LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

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

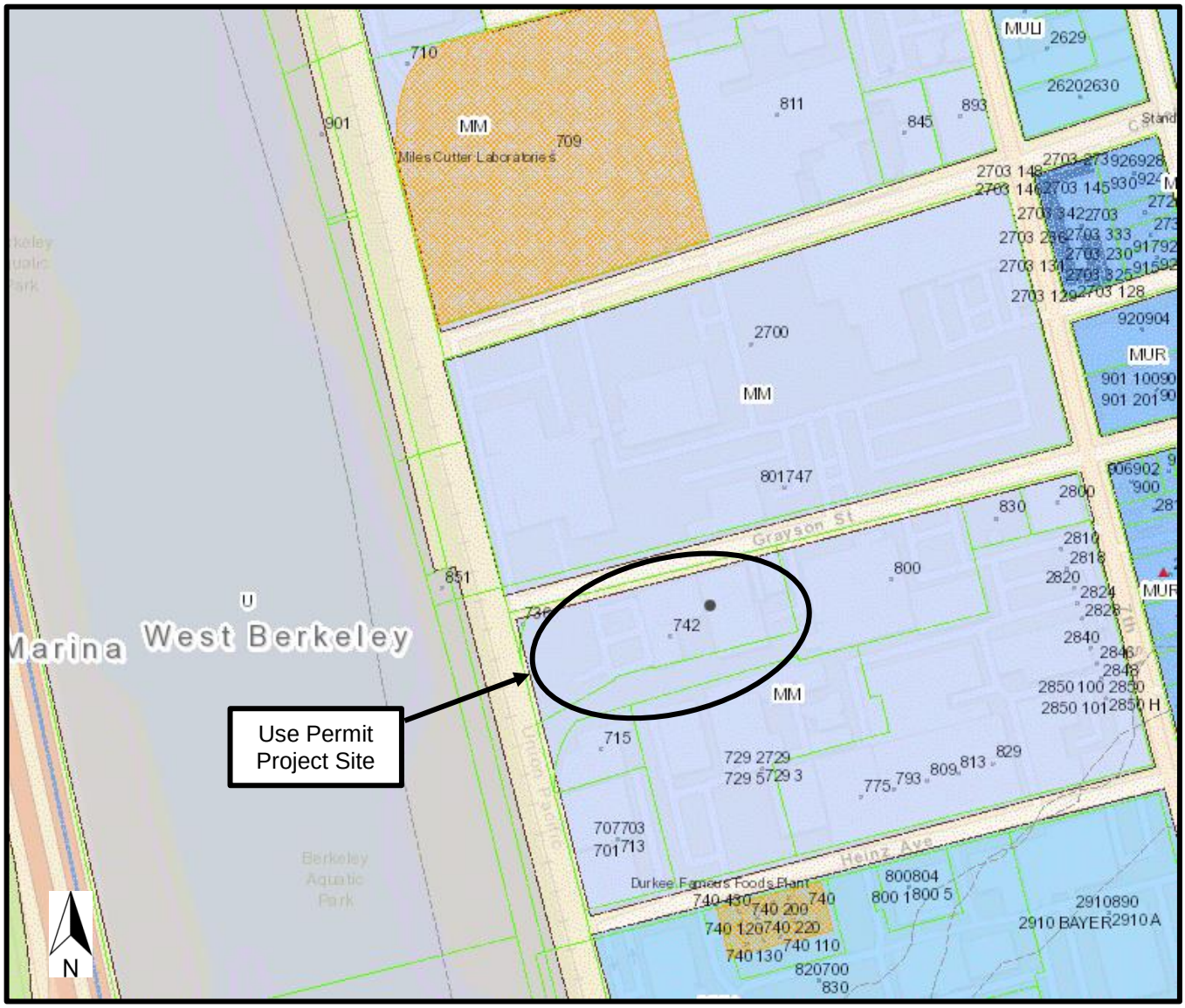

Figure 2: Subject Property – Aerial View of Buildings (Historic Resource Evaluation, 2021)

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.

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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 Context[1]: 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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TABLE OF CONTENTS

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.

