



Landmarks Preservation Commission Staff Report

#ZP2026-0007

September 3, 2026

Demolition Referral for a Use Permit at 701 University Avenue (1900 Fourth Street- West Berkeley Shellmound)



Quick Facts	Project Description:
Applicant: Shah Noor Broomand	The applicant is seeking a demolition referral for Use Permit #ZP2026-0007 to demolish a 1,600 square-foot non-residential building constructed in 1955.
Property Owner: Sogorea Te Land Trust	Permits Requested:
Project Address: 701 University Avenue (1900 Fourth Street)	Demolition. BMC Section 23.326.070(A) "Main Non-Residential Building" to demolish a non-residential building. (Use Permit Public Hearing)
GP Land Use: Avenue Commercial	
Zoning: West Berkeley Commercial District (C-W)	
Historic District: None	
CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and 15332 for In-Fill Development Projects.	
Submittal Date: June 4, 2026	
Date Deemed Complete: July 16, 2026	Staff Recommendation:
Project Planner: Nilu Karimzadegan	Consider the evaluation and take no action.

ZONING MAP

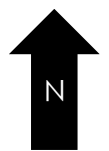
Figure 1: Vicinity and Zoning Districts Map



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Avenue Commercial (AC)	West Berkeley Commercial District (C-W)	Retail and Parking lot
South	Avenue Commercial (AC)	West Berkeley Commercial District (C-W)	Mixed-use development
East	Avenue Commercial (AC)	West Berkeley Commercial District (C-W)	Retail and quick serve food establishment
West	Manufacturing (M)	Mixed Use-Light Industrial District (MU-LI)	Warehouse and wholesale

AERIAL

Figure 2: Aerial Image (Source: GoogleEarth 2025)



STREET ELEVATION LOOKING WEST (Source: GoogleEarth 2024)

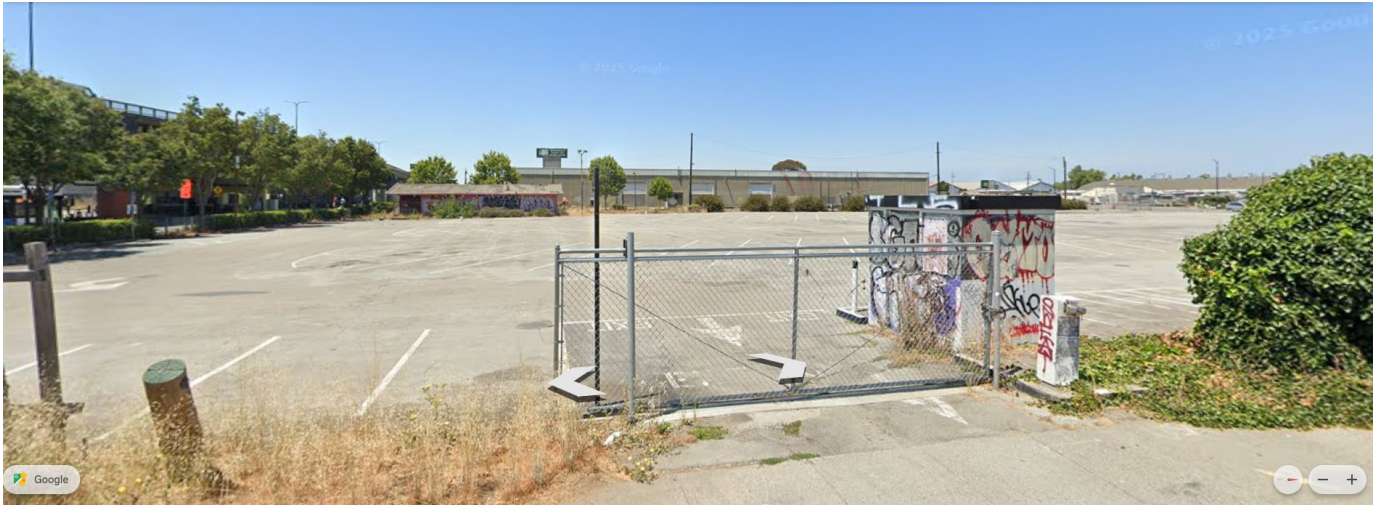


Figure 3: East elevation

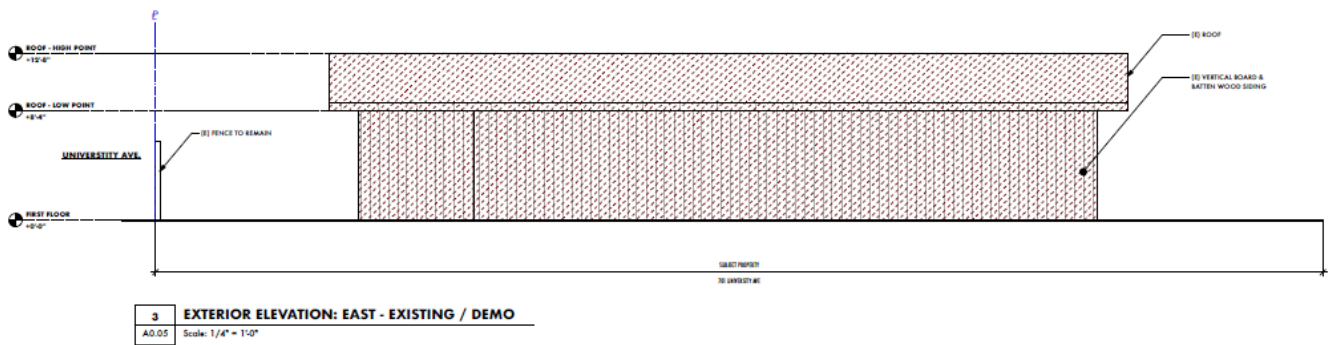
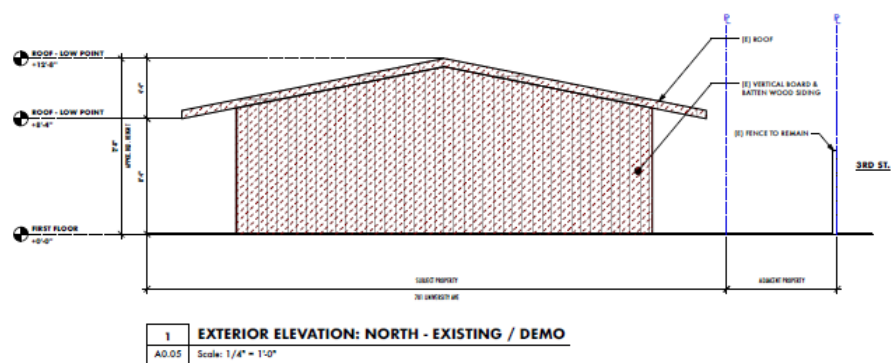


Figure 4: North elevation



BACKGROUND

Subject Site

The subject property is a 2.2-acre site (APNs 057-2101-005-00 and 057-2101-00103) that occupies nearly an entire city block within the West Berkeley Commercial (C-W) Zoning District and carries an Avenue Commercial designation in the General Plan Land Use Element. The site is bounded by Hearst Avenue to the north, Fourth Street to the east, University Avenue to the south, and train tracks to the west. It contains a one-story, approximately 1,600-square-foot commercial building constructed in 1955, which is proposed to be demolished under this application and is located at the southwest corner of a paved parking lot.

The property is situated within the Fourth Street retail district in West Berkeley. In addition, the site is part of a group of parcels designated by the City of Berkeley's Landmarks Preservation Commission (LPC) as a landmark due to their association with the West Berkeley Shellmound.

