soe	--/--/V.E. Sigge
Feb.1946	Reroof	Kenneth Soe	--/--/--
Apr.1946	Roof alts.	Kenneth Soe	--/--/?
Nov.1964	Tavern	William A. Scanlon	--/--/--

Based on this recorded information, primary occupants included:

1925-1927	Auto paint shop (first floor, second floor unknown)
1928-1960	Glove factory (second floor)
1943-c1980	Grocery store (first floor)
1965-2020	The Albatross Bar/Albatross Pub

One early photograph (fig.3) has been located, dated 1964, and which depicts a grocery store in the southern end and center of the building, a gallery at the northernmost bay, and the two bays between those uses then under construction. Directories confirm that the grocery store was the Berkeley Food Store at 1826 San Pablo Avenue. The date of that photo indicates that the spaces then under construction were the tavern use added under the 1964 permit, the first directory listing for which was in the 1965 directory and under the name The Albatross Bar at the address 1822 San Pablo. (cont.)

CONTINUATION SHEET

Property Name: 1822-1828 San Pablo Avenue, Berkeley
Page 4 of 5

Construction History (continued):



Fig.3 – 1822-1828 San Pablo Ave., 1964 (courtesy BAHA – Humphrey Slide Collection)

Significance (continued):

Per the *California Register of Historical Resources* evaluation criteria:

Criterion 1 – There are no identifiable events of any potential historic importance associated with this property or its building. The subject property belongs to a general pattern of regional development beginning with its original subdivision in the late-19th century and continuing into a period of development in the first half of the 20th century, yet which contextual pattern fits the locale as it does the entire vicinity, which experienced, in its time, relatively extensive commercial and industrial development, relative to which this parcel and its 1925 building is typical. The original and early commercial retail and light industrial uses likewise do not stand out as important in their context.

Criterion 2 – There is no available information from which to identify that any person associated with the origins or early history of the subject building are of any historical importance. The one person directly associated with the development of the 1822-1828 San Pablo building, Stephan Furch, was an auto painter. His business occupied a portion of this building for a brief period. Other general owners and tenants followed. The longest owner-occupant was Kenneth Soe (1906-1996) and Mary Soe (1915-?), whose family acquired the building in 1942, where they relocated their store (the Berkeley Food Store, previously on University Ave.), which reopened at 1826 San Pablo in 1943 and remained in operation until c.1980. Kenneth and Mary Soe acquired the property and building from family members Jack and Rosa Soe in 1950 and which the Soe family has held up to the present. While the Soes were evidently important to their community and family, there is again no evidence that they are historically important persons.

Criterion 3 – Given the subject building's basic design and construction character, it does not embody distinctive design characteristics of its type, period or region, and there are no distinctive methods of construction. Neither are the identified architect and builder, J. R. Carson and Coast Construction Co., respectively, of any identifiable importance, nor does the building embody any artistic values present.

CONTINUATION SHEET

Property Name: 1822-1828 San Pablo Avenue, Berkeley

Page 5 of 5

Significance (continued):

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional information of any historical importance.

Conclusion – The subject building at 1822-1828 San Pablo Ave. in Berkeley lacks potential historical significance per the California Register criteria.



LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

Date: Thursday, May 5, 2022
Time: 7:04 PM
Place: On-Line (No Physical Location)

Attendees: 51

Staff: Fatema Crane, Senior Planner/LPC Secretary
Allison Riemer, Associate Planner/LPC Clerk

1. ROLL CALL

Christopher Adams
Kathleen Crandall
Charles Enchill, Chairperson
Steven Finacom
Luke Leuschner
Paul Schwartz
Alfred Twu

Denise Montgomery – Leave of Absence

2. EX-PARTE COMMUNICATIONS

- Commissioner Leuschner disclosed that he discussed the pending City-wide Historic Context Statement budget items for City Council with CM Robinson and Chair Enchill.
- Commissioner Adams disclosed that he conferred with Commissioner Montgomery and, separately, with Chair Enchill about Item 5.
- Commissioner Crandall disclosed that she discussed Item 5 with the LPC Secretary.

3. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 1

4. AGENDA CHANGES

A. Consent Calendar

Motion: Add Items 8 and 10 approve the Action Minutes.
M/S/C: Adams/Crandall
Vote: 6-0-1-1

** INDICATES THAT THE LANDMARKS PRESERVATION COMMISSION RECEIVED DOCUMENTS (NOTICES OF DECISION, STAFF REPORTS, APPLICATION MATERIALS OR CORRESPONDENCE) AS PART OF THE PACKET THAT WAS DELIVERED PRIOR TO THIS MEETING.

Yes: Adams, Crandall, Enchill, Leuschner, Schwartz, Twu; No: none: Abstain: Finacom;
Absent: Montgomery.

ACTION AND DISCUSSION ITEMS

5. 2113 Kittredge Street – California Theatre (#LMIN2022-0001)**

Resume the public hearing on a request to grant designation status to a commercial property, in accordance with BMC Section 3.24.130.

Speakers: 16

Motion: Adopt staff recommendation for designation as a City Landmark with the revised list of Features to be Preserved.

M/S/C: Finacom/Schwartz

Vote: 7-0-0-1

Yes: Adams, Crandall, Enchill, Finacom, Leuschner, Schwartz, Twu; No: none: Abstain: none; Absent: Montgomery.

6. 8 Greenwood Common – Structural Alteration Permit (#LMSAP2022-0002)**

Hold the public hearing and consider a request to make alterations to a property that contains a City Landmark building, in accordance with BMC Section 3.24.200.

Speakers: 1

Motion: Approve per staff recommendation.

M/S/C: Adams/Crandall

Vote: 7-0-0-1

Yes: Adams, Crandall, Enchill, Finacom, Leuschner, Schwartz, Twu; No: none: Abstain: none; Absent: Montgomery.

7. 2439 Durant Avenue – Demolition Referral (Use Permit #ZP2021-0192)**

Consider the proposal to demolish a commercial building that is more than 40 years old, in accordance with Berkeley Municipal Code (BMC) 23.326.070(C).

Took no action.

8. Report to City Council on Commission Activities

Provide comments on the draft Annual Report on Commission Actions for City Council, in accordance with BMC Section 3.24.090.

9. AD HOC Subcommittees and Liaison Comments

Receive opportunity reports on status of projects for which the LPC has established a subcommittee or liaison. (Note: Sites will come off the list annually or upon approval of a Certificate of Occupancy)

	Members	Established	Annual Expiration
ZAB Design Review Committee	SF	-	-
Rose Garden Inn SAP	KC, DM, SF	Dec 2021	Nov 2022
2234 Haste Avenue SAP	SF, DM	Mar 2022	Feb 2023
Grants	CE, SF	Mar 2022	Feb 2023

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	Members	Established	Annual Expiration
Berkeley Rose Garden	CA, PS	Mar 2022	Feb 2023
Landmarks Policies & Procedures	SF, CE	Mar 2022	Feb 2023
City Projects for Landmarks and Structure of Merit Sites	SF, vacant	Mar 2022	Feb 2023
University of California	SF, PS	Mar 2022	Feb 2023

10. **ACTION: Approval of Action Minutes****

Draft April 7, 2022 Action Minutes.

Approved on Consent

11. **INFORMATION REPORTS**

12. **CORRESPONDENCE**

13. **COMMISSIONER ANNOUNCEMENTS**

14. **STAFF ANNOUNCEMENTS**

15. **FUTURE COUNCIL CALENDAR ITEMS**

- A. **2328 Channing Way** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0002, date pending
- B. **2523 Piedmont Avenue** – Information Agenda Item re: designation of a residential property as a Structure of Merit #LMIN2021-0002, May 10, 2022
- C. **1940 Hearst Avenue** – Information Agenda Item re: designation of a residential property as a City Landmark #LMIN2021-0003, May 10, 2022
- D. **2580 Bancroft Way** – Information Agenda Item re: approval of a Structural Alteration Permit #LMSAP2022-0003, May 10, 2022
- E. **Budget Referral for City-wide Historic Context Statement**, May 10, 2022

16. **POTENTIAL INITIATIONS**

The Commission may establish and maintain an ongoing list of structures, sites and areas having a special historical, architectural or aesthetic interest or value. After public hearings, the Commission may initiate landmark and historic district designations from the list.