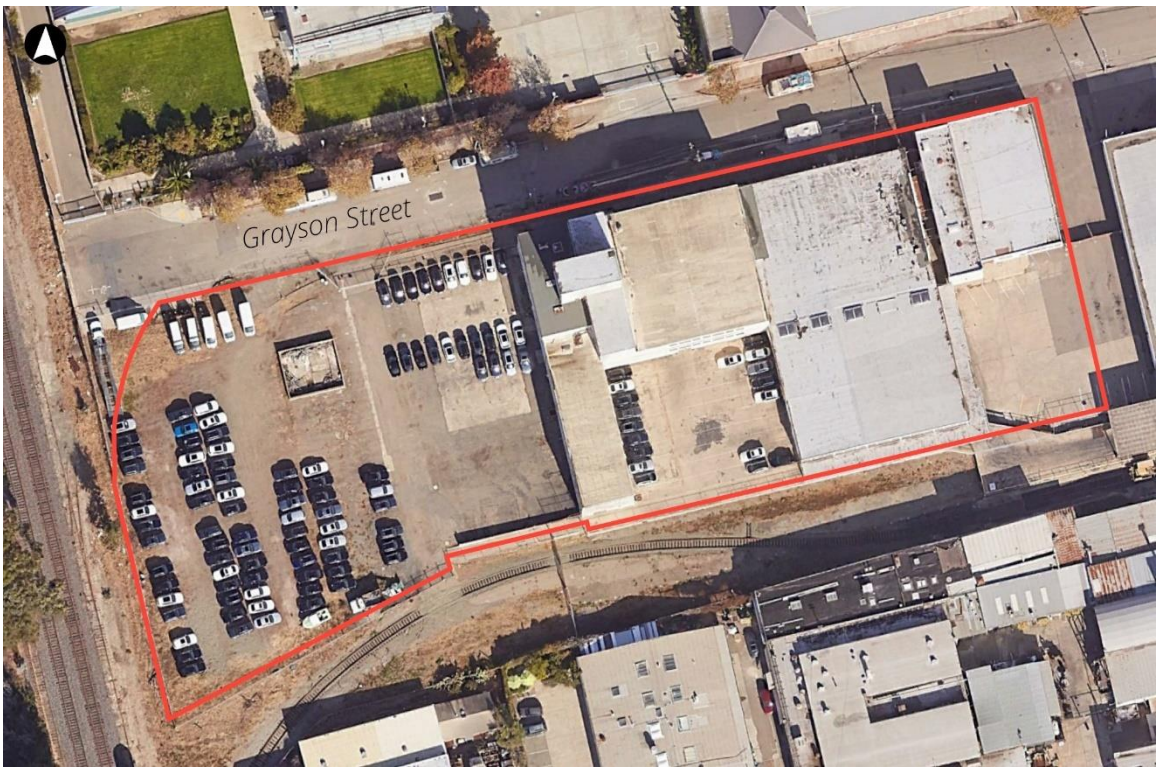

Figure 1. Location of 742 Grayson Street, Berkeley. Subject parcel outlined in red.
Source: Google Earth, 2020, edited by Page & Turnbull.