West Berkeley Shellmound Landmark Designation (2000)

The subject property is included within the area known as the West Berkeley Shellmound, designated as a City Landmark on February 7, 2000. The landmark boundary is generally defined by University Avenue to the south, Hearst Avenue to the north, Second Street to the west, and Fourth Street to the east. The designation does not encompass any existing above-ground buildings or structures. Instead, it applies to the site itself and all subsurface cultural materials. The applicant is seeking approval for the demolition of the existing asphalt pavement and associated parking lot striping, along with removal of miscellaneous site improvements including curbs, wheel stops, fencing, and minor concrete elements on a separate Structural Alteration Permit application. This demolition referral pertains solely to the existing 1,600-square-foot commercial building, located at the southwest corner of the lot.

Figure 4: East elevation of subject property (Source: Google Maps)



Site History

The following information is derived from the historic resource evaluation (HRE), prepared by LSA on April 21, 2016; please see Attachment 1. A building permit was issued to Walter G. Payne of the Clarewood Company on July 6, 1955 to construct a single-story 1,600-square-foot office building. The wood-framed building was designed and built by the Clarewood Company.

According to the HRE, the building is a modest example of Modern architecture, featuring a wood-frame construction, an asymmetrical façade, a very low-pitched roof with broad overhanging eaves, and tar-paper roofing. The exterior walls include board-and-batten wood siding on the east, north, and west elevations, with rough-textured brick partially cladding the south façade.

The building's windows include single-paned fixed units set within recessed wood casements, while the east façade features three vinyl-sash double-paned replacement windows. The main entrance is located on the far-right side of the south, street-facing façade and consists of a metal-framed glass door. Landscaping around the building includes ivy groundcover and shrubs. The building is located adjacent to the Union Pacific Railroad mainline, with the Berkeley Amtrak Station located across University Avenue. Access to the structure is provided via a pedestrian pathway from University Avenue and through the paved parking lot to the east.

As documented in the evaluation, the building appears to have served as an office for the Clarewood Company before being converted in the late 1990s to an art gallery and later to a fitness studio. Alterations include removal of some original windows and casements, installation of replacement windows in their historic locations, and interior modifications associated with the changes in use. Despite these alterations, the building was generally intact at the time the HRE was prepared (2016),

although roof damage was evident. In their 2016 report, LSA found no information on the history or development of the Clarewood Company through the sources reviewed.

ANALYSIS

Project Scope

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 City of Berkeley (COB) Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (BMC Chapter 3), which are relatively specific and appear to align with the California Register of Historical Resources (CR). 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 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.

The subject building does not appear on the National Register of Historic Places (NR), CR, or the State Historic Resources Inventory. Landmarked buildings in the vicinity include: Spenger's Fish Grotto at 1915 Fourth Street (circa 1890), the Southern Pacific Railroad Station at 700 University Avenue (1913), and the Davis-Hames House (1890) and the Silva House (1870) at 1824 5th Street, (Figure 6).

40 years old, BMC Section 23.326.070(C) requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

In determining the potential significance of this property, LSA's Architectural Historian, Micheal Hibma, analyzed the building's extant features and any associated parties against the criteria of the CR and the LPO BMC Chapter 3.24, which closely aligns to criteria of the CR. 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 this evaluation are discussed below.

CR and BMC Criteria:

Events – CR Criterion 1/BMC Criterion for Historic Value

The HRE concludes that the building at 701 University Avenue is connected to the mid-20th-century commercial development of West Berkeley, an important historical trend in the City and in Alameda County. However, it is one of many buildings associated with this period, and no evidence indicates that it has a distinctive or noteworthy association that sets it apart from similar properties in terms of design, construction, or use. Therefore, the building does not appear to meet the significance threshold under Criterion 1.

Persons – CR Criterion 2/BMC Criterion for Cultural Value

The HRE concludes that 701 University Avenue has no documented association with individuals of historical significance. As such, the building does not appear to meet the criteria for significance under Criterion 2. No information regarding the history and development of the Clarewood Company was located in the materials reviewed or by online searches.

Design – CR Criterion 3/BMC Criterion for Architectural Merit

The building at 701 University Avenue reflects common characteristics of the Modern architectural style, which is well represented throughout Berkeley, Alameda County, and the broader East Bay. The building was designed and constructed by the Clarewood Company, but no historical information about the firm was identified through available records or online research. For these reasons, the building does not appear to meet the criteria for significance under Criterion 3.

Information – CR Criterion 4/BMC Criterion for Educational Value

This criterion is typically applied to assess whether archaeological deposits contain information that could deepen our understanding of the lifeways of Berkeley's early historic and pre-contact populations. Its use in evaluating buildings is less common because Modern-era architectural forms, materials, and construction techniques are already well documented across numerous sources. As a result, the information represented by the building at 701 University Avenue can be readily obtained elsewhere. The evaluation of this property was limited to above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information. Furthermore, no available archival information suggests the property, a single-story commercial building, is worth preserving for its usefulness as an educational resource or site. Additional study of the structure

would not yield new insights into either its construction methods or its Modern architectural style. For these reasons, the building does not appear likely to provide information important to the history of the local area, California, or the nation and therefore does not meet Criterion 4.

National Register – BMC Criterion for National Register

The subject building is not listed in the National Register and therefore does not satisfy this criterion.

LPO Structure of Merit Criteria:

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the subject property does not appear worthy of preservation as part of a neighborhood, block, or street frontage, or a group of buildings which include City Landmarks. Each of the four criterion for Structure of Merit (SOM) are considered below.

BMC Section 3.24.110B(a) - Contemporaneous with City Landmarks

The building at 701 University Avenue, was constructed in 1955 and is located in the vicinity of several Berkeley City Landmarks: Spenger's Fish Grotto at 1915 Fourth Street (circa 1890), the Southern Pacific Railroad Station at 700 University Avenue (1913), and the Davis-Hames House (1890) and the Silva House (1870) at 1824 5th Street, (Figure 6). However, the subject building was built approximately 30 years after the most recent landmarked building within the vicinity and is not a contemporary of any nearby City Landmark.

BMC Section 3.24.110B(b) – Compatibility with City Landmarks

The building at 701 University Avenue is not compatible in size, scale, materials, or design with any of the Berkeley City Landmarks in the vicinity because the existing commercial building is a modest example of Modern architecture, whereas the neighboring landmarked buildings reflect earlier architectural styles, including nineteenth century Vernacular, Mission Revival, Queen Anne, and Italianate,

BMC Section 3.24.110B(c) – Good Design

The building at 701 University Avenue is not a good example of Modern architecture because the building lacks distinctive design elements, stylistic integrity, or features that would convey a clear architectural expression. For these reasons, the building is not considered a good example of architectural design.

BMC Section 3.24.110B(d) – Historical Significance

The subject building does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

Recommendation

Take No Action. 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 it for consideration.

Environmental Review

The review of the demolition is part of the Use Permit application, and the Use Permit appears eligible for a Categorical Exemption pursuant to Section 15301 (“Existing Facilities”) and 15332 (“In-Fill Development Projects”) of the CEQA Guidelines. The CEQA determination will be discussed in the Use Permit staff report and findings.

Attachments

1. Historic Resource Evaluation prepared by LSA, 2016



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BERKELEY
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IRVINE
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ROCKLIN
SAN LUIS OBISPO

MEMORANDUM

DATE: April 21, 2016

TO: Shannon Allen and Sally Zarnowitz, City of Berkeley

FROM: Michael Hibma, M.A., Architectural Historian/Senior Cultural Resources Manager

SUBJECT: Historical Resources Evaluation of 701 University Avenue, Berkeley, Alameda County, California (LSA Project No. CBE1504).