- A. 2362 Bancroft Way-Trinity United Methodist Church (3/1/99)
- B. Berkeley High School, Building C, 1920; W. C. Hayes (LE 9/13/99)
- C. John Galen Howard Power Station, UC Campus (CO 4/3/00)
- D. H.C. Macaulay Foundry, 811 Carleton Street (4/3/00)
- E. UC Storage Station, James Plachek, Architect (4/3/00)
- F. "Kittredge Street Historic District" - 2124 Kittredge Street (Elder House and storefront)
- G. 2138 Kittredge Street (Fitzpatrick House and storefront), and 2117 Kittredge Street (A.H. Broad House and storefront) (JK 11/5/2001)
- H. 1842-1878 Euclid Avenue (CO 9-14-07)
- I. Berkeley High School Campus Historic District (SW 1/3/08)
- J. 2746 Garber Street (SW 3/5/09)
- K. 1901 Bonita Avenue (CO 11/16/10)
- L. 1920 Bonita Avenue (CO 11/16/10)
- M. 1940 Channing Way (CO 11/16/10)

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- N. 1920 Haste Street (CO 11/16/10)
- O. 2414 Shattuck Avenue (CO 11/16/10)
- P. Terminal Place (alley) (CO 11/16/10)
- Q. 2041 University Avenue (CO 11/16/10)
- R. 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- S. 2301-2315 Telegraph Avenue / 2510-2516 Bancroft Way (CO 12/7/11)
- T. 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- U. 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- V. 2410-2422 Telegraph Avenue (CO 12/7/11)
- W. 3049 Adeline Street (CO 3/12/12)
- X. "Manoa Historic District"- 2530 Way, 2524 Dwight Way, 2503 Regent Street, 2509 Regent Street, 2511 Regent Street, 2515 Regent Street, 2517 Regent Street, 2506 Dwight Way, 2502 Dwight Way/2501 Telegraph Avenue, 2512-2516 Regent Street/2525 Telegraph Avenue (CO 3/12/12)
- Y. 1400 Sixth Street (CO 6/7/13)
- Z. 1409 Scenic Avenue (CO 9/3/15)
- AA. 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- BB. 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)
- CC. 100 Berkeley Square (SF 6/1/17)
- DD. 741 Cedar Street (CO 7/6/17)
- EE. 745 Cedar Street (CO 7/6/17)
- FF. 749 Cedar Street (CO 7/6/17)
- GG. 2212 Fifth Street (CO 7/6/17; initiation failed 6/6/21)
- HH. 837 Folger Avenue (CO 7/6/17)
- II. 1517 Fourth Street (CO 7/6/17)
- JJ. 808 Gilman Street (CO 7/6/17)
- KK. 830 Gilman Street (CO 7/6/17)
- LL. 832 Gilman Street (CO 7/6/17)
- MM. 836 Gilman Street (CO 7/6/17)
- NN. 1018 Pardee Street (CO 7/6/17)
- OO. 1336 Sixth Street (CO 7/6/17)
- PP. 1345 Sixth Street (CO 7/6/17)
- QQ. 601 Ashby Avenue (PA 2/1/18)
- RR. 1013 Pardee (BO 9/6/18)
- SS. 1940 Haste Street (LPC 10/04/18; upon relocation of historic building)
- TT. 2222 Fifth Street (LPC 12/6/18)
- UU. 1631-33 Walnut Street (LPC 7/2/19)
- VV. 1601 California Street (PA 11/7/19)
- WW. 2235 Channing Way, 2240 and 2300 Durant Avenue, 2372 Ellsworth Street (LPC 11/5/20)
- XX. 2501, 2510, 2514, 2530 and 2551 San Pablo Avenue (LPC 4/1/21)

17. CURRENT LAND USE PROJECTS (BMC SECTION 23.404.030(C))

18. ADJOURN

Motion: Adjourn.

M/S/C: Crandall/Adams

Vote: 7-0-0-1

Yes: Adams, Crandall, Enchill, Finacom, Leuschner, Schwartz, Twu; No: none; Abstain: none; Absent: Montgomery.

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