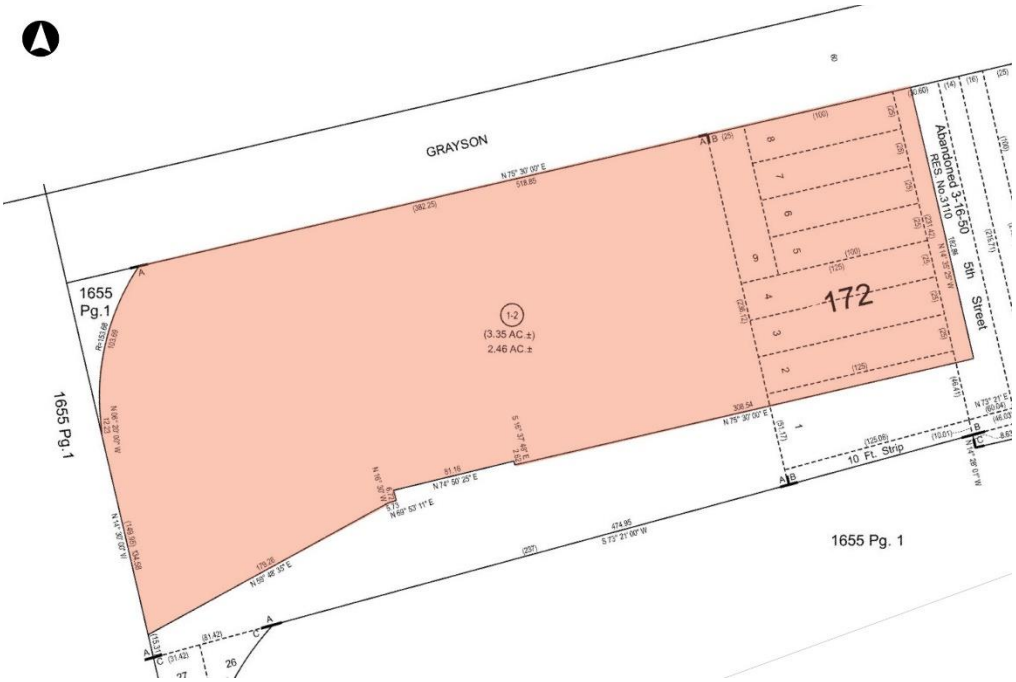

Figure 2.Excerpt from assessor's parcel map of 742 Grayson Street, Berkeley. Subject property shaded red. Source: Alameda County Assessor.

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.

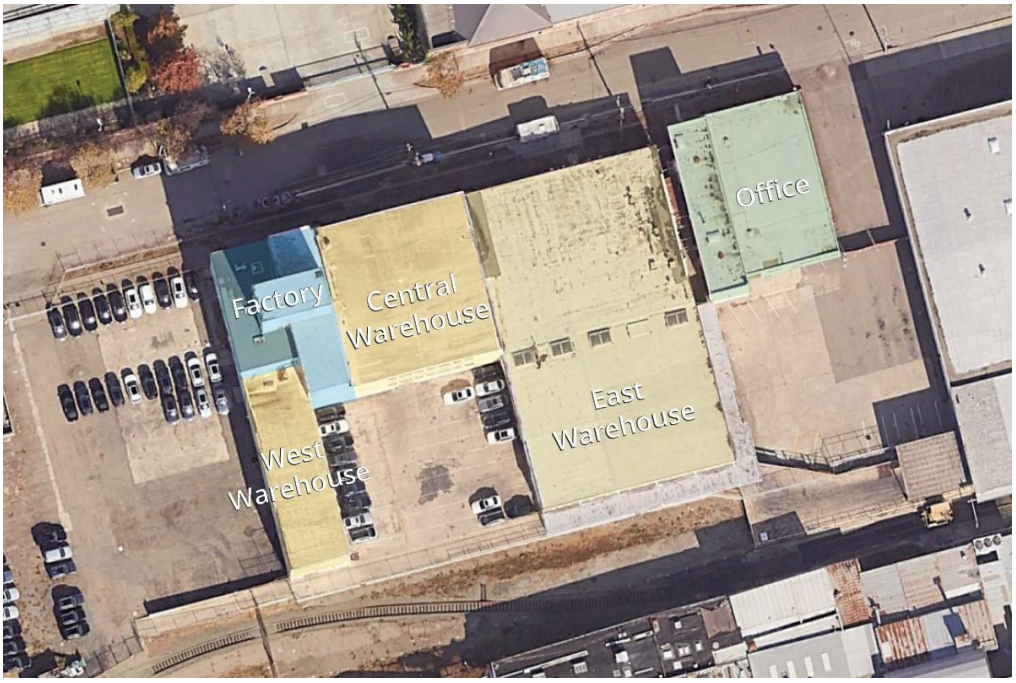

Figure 3. Buildings at 742 Grayson Street. Warehouse space indicated by yellow shading, factory space indicated by blue shading, office space indicated by green shading.. Base map Google Earth 2020, edited by Page & Turnbull.

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 Facade 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.