LSA conducted an architectural eligibility evaluation of a single-story, approximately 1,600-square-foot rectangular commercial building built in 1955 at 701 University Avenue (APN 057-2101-005-00), Berkeley, Alameda County, California (Figure 1 and 2). The 2.208-acre project site includes the parcel listed above and a separate parcel that contains a paved parking lot (APN 057-2101-001-03). The proposed project would demolish the existing building and surface parking to construct a 207,590-square foot mixed-use project with buildings ranging in height from 22 to 71 feet. The evaluation consisted of background research to provide background information about the design, construction history, previous tenants, and past uses of the buildings; and a field review by an architectural historian to document the existing condition of the building. This evaluation was prepared to address the requirements of the California Environmental Quality Act (CEQA) and the City of Berkeley's Landmarks Preservation Ordinance (LPO).

This evaluation concludes that the building at 701 University Avenue does not appear eligible for inclusion in the CRHR due to a lack of historical significance; it also does not qualify as a City of Berkeley Landmark, Structure of Merit, or as a contributing element to a historic district. As such, the building does not appear to be a historical resource for the purposes of CEQA. The methods, analysis, and conclusions of the evaluation are presented in the sections that follow. Please see the Appendix for Department of Parks and Recreation 523 (DPR 523) Series forms for 701 University Avenue, in which the significance criteria of the CRHR and the LPO in the Berkeley Municipal Code are addressed.

BACKGROUND RESEARCH

Records Search

LSA conducted a records search (File No. 15-0985) of the project site and adjacent properties on January 12, 2016, at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resource records and reports for Alameda County.

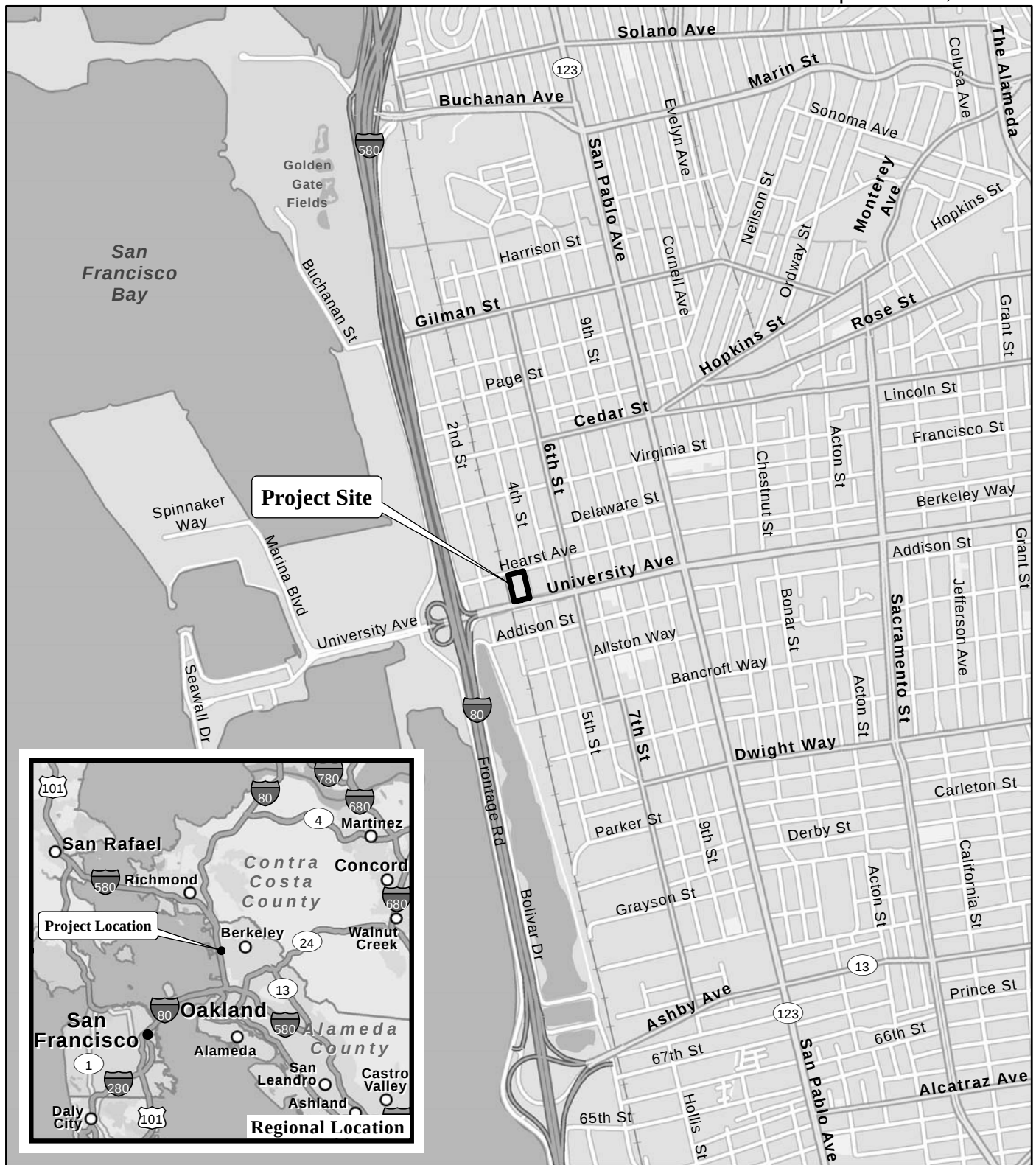
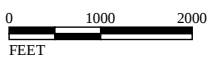


FIGURE 1

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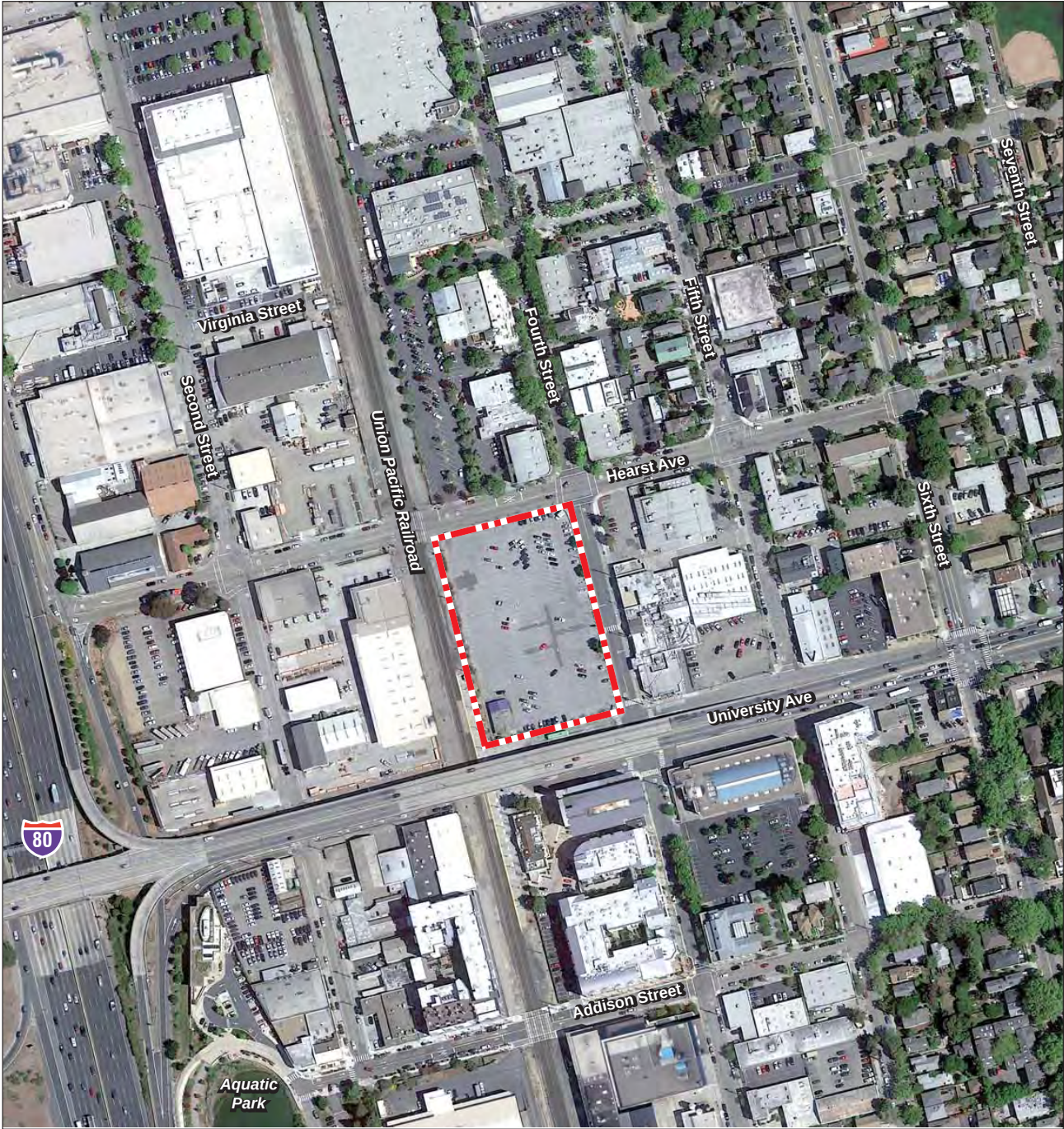
Project Boundary