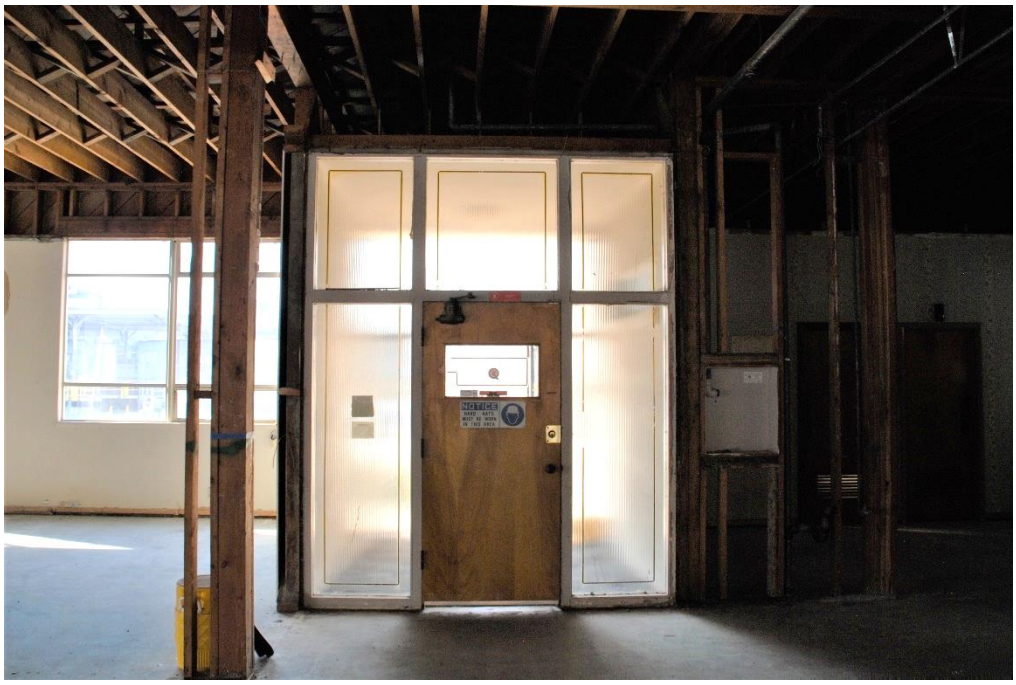

Figure 10. Office building rear entrance and vestibule, view south.

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.

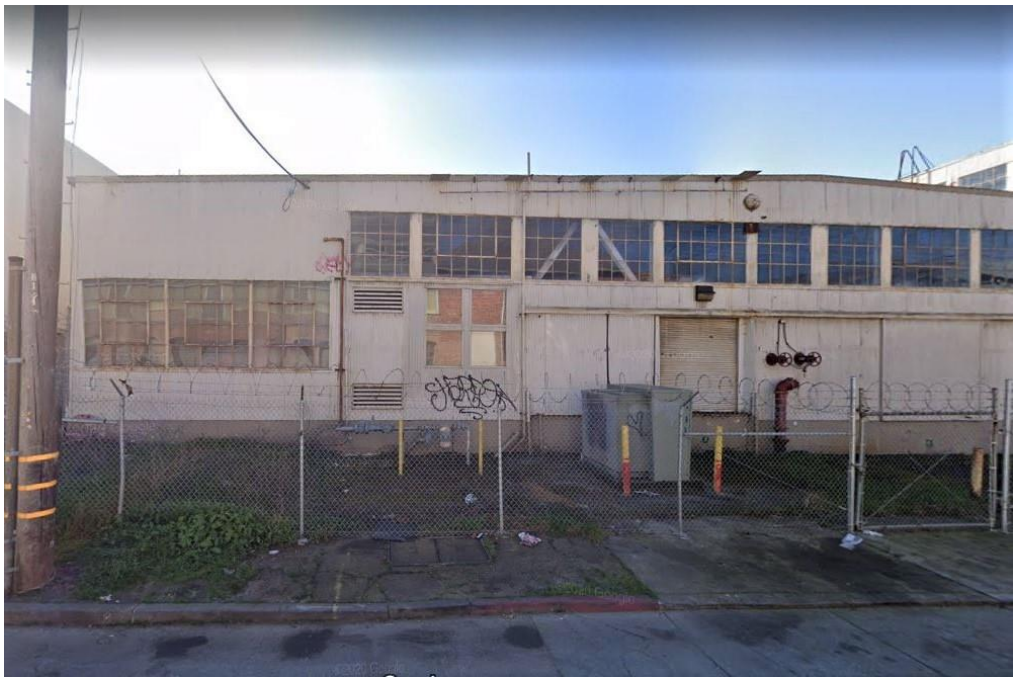

Figure 15. Warehouse and factory complex, east warehouse building, north façade. View south. Image source: Google, February 2020. Unobstructed photograph could not be obtained at time of site visit due to parked vehicles.

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.

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[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 Stree*t (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.

favored 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.