SOURCE: ESRI STREETMAP NORTH AMERICA (2012).

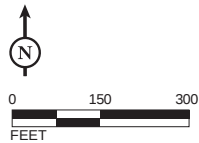
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1900 Fourth Street Project NOP
Project Location and Regional Vicinity Map



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FIGURE 2



 Project Site

1900 Fourth Street Project EIR
Aerial Photograph of the Project Site

SOURCES: GOOGLE EARTH, 5/11/15; LSAASSOCIATES, INC., 2015.
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As part of the records search, LSA also reviewed the following local and State inventories for built environment cultural resources in and adjacent to the project site:

- *City of Berkeley Landmarks Designated by the Landmarks Preservation Commission* (Berkeley Architectural Heritage Association 2015);
- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);
- *An Architectural Guidebook to San Francisco and the Bay Area* (Cerny 2007);
- *Berkeley Landmarks: An Illustrated Guide to Berkeley, California's Architectural Heritage* (Cerny 2001);
- *California Historical Landmarks - Alameda County* (California Office of Historic Preservation 2016);
- *A Living Legacy: Historic Architecture of the East Bay* (Wilson 1987); and
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation April 5, 2012). The directory includes the listings of the National Register of Historic Places (National Register), National Historic Landmarks, the CRHR, California Historical Landmarks, and California Points of Historical Interest.

Results. The NWIC records search did not identify any recorded built environment resources within the project site. The following built environment resources were identified adjacent to the project site:

- 1) 720 University Avenue, Brennan's Restaurant (State of California Primary #P-01-010658).** Brennan's Restaurant, built in 1958 and formerly located at 720 University Avenue, was a German-style "hofbrau" restaurant that was demolished in 2008. Brennan's has since relocated to a space within the Berkeley Amtrak Station at 700 University Avenue.
- 2) 2040 Fourth Street, Irwin Paint Company (State of California Primary #P-01-010683).** The parcel at 2040 Fourth Street was the former location of the Irwin Paint Company. Designed by Oakland-based architect Irwin Johnson in 1946, the Colonial Revival-styled commercial building was used as office space for the Irwin Paint Company. Later occupants included the Boy Scouts of America and a restaurant. This property was demolished circa 2011.
- 3) 2001 Fourth Street, Grocery Outlet (State of California Primary #P-01-011573).** The building at 2001 Fourth Street was the former location of the Bendix Westinghouse Automatic Air Brake Company. The building was designed circa 1950 by Oakland-based structural engineer Russell H. Cooley and built by John J. Moore, also of Oakland. This building was evaluated in 2014 and assigned a historical resource status code of "6Y"

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by the California Office of Historic Preservation, which indicates that it does not appear eligible for listing in the National Register. This property does not qualify as a historical resource under CEQA (as defined at California Public Resources Code [PRC] §21084.1).

- 4) **1915 Fourth Street, Spenger's Fish Grotto (State of California Primary #P-01-005027; Berkeley City Landmark #210).** Spenger's Fish Market is comprised of complex of rooms added to the central two-story portion built by Johann Spenger in 1892. The building has added onto in the 1930s and the 1970s. The project site is a parking lot that is primarily used as patron parking for Spenger's. This building complex has been assigned a historical resource status code of "3S" by the California Office of Historic Preservation which indicates that it appears eligible for listing in the National Register. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).
- 5) **700 University Avenue, Southern Pacific Railroad Station (State of California Primary #P-01-005671; City Landmark #237).** The Southern Pacific Railroad (SPRR) designed and built this Mission Revival-style passenger station in 1913. The station allowed travelers to disembark in Berkeley rather than traveling on to Oakland and routing via one of the three spur lines to Berkeley. In the late 1970s, Amtrak discontinued service and the interior was remodeled into restaurant. This building was assigned a historical resource status code of "2S2" by the California Office of Historic Preservation indicating that it is individually eligible for listing in the National Register by a consensus through the Section 106 process. The station is also listed in the CRHR. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).
- 6) **University Avenue Overcrossing (California Department of Transportation Bridge #33-0023).** The University Avenue Overcrossing is a continuous slab of reinforced concrete that carries University Avenue over the Union Pacific Railroad crossing. It was built in 1933, rebuilt in 1956, and retrofitted in 1993. This structure was surveyed in 2015 by the California Department of Transportation and assigned a survey rating of "5," indicating that it was not eligible for the National Register. This property does not qualify as a historical resource under CEQA (as defined at PRC §21084.1).

City of Berkeley historical resource inventories and local and regional architectural guidebooks indicate that 701 University Avenue is *not* a listed City Landmark, Structure of Merit, or a contributor to a district, nor does it possess distinctive architectural qualities (Cerny 2001, 2007; City of Berkeley 2004, 2009; Wilson 1987; Woodbridge 1992, 2005). A review of local historical resources registers and inventories identified the following eight recorded built environment cultural resources within two city blocks of the project site:

- 1) **Berkeley Day Nursery, (State of California Primary #P-01-005075; City Landmark #18).** This property was built in 1927 at 2031 Sixth Street and was assigned a historical resource status code of "1S" by the California Office of Historic Preservation which indicates that it is listed in the National Register. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).
- 2) **Silva House, (State of California Primary #P-01-005707; City Landmark #28).** This property was built in 1878 at 1824 Fifth Street and was assigned a historical resource

status code of “2S” by the California Office of Historic Preservation indicating that it was determined eligible for listing in the National Register by the Keeper.¹ This property is also listed in the CRHR. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).