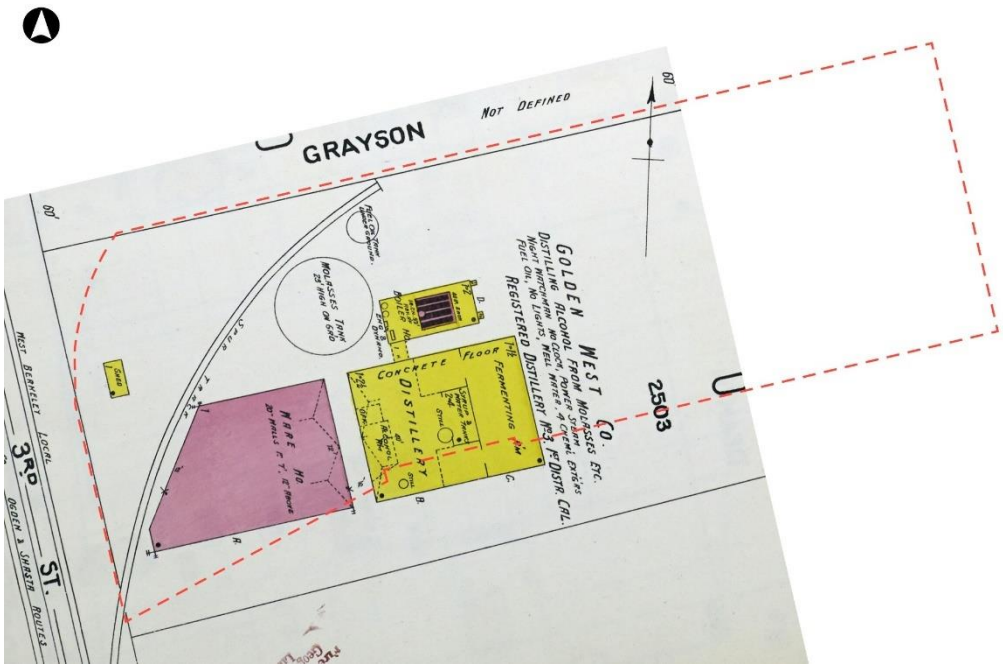


Figure 44. Excerpt from 1903 Sanborn Map Company map for Oakland, Volume 3, Sheet 310. Red dashed outline shows current parcel boundary. Source: HIG Fire Insurance Maps Online, edited by Page & Turnbull.

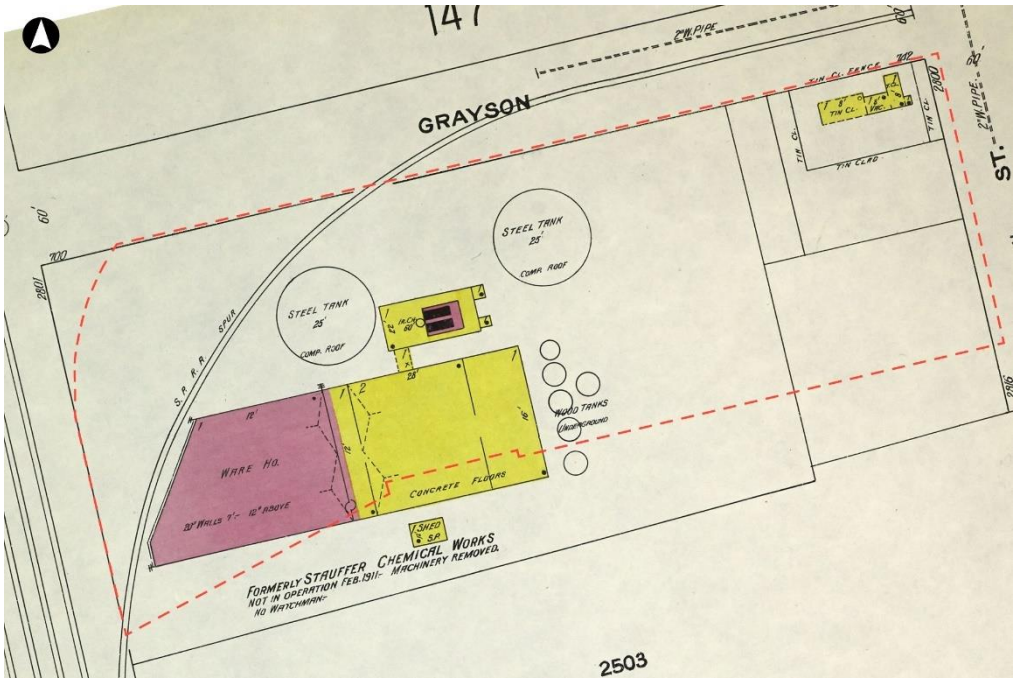


Figure 45. Excerpt from 1911 Sanborn Map Company map for Berkeley, Volume 2, Sheet 165. Red dashed outline shows current parcel boundary. Source: HIG Fire Insurance Maps Online, edited by Page & Turnbull.