- 3) Heywood House, (State of California Primary #P-01-005056; City Landmark #32).** This property built in 1878 at 1808 Fifth Street and was assigned a historical resource status code of “2S” by the California Office of Historic Preservation, indicating that it was determined eligible for listing in the National Register by the Keeper. This property is also listed in the CRHR. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).
- 4) Alphonso House, (City Landmark #34).** This property was built in 1878 at 802 Delaware Street and has not been assigned a historical resource status code by the California Office of Historic Preservation.
- 5) Heywood-Ghego House (State of California Primary #P-01-005026; City Landmark #59).** This property was built circa 1877 at 1809 Fourth Street and was assigned a historical resource status code of “2S” by the California Office of Historic Preservation indicating that it was determined eligible for listing in the National Register by the Keeper. This property is also listed in the CRHR. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).
- 6) Davis-Harmes House (City Landmark #108).** This property was built circa 1890 at 1828 Fifth Street and, as of April 2012,² had not been assigned a historical resource status code by the California Office of Historic Preservation.
- 7) Workman’s Cottage (City Landmark #169).** This property was built circa 1880 at 1814 Sixth Street and, as of April 2012, had not been assigned a historical resource status code by the California Office of Historic Preservation.
- 8) Andrews House (State of California Primary #P-01-005072; City Landmark #176).** This property was built circa 1878 at 1812 Sixth Street and was assigned a historical resource status code of “2S” by the California Office of Historic Preservation, indicating that it was determined eligible for listing in the National Register by the Keeper. This property is also listed in the CRHR. This property qualifies as a historical resource under CEQA (as defined at PRC §21084.1).

Map Review

LSA reviewed the following maps for historical information about the project site and its vicinity:

- *Plat of the Northern Part of Rancho San Antonio partially confirmed to Vincent and Domingo Peralta* (General Land Office 1868);

¹ Keeper of the National Register of Historic Places. The Keeper is the individual who has been delegated the authority by National Park Service to list properties and determine their eligibility for the National Register. The Keeper may further delegate this authority as he or she deems appropriate (36 CFR §60.3(f)).

² The current version of the *Directory of Properties in the Historic Property Data File* for Alameda County is dated April 5, 2012. A newer, updated version is not currently available.

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- *San Francisco, Calif.*, 15-minute topographic quadrangle (U.S. Geological Survey 1895, 1899, 1915);
- *Oakland West, Calif.*, 7.5-minute topographic quadrangle (U.S. Geological Survey 1949, 1959, 1968, 1973, 1980, 1993); and
- Sanborn Fire Insurance Company Maps for Berkeley (Sanborn-Perris Map Co., Ltd.) 1911, 1929, 1950, 1981).

Results. No buildings or structures are depicted in the project site on the Rancho San Antonio plat (General Land Office 1868). The project site and most of the area on either side of University Avenue within the area bounded by San Pablo Avenue, the SPRR alignment, and the bayshore (roughly where modern Second Street is today) is unevenly developed and is part of the emerging West Berkeley community (USGS 1895, 1899, 1915). The *Oakland West, Calif.*, 7.5-minute quadrangles depict the project site in a shaded pink color, indicating a high density of development in the area (USGS 1949, 1959, 1968, 1973, 1980, 1993).

The 1911 Sanborn map of the project site depicts a segment of open Strawberry Creek crossing the southern third of the project site. Development is depicted clustered at the southeast corner of the project site, fronting the northwest corner of the Fourth Street and University Avenue intersection, and is comprises four residential buildings. Two minor outbuildings on either side Strawberry Creek. No buildings, structures, or objects are depicted where 701 University Avenue is today and the remainder of the project site is depicted vacant. Overall settlement in the area is uneven. Industrial properties are on irregularly sized parcels located west of the SPRR tracks, and Third Street is depicted as wider than Fourth Street, likely to accommodate the SPRR main line and several spur tracks. Homes and detached outbuildings, interspersed with undeveloped parcels, are located on irregularly sized parcels east of the railroad and. Each dwelling is generally rectangular in plan with various protrusions for small porches and bay windows. Several properties have detached carriage houses (Sanborn-Perris Map Co., Ltd., 1911:61).

The 1929 Sanborn map depicts a single-story grocery store with an attached single-story residential building at the northwestern corner of the Fourth Street and University Avenue intersection. One residential property depicted in 1911 fronting Fourth Street remains. Strawberry Creek is covered. No other buildings, structures, or objects are depicted in the project site. South of the project site, fronting Sixth Street are eight single-story residential buildings with uniform street setbacks on rectangular parcels. Many of the buildings depicted south and across University Avenue from the project site in 1911 remain. A notable change is the depiction of the SPRR Passenger Station at the University Avenue and Third Street intersection. Although several large parcels in a one-block radius remain vacant, the growth of industrial properties indicates that it is the dominant land use pattern in West Berkeley (Sanborn-Perris Map Co., Ltd., 1929:44).

The 1950 Sanborn map depicts no buildings, structures, or objects in the project site (Sanborn-Perris Map Co., Ltd., 1950:44). The 1981 Sanborn Map on file at the City of Berkeley Department of Planning & Development shows the modern footprint of the

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building at 701 University Avenue. No other buildings, structures, or objects are depicted in the project site (Sanborn-Perris Map Co., Ltd., 1981:44).

ARCHIVAL RESEARCH

LSA architectural historian Michael Hibma conducted archival research on December 17, 2015, at the Berkeley Architectural Heritage Association (BAHA) and the City of Berkeley Department of Planning & Development. During these research visits, Mr. Hibma examined building permits, previous cultural resource survey forms, Sanborn Fire Insurance Company Maps for Berkeley and real estate information to identify past occupants and uses of buildings in the project site, as well as alterations to the buildings that have occurred since construction.

City Building Permits

701 University Avenue (APN 057-2101-005). A review of building permit records on file at the City of Berkeley Department of Planning & Development for the building at 701 University Avenue indicates that building permit #77779 was issued on July 6, 1955, to Walter G. Payne of the Clarewood Company to construct a single-story 1,680-square-foot office building. The building permits states that the wood-framed building was designed and built by the Clarewood Company.

A summary of available information about building construction and alterations for the building at 701 University Avenue is presented in Table 1, below.

Table 1: Building Permit Information - 701 University Avenue

Date	Permit Number	Description
7/23/1965	16480	Electrical permit.
2/3/1999	99-1071	Business License: Art Gallery
3/27/2002	02-1166	New meter installation (100 amps)
4/4/2005	01-0305	Business License: Art Gallery
5/4/2005	05-20000041	Business License: Exercise Studio
7/25/2005	05-3109	Tenant improvements (unspecified)
10/5/2005	05-4300	Sign permit ("Curves")
6/15/2007	07-90000398	Business License: Fitness Center

Berkeley Architectural Heritage Association

LSA conducted a review of information on file at the Berkeley Architectural Heritage Association (BAHA) to examine previous architectural surveys, archival photographs, or newspaper articles for historical information about the building.

Results. Records at BAHA for the building in the project site at 701 University Avenue consisted of one scanned document from the Donogh File, a compendium of information of Berkeley's early to mid-20th century built environment compiled by East Bay relator Ormsby Donogh. Other BAHA records of the project site included a blank Berkeley Bicentennial Committee Survey Structure Questionnaire form for 701 University Avenue. No photographs or other descriptive material were included, and the lack of information was likely due to the building's relatively young age at the time of survey (21 years old) and/or relative singular unimportance to surveyors at the time (Berkeley Bicentennial Committee 1976).

FIELD REVIEW

LSA's architectural historian reviewed the exterior of the building in the project site on December 18, 2015. The purpose of the review was to characterize the building's architectural style and to identify alterations.