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 922, 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.

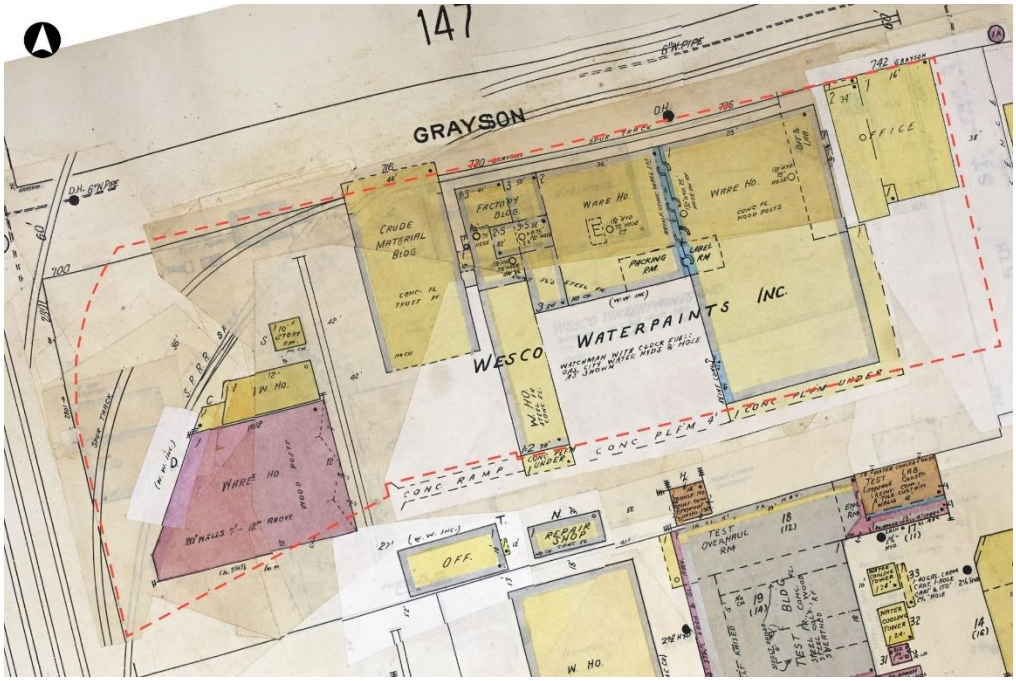


Figure 50. Excerpt from 1950 Sanborn Map Company map for Berkeley, Volume 2, Sheet 165. Red dashed outline shows current parcel boundary. Source: HIG Fire Insurance Maps Online, edited by Page & Turnbull

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]