Building Description

701 University Avenue. Based on building permits and archival information, the building at 701 University Avenue was constructed in July 1955 as a single-story, 1,600 square foot commercial office building. It is a modest example of Modern style architecture. The wood-framed and brick-clad building has an asymmetrical façade and is a modest example of the Modern architectural style and is covered with a very low-pitched roof with wide, overhanging eaves and is sheathed in tar paper roofing. The walls are clad in board-and-batten wood siding on the east, north, and west-facing façades and partially clad in rough-textured brick in the south-facing façade. Fenestration consists of single-paned, fixed windows set in recessed wooden casements. The east façade contains three vinyl-sashed double-paned replacement windows. The entrance is at the far right side of the south, street-facing façade and consists of metal-framed glass door set in a metal door-frame. Landscaping elements include ivy ground cover and shrubs. This building is in fair condition, but does have obvious roof damage. To the right of and behind the building is the Union Pacific Railroad mainline. South of the building and across University Avenue is the Berkeley Amtrak Station and Brennan's Restaurant and Sports Bar at 700 University Avenue. The building is accessed via a pedestrian path from the University Avenue sidewalk and via the paved automobile parking area east of the building.

Based on information from building permits and archival research, the building at 701 University Avenue was originally an office building for the Clarewood Company and then converted by the late 1990s into an art gallery and later a fitness studio. Documented or apparent alterations include removal of some of the original fenestration and casements, installation of replacement windows in historical locations, and conversion from an office

space to a physical fitness studio. This building appears mostly intact, but it has obvious roof damage. No information regarding the history and development of the Clarewood Company was located in the materials reviewed or by online searches.

HISTORICAL CONTEXT

This section presents the land use development and architectural context of the project site.

Land Use and Neighborhood Context¹

The building at 701 University Avenue are located in the former Rancho San Antonio, a 44,800-acre rancho granted in 1820 by Spanish Governor Pablo Vicente de Solá to Luis Maria Peralta for his 40 years of service to the Spanish government. Rancho San Antonio includes the cities of Alameda, Berkeley, Emeryville, Oakland, and Piedmont, as well as part of San Leandro. Peralta's land grant was confirmed after Mexico's independence from Spain in 1822, and his title was honored when California entered the Union by treaty in 1848. In 1842, Peralta's son, José Domingo, received the northern portion of the rancho lands, which includes the modern communities of Albany and Berkeley. Like many similar ranchers, José and his brothers raised cattle and participated in the hide and tallow trade from the 1820s to the 1840s. With the arrival of the Gold Rush in 1848, thousands of people, mostly young men, arrived in California via San Francisco, and many headed to the Sierra Nevada gold fields. This population surge overwhelmed the Peraltas, as swarms of squatters stole their cattle, built homes, and resisted eviction.

Ocean View/West Berkeley. Two of the aforementioned squatters, retired sea captains James H. Jacobs and William J. Bowen, settled in what would become West Berkeley. In 1853, Jacobs built a wharf at the foot of Delaware Street; a year later, Bowen built a roadhouse and stage stop along the Contra Costa Road (modern San Pablo Avenue) and named it Ocean View. The area's ties to industry began early with the establishment of the Pioneer Starch and Grist Mill in 1855 and a lumberyard in 1856. By 1860 Ocean View was home to 60 residents, whose children attended Ocean View School at San Pablo Avenue and Virginia Street. The Berkeley Land and Town Improvement Association (BLTIA) was formed in 1874 to promote development by capitalizing on the relocation of the University of California to Berkeley and the completion of the transcontinental railroad through the area. The BLTIA surveyed lands west of San Pablo Avenue between Bancroft Way and Codornices Creek, laid out streets, numbered blocks and lots, and arranged land sales. By 1878 the population grew approximately tenfold, and in that same year, Ocean View and Berkeley incorporated to avoid annexation by Oakland. Renamed West Berkeley, the area became a major industrial and manufacturing area, hosting companies in the 1870s such as Standard Soap, California Watch, Wentworth Boot and Shoe, California Ink,

¹ Unless noted, this section is adapted from *Berkeley Landmarks, An Illustrated Guide to Berkeley, California's Architectural Heritage* (2001), Susan Dinkelspiel Cerny, Berkeley Architectural Heritage Association, Berkeley, California; and *Preliminary Cultural Resources Screening of 2001 Fourth Street, Berkeley, Alameda County, California* (2014) Michael Hibma, LSA Associates, Inc., Point Richmond.

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Griffin Glove and Tannery, and the Hoffburg Brewery. The area also contained smaller businesses such as grocers, blacksmiths, and hardware stores, as well as churches, a post office, a school, and a telephone exchange. Civic improvements marked West Berkeley's growth, as gas streetlights were installed in 1879, a town hall was constructed in the 1880s, and electricity arrived in the 1890s.

The late-19th century development of West Berkeley was influenced by the Central Pacific Railroad and later the SPRR. The railroad connected Bay Area manufacturers and Central Valley farms and ranches with markets in the interior and overseas via port facilities in San Francisco. By 1900, the population rose to approximately 1,500. During the early-20th century, land uses in the western subdivisions located along the SPRR main line began to change in density, driven principally by the relocation of people and businesses following the San Francisco Earthquake and Fire of 1906. This change was not uniform; however, by the 1920s a lack of land zoning created a mixed area of commercial and industrial land uses interspersed with pockets of persistent single and multi-family residential areas. For most of the early-to-mid-20th century, this area remained largely industrial in nature. World War II increased industrial activity to supply the shipyards in Richmond, Vallejo, San Francisco, the Oakland Army Base, and other wartime needs. After World War II, industry in West Berkeley peaked in 1963 with 263 plants, and gradually diminished by 1980 and 1990s as industries moved overseas and yielded space to a growing demand for offices, computer and biotechnology research, commercial retail, service industries, and housing (Wollenberg 2008:156-158).

Architectural Context

Architecture in the project site parallels trends elsewhere in California during the mid-20th century. The section below describes the architectural qualities of the building in the project site.

Modern. The Modern style, in a general sense, emphasizes the simplification of form and removal of applied decoration. Although a universal term generally applied to cover many associated design variants, the Modern style emerged in Europe during the 1920s with architects such as Le Corbusier, Ludwig Mies van der Rohe, and Walter Gropius' *Bauhaus School*. They and others rejected any nationalistic-based design motifs as archaic relics associated with the catastrophe of World War I, and instead put forth new ideas of arranging space or volume as the primary design criteria, and not imparting a particular sense of place via added historical-based design motifs. Architects used contemporary materials like vitrolite (an opaque, pigmented glass), glass brick, and neon lights to express modernity. Most Modern buildings were constructed as commercial buildings to be frequented by a wide array of customers. The nation at the time was obsessed with technology, progress, and economic prosperity following World War II, and architects reflected this sentiment through designs that emphasized a new era, shorn of an obsolete past. Architects in the 1950s designed department stores, movie theaters, gas stations, drive-ins, and diners almost exclusively in Modern styles. The spread of the automobile fed this expansion of Modern architecture in America. Modern-styled buildings were economical to build, with a simple design without elaborate ornamentation that was easily replicated and associated with a corporate brand or label, a quality that appealed

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to businesses (Wiseman 2000:149). There was a focus on clean horizontal and vertical lines, simplicity and clarity of forms, flat roofs, and smooth, unadorned walls (Longstreth, 2000:126; Gelernter 1999:250; Craig 2004:69).

Several character-defining features of the Modern style include:

- Square or rectangular footprint;
- Flat roof;
- Minimal amount of façade ornamentation to draw attention of passersby;
- Simple cubic “extruded rectangle” massing;
- Windows running in broken horizontal rows forming a grid;
- Façade angles at 90 degrees; and
- Building materials are steel, formed concrete, chrome, or plated surfaces (Gelernter 1999:248-249; McAlester 2013:617-646).

ELIGIBILITY EVALUATION

Background research, including a records search, a literature review, archival research, and a field review by an architectural historian identified one built environment cultural resource more than 50 years old in the project site. Please see the Appendix for State of California DPR 523 records containing an eligibility evaluation of 701 University Avenue.