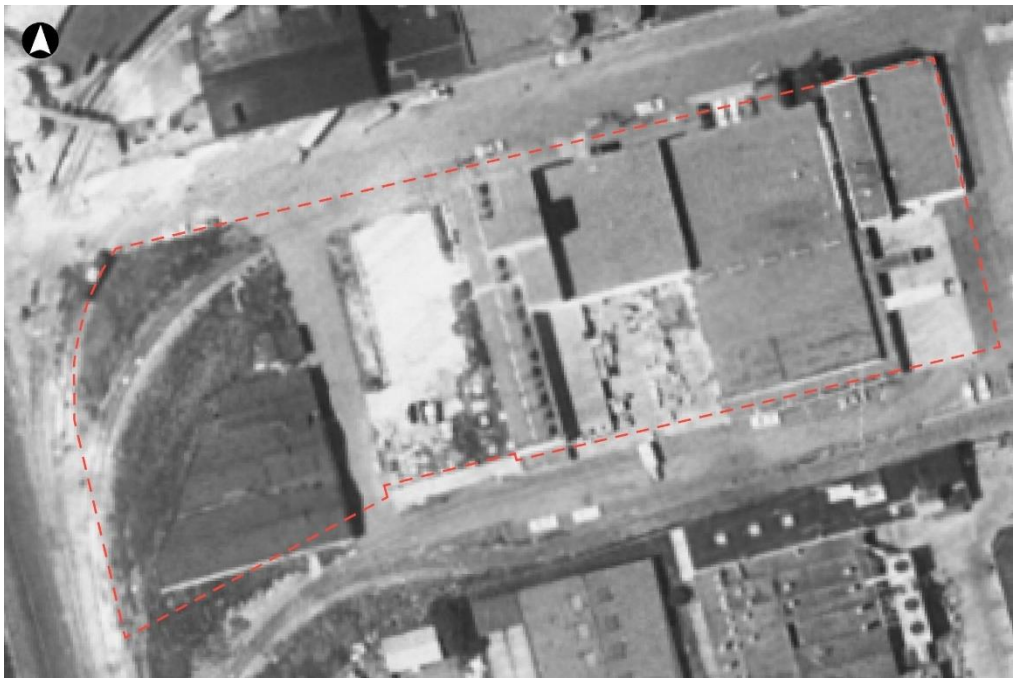


Figure 51. Excerpt from 1965 aerial photograph, subject parcel shaded red. Cartwright Aerial Surveys, Flight CAS-65-130, Frame 15-113. Collection of University of California, Santa Barbara Libraries, edited by Page & Turnbull.

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. Blain 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.

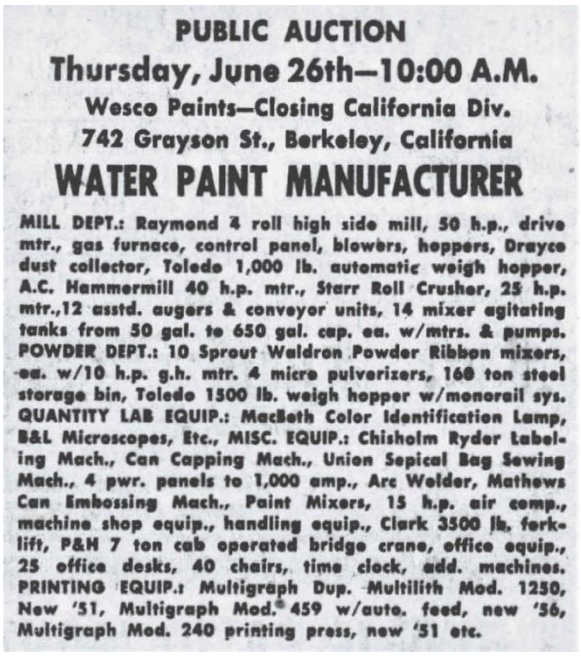
the "Wesco" name was used by the company as early as 1912 **(Figure 52)**.[37] By the 1920s, the company also operated a plant in Los Angeles.

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.



PUBLIC AUCTION
Thursday, June 26th—10:00 A.M.
Wesco Paints—Closing California Div.
742 Grayson St., Berkeley, California
WATER PAINT MANUFACTURER

MILL DEPT.: Raymond 4 roll high side mill, 50 h.p., drive mtr., gas furnace, control panel, blowers, hoppers, Dreyco dust collector, Toledo 1,000 lb. automatic weigh hopper, A.C. Hammermill 40 h.p. mtr., Starr Roll Crusher, 25 h.p. mtr.,12 asstd. augers & conveyor units, 14 mixer agitating tanks from 50 gal. to 650 gal. cap. ea. w/mtrs. & pumps. POWDER DEPT.: 10 Sprout Waldron Powder Ribbon mixers, ea. w/10 h.p. g.h. mtr. 4 micro pulverizers, 160 ton steel storage bin, Toledo 1500 lb. weigh hopper w/monorail sys. QUANTITY LAB EQUIP.: MacBeth Color Identification Lamp, B&L Microscopes, Etc., MISC. EQUIP.: Chisholm Ryder Labeling Mach., Can Capping Mach., Union Sepical Bag Sewing Mach., 4 pwr. panels to 1,000 amp., Arc Welder, Mathews Can Embossing Mach., Paint Mixers, 15 h.p. air comp., machine shop equip., handling equip., Clark 3500 lb. forklift, P&H 7 ton cab operated bridge crane, office equip., 25 office desks, 40 chairs, time clock, add. machines. PRINTING EQUIP.: Multigraph Dup. Multilith Mod. 1250, New '51, Multigraph Mod. 459 w/auto. feed, new '56, Multigraph Mod. 240 printing press, new '51 etc.

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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