CONCLUSION

The building at 701 University Avenue is a single-story; Modern-styled commercial building designed and built in 1955 by the Clarewood Company. Based on background research and field survey, the building is not eligible for inclusion in the CRHR under any significance criteria, nor does it otherwise appear eligible as a potential Berkeley City Landmark, a Structure of Merit, or part of a historic district. For these reasons, 701 University Avenue does not appear to qualify as a “historical resource” for the purposes of CEQA (as defined at PRC §21084.1).

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APPENDIX

California Department of Parks and Recreation 523 Series Form Records

701 University Avenue, Berkeley, Alameda County

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code: 6Z

Other Listings

Review Code

Reviewer

Date

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Resource Name: 701 University Avenue

P1. Other Identifier: *Clarewood Company; Piece of Art; H2Fitness; Curves*

P2. Location ☒ **Unrestricted:**

a. **County:** Alameda

b. **USGS 7.5' Quad:** *Oakland West, Calif.* **Date:** 1993; **T1S/R3W;** *San Antonio (V. and D. Peralta); M.D.B.L.*

c. **Address:** 701 University Avenue **City** Berkeley **Zip** 94710

d. **UTM:** Zone 10S; 561499mE/4191365mN

e. **Other Locational Data:** At southern end of APN 057-2101-005.

P3a. Description: This property is a one-story, rectangular-plan former office building comprising approximately 1,600 square feet. The wood-framed and brick-clad building has an asymmetrical façade and is a modest example of the Modern architectural style and is covered with a very low-pitched roof with wide, overhanging eaves and is sheathed in tar paper roofing. The walls are clad in board-and-batten wood siding on the east, north, and west-facing façades and partially clad in rough-textured brick in the south-facing façade. Fenestration consists of single-paned, fixed windows set in recessed wooden casements. The east façade contains three vinyl-sashed double-paned replacement windows. The entrance is at the far right side of the south, street-facing façade and consists of metal-framed glass door set in a metal door-frame. Landscaping elements include ivy ground cover and shrubs. This building is in fair condition, but does have obvious roof damage.

P3b. Resource Attributes: (HP6) 1-3 story commercial building

P4. Resources Present: ☒ **Building**

P5a. Photograph:



P5b. Description of Photo:

701 University Avenue, north façade. View south. 12/18/15.

P6. Date Constructed/Age and

Source: ☒ **Historic** Built 1955; City of Berkeley Building Permit, Donogh File, Berkeley Architectural Heritage Association.

P7. Owner and Address:

Frank Spenger Co. & Ruegg & Ellsworth
2437 Durant Avenue, #204
Berkeley, California 94704

P8. Recorded by:

Michael Hibma, M.A., RPH #603
LSA
157 Park Place
Point Richmond, California 94801

P9. Date recorded: 1/15/16

P10. Survey Type: Intensive

P11. Report Citation: Hibma, Michael, 2016. *Architectural Eligibility Evaluation of 701 University Avenue, Berkeley, Alameda County, California.* LSA, Point Richmond, California.

Attachments: ☒ **Location Map** ☒ **Continuation Sheet(s)** ☒ **Building, Structure, and Object Record**

DPR 523A (1/95)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code: 6Z
Resource Name: 701 University Avenue

B1. **Historic Name:** *Clarewood Company*

B2. **Common Name:** None.

B3. **Original Use:** Office space

B4. **Present Use:** Vacant

B5. **Architectural Style:** Modern

B6. **Construction History:** This building was constructed in 1955, as indicated by information on file at the Berkeley Architectural Heritage Association (BAHA) and the City of Berkeley's Planning & Development Department. Documented or apparent alterations include removal of some of the original fenestration and casements, installation of replacement windows in historical locations, and conversion from an office space to a physical fitness studio. This building appears mostly intact, but it has obvious roof damage.

B7. **Moved?** No

B8. **Related Features:** None

B9. **a. Architect:** Clarewood Company

b. Builder: Clarewood Company

B10. **Significance: Theme:** Commercial development, architecture

Period of Significance: N/A

Property Type: Commercial building

Applicable Criteria: N/A

This one-story approximately 1,600-square-foot rectangular commercial building is situated at the southwestern corner of a 46,575 square-foot parcel in an urban, industrial/residential setting. The site is located in West Berkeley, an area historically characterized by industrial and commercial land uses. The building was originally used as office space and later converted to an art gallery and a fitness studio. The building's designer and builder was the Clarewood Company. The location was selected for its proximity to a transcontinental rail line, a freeway, and major arterials. See continuation sheets.

B11. **Additional Resource Attributes:** None

B12. **References:**

Berkeley Architectural Heritage Association (BAHA)

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B13. **Remarks:** None

B14. **Evaluator:** Michael Hibma, M.A. RPH

LSA

157 Park Place,

Point Richmond, California 94801

Date of Evaluation: 1/15/16

DPR 523B (1/95)



(This space reserved for official comments.)

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B10. Significance (continued)

California Register Significance Criteria

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Research indicates that 701 University Avenue is associated with the commercial growth of West Berkeley in the mid-20th century, an event that made a significant contribution to the broad patterns of the history of Berkeley and Alameda County, California. However, 701 University Avenue is one of thousands of buildings in Berkeley and Alameda County that are associated with this event, and no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from the other buildings with similar design, construction history, and use. The building at 701 University Avenue does not appear significant under Criterion 1.

Criterion 2: Associated with the lives of persons important in our past;

Research indicates that 701 University Avenue is not associated with the lives of persons important in our past. The building at 701 University Avenue does not appear significant under Criterion 2.

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

The building at 701 University Avenue embodies the general architectural characteristics of the Modern architectural style, a style represented in the existing building stock of Berkeley, Alameda County, and the East Bay. However, better examples of equal or greater expressiveness exist in greater concentrations in the older industrial areas of Oakland and West Berkeley. This building's designer and builder was the Clarewood Company. No information regarding the history and development of the Clarewood Company was located in the materials reviewed or by online searches. The building at 701 University Avenue does not appear significant under Criterion 3.

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

This criterion is usually used to evaluate the potential of archaeological deposits to contain information important in understanding past lifeways of Berkeley's early historic-period and pre-contact inhabitants. Its application to architecture is less common in eligibility assessments due to the prevalence of multiple media that thoroughly document the form, materials, and design of a given building type. Consequently, information about Modern architecture and design and construction techniques, as represented by 701 University Avenue, can be obtained from other widely available sources on this familiar architectural style. Additionally, due to alterations, further study of this building will not result in new information about construction techniques or its Modern style and design. For these reasons, the building at 701 University Avenue will not yield information important to the history of the local area, California, or the nation. The building at 701 University Avenue does not appear significant under Criterion 4.

Landmark Preservation Ordinance Criteria

The section below provides a discussion of the building's status per Section 3.24.110 of the City of Berkeley Landmark Preservation Ordinance (LPO).

1. Architectural Merit:

a) *A property is the first, last, only, or most significant architectural property of its type in the region;*

This building is not the first, last, or most significant architectural property of its type in the region. Background research identified numerous small-scale Modern-styled commercial buildings in Berkeley, Oakland, and Alameda County.

b) *A property is the prototype, or outstanding example, of a period, style, architectural movement, or construction, or is an example of the more notable works of the best surviving work in a region of an architect, designer, or master builder; or*

This building's architect was not identified. However, were the architect identified in the background materials reviewed, subsequent alterations to the building at 701 University Avenue have diminished its ability to convey its architectural qualities. It is not a prototype, or an outstanding example of Modern architecture, and, therefore, it not the best surviving example a period, style, architectural movement, or construction.

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B10. Significance (continued)

Landmark Preservation Ordinance Criteria (continued)

- c) *A property is an architectural example worth preserving for the exceptional values it adds as part of the neighborhood fabric.*

Background archival research of 701 University Avenue indicates that it does not qualify under this criterion as an architectural example worth preserving for the exceptional values it adds as part of the neighborhood fabric. A recent field survey of the building indicates that subsequent alterations (e.g., removal of some of the original fenestration and casements, installation of replacement windows in historical locations, and conversion from an office space to a physical fitness studio) have compromised the architectural qualities it once had, and currently it more resembles an ordinary mid-20th century commercial building, a common resource type in Berkeley and the East Bay. Due to alterations, 701 University Avenue is no longer able to convey its significance under this criterion.

2. *Cultural Value: A structure, site, or area associated with the movement or evolution of religious, cultural, governmental, social, and economic development of the City.*

Research indicates that 701 University Avenue is associated with the commercial growth of West Berkeley in the mid-20th century, an event that made a significant contribution to the broad patterns of the history of Berkeley and Alameda County, California. However, 701 University Avenue is one of thousands of buildings in Berkeley and Alameda County that are associated with this event, and no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from the other buildings with similar design, construction history, and use.

3. *Educational Value: A structure worth preserving for its usefulness as an educational force.*

Background research and field survey did not indicate that this building is worth preserving for its usefulness as an educational force. It is a typical example of mid-20th century materials and construction techniques, both of which have been thoroughly documented through descriptive publications.

4. *Historic Value: A structure that represents the 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.*

Research indicates that 701 University Avenue is associated with the commercial growth of West Berkeley in the mid-20th century, an event that made a significant contribution to the broad patterns of the history of Berkeley and Alameda County, California. However, 701 University Avenue is one of thousands of buildings in Berkeley and Alameda County that are associated with this event, and no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from the other buildings with similar design, construction history, and use. As such, it lacks sufficient historic value to qualify under this criterion.

5. *Historic Property: Any property listed in the National Register of Historic Places.*

This building is not listed in the National Register of Historic Places.

In considering applications for *Structure of Merit* designation, the Landmarks Preservation Commission (LPC) uses the following criteria:

1. *General Criteria: A structure shall be judged on its architectural merit and/or cultural, educational, or historic interest or value. If a structure does not meet Landmark criteria, it may be designated a Structure of Merit if it is worthy of preservation as part of a neighborhood, a block or street frontage, or as part of a group of buildings that includes Landmarks.*

This building at 701 University Avenue is located within the boundary of City Landmark #227, the West Berkeley Shellmound, and near other Berkeley Landmark properties within two blocks. These properties include *Berkeley Day Nursery* built 1927 at 2031 Sixth Street (at Addison) (City Landmark #18); *Silva House* built circa 1875 at 1824 Fifth Street (City Landmark #28); *Heywood House* built 1878 at 1808 Fifth Street (City Landmark #32); *Alphonso House* built 1878 at 802 Delaware (City Landmark #34); *Heywood-Ghego House* built circa 1877 at 1809 Fourth Street (City Landmark #59); *Davis-Harmes House* built circa 1890 at 1828 Fifth Street (City Landmark #108); *Workman's Cottage* built circa 1880 at 1814 Sixth Street (City Landmark #169); *Andrews House* built circa 1878 at 1812 Sixth Street (City Landmark #176); *Spenger's Fish Grotto* built 1892 at 1915 Fourth Street (City Landmark #210); and the *Southern Pacific Railroad Station* built 1913 at 700 University Avenue (City Landmark #237).

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Resource Name: 701 University Avenue

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B10. Significance (continued)

Landmark Preservation Ordinance Criteria (continued)

2. Specific Criteria

- a) *The age of the structure is contemporary with: (1) a Landmark within its neighborhood, block, street frontage, or group of buildings; or (2) a historic period or event of significance to Berkeley, or to the structure's neighborhood, block, street frontage, or group of buildings;*

The building at 701 University Avenue was built circa 1955. The Landmark buildings in the area were constructed in 1870s-1930s. Its style, façade treatment, and massing are considerably different than those aspects of the Landmark properties.

- b) *The structure is comparable in size, scale, style, materials, or design with a Landmark structure within its neighborhood, block, street frontage, or group of buildings;*

The building at 701 University Avenue is not comparable in size, scale, style, materials, or design from the Landmark properties nearby. It was designed nearly 30 years after the last Landmark properties nearby were built and was intended for a mixed commercial/industrial purpose, whereas the Landmark properties were, and remain, mostly commercial or residential in nature.

- c) *The structure is a good architectural design example;*

Due to subsequent alterations, such as the removal of some of the original fenestration and casements, installation of replacement windows and conversion in use, this building is not a good, representative example of the Modern architectural style, and currently it more resembles an ordinary mid-century commercial building, a common resource type in Berkeley, Alameda County, and the East Bay.

- d) *The structure has historical significance to Berkeley and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

Background research and field survey indicated that this Modern building is associated with the post-war development of West Berkeley. However, a recent field survey of the building indicates that subsequent alterations to the building (e.g., removal of some of the original fenestration and casements, installation of replacement windows in historical locations, and conversion from an office space to a physical fitness studio) have compromised the architectural qualities it once had. Therefore, due to the alterations mentioned here and above, it no longer conveys significance under this criterion.

Integrity

The building at 701 University Avenue has not been moved and retains integrity of *location*. The building at 701 University Avenue retains integrity of *association* with the post-World War II rise of commercial and industrial land use in West Berkeley, and Alameda County, California. The building at 701 University Avenue does not retain integrity of *setting* and *feeling*. This is due to the alteration of the building from office space to a physical fitness studio. The original offices, equipment, signage, and associated equipment located on the property from 1955 was removed or altered due to conversion to a physical fitness studio. Other changes to setting and feeling are reflected in the gradual transformation of the surrounding neighborhood beginning in the 1980s through today. This change has altered the once predominately industrial and light-commercial character of the area into one more reflective of a growing single and multi-family residential population near a regional intermodal commuter rail station (Amtrak). This decades-long change resulted in more property allocated to serve residential needs, workers in supporting industries, and civic institutions. Many of the older factories and commercial buildings were demolished to accommodate increased residential or mixed-use construction in the area.

The building at 701 University Avenue does not retain integrity of *workmanship*, *design*, or *materials*. This is due to alterations to the original function and historic fabric of the building as a result of substantial alterations to the building (e.g., removal of some of the original fenestration and casements, installation of replacement windows in historical locations, and conversion from an office space to a physical fitness studio).

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B10. Significance (continued)

Conclusion

The building at 701 University Avenue is a single-story, Modern-styled commercial building designed and built in 1955 by the Clarewood Company. Based on background research and field survey, the building is not eligible for inclusion in the California Register under any significance criteria, nor does it otherwise appear eligible as a potential Berkeley City Landmark, a Structure of Merit, or part of a historic district. For these reasons, 701 University Avenue does not appear to qualify as a "historical resource" for the purposes of CEQA (as defined at California Public Resources Code §21084.1).

B12. References (continued)

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P5a. Photograph (Continued)



701 University Avenue. North and east façades. View to the southwest.
University Avenue Overcrossing and Berkeley Amtrak Station in background. 12/18/15.



701 University Avenue. South and east façades.
View to the north from underneath University Avenue Overcrossing. 12/18/15.

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P5a. Photograph (Continued)



701 University Avenue. North and east façades.
View to the southwest from Berkeley Amtrak Station platform. 12/18/15.



701 University Avenue. North and east façades.
View from Berkeley Amtrak Station platform southeast towards University Avenue Overcrossing. 12/18/15.

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LOCATION MAP

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Resource Name: 701 University Avenue

Map Name: USGS 7.5-minute Oakland West, Calif., and Richmond, Calif. Scale: 1:24,000 Date of Maps: 1980

