

PAGE & TURNBULL



WELLS FARGO BUILDING NEW CENTER STREET ACCESSIBLE ENTRY PROPOSED PROJECT IMPACT ANALYSIS

BERKELEY, CALIFORNIA
[20010]

SUBMITTED TO CITY OF BERKELEY
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REVISED



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I. INTRODUCTION

This Proposed Project Impact Analysis has been prepared at the request the property owner of 2140-2144 Shattuck (APN 57-2023-4) in Berkeley, California; the property is also associated with the addresses 2071-2089 Center Street (**Figure 1**). For the purposes of this report, the property will be referred to by the main address used by the City of Berkeley and Alameda County, 2140 Shattuck Avenue. The address 2081 Center Street will be used when referring to the specific tenant space that is the site of the proposed project. The subject property is an L-plan, 0.33-acre parcel located at the northwest corner of Shattuck Avenue and Center Street in downtown Berkeley. The property includes an L-plan commercial building, completed in 1927 and designed by Walter H. Ratcliff, Jr., with a two-story wing along Center Street and a 12-story office tower. Historically the building was known as the Chamber of Commerce Building, then the American Trust Company Building, and more recently is also known as the Wells Fargo Building. The building has ground floor office tenants in addition to a Wells Fargo bank location.

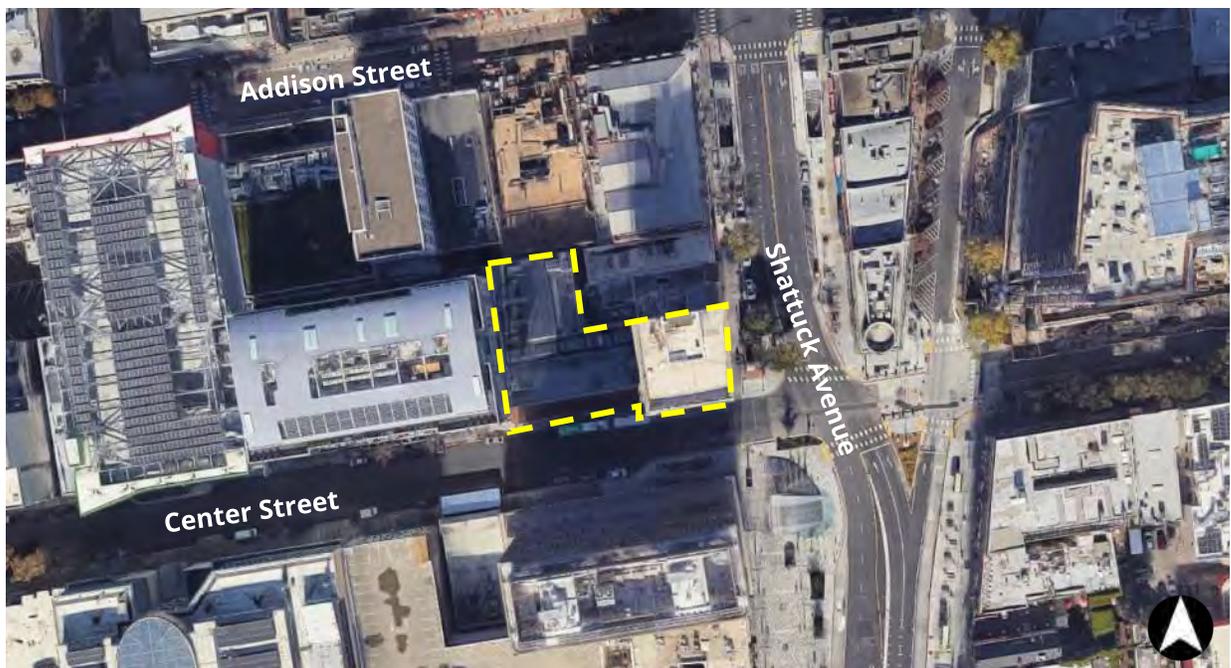


Figure 1. Aerial view of 2140-44 Shattuck/2081 Center Street. Subject property indicated by dashed yellow outline. Source: Google Maps, 2022. Edited by Page & Turnbull.

The subject property is currently listed in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). It is also a City of Berkeley Landmark (#85). During the 2015 Shattuck Avenue Commercial Corridor Historic Context Statement and Survey Project, the property was identified as a contributor to a potential Shattuck Avenue Downtown Historic District. Therefore, the property is a “historical resource” for the purposes of the

California Environmental Quality Act (CEQA). The proposed project will install a new ADA-compliant accessible entrance on Center Street at the bay to the east (right) of the existing entrance. The existing Center Street entrance will be retained in place, but the doors will be locked, and a removal planter installed in the recessed vestibule so that the new accessible entrance will serve as the entrance for all visitors to the Center Street wing. This Proposed Project Impact Analysis will provide an analysis of potential proposed project impacts to historical resources for the purposes of CEQA.

Methodology

This report provides a summary of the historic status of the subject property, including the historic significance and character-defining features. Based on the historic resource status of the Wells Fargo Building, the proposed project is evaluated using the *Secretary of the Interior's Standards for Rehabilitation* (the Standards). The report provides an analysis of potential project-specific impacts to the individual historic resource pursuant to CEQA. To prepare this report, Page & Turnbull consulted the following documents:

- National Register of Historic Places Inventory—Nomination Form. Chamber of Commerce Building/Wells Fargo Building, 2140-44 Shattuck Avenue/2071-89 Center Street. Prepared by Betty Marvin, October 31, 1984.
- City of Berkeley, Department of Housing and Development, Application Requesting Designation for Landmark Status. Chamber of Commerce/Wells Fargo Building, 2140-44 Shattuck Avenue/2071-81 Center Street. Prepared by Betty Marvin, November 1, 1984.
- City of Berkeley. *Downtown Berkeley Design Guidelines*. 2012.
- Archives & Architecture, LLC., Franklin Maggi. Chamber of Commerce Building, 2140 Shattuck Avenue, Berkeley, CA. State of California Department of Parks and Recreation (DPR) 523 Forms. May 14, 2015.
- Archives & Architecture, LLC. *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley Department of Planning and Development. Revised September 15, 2015.
- Page & Turnbull. *2140-2144 Shattuck Avenue/2081 Center Street: Historic Resource Evaluation Update* (Draft). August 12, 2020.

The proposed project was revised by project architect Studio Skaggs Kennedy following a Letter of Incompleteness issued by the City of Berkeley on June 22, 2022. Page & Turnbull reviewed the most recent available drawing set for the revised proposed project by Studio Skaggs Kennedy, titled “New Center St. Accessible Entry” and dated August 19, 2022.

Photographs in this report were taken by Page & Turnbull during site visits on July 8, 2020 and March 9, 2022, unless otherwise noted.

II. BRIEF PROPERTY DESCRIPTION & SITE HISTORY

Brief Property Description

The subject property is located at the northwest corner of Shattuck Avenue and Center Street, and is composed of a Neoclassical Beaux-Arts style 12-story office tower and a two-story wing along Center Street (**Figure 2**). The “point” tower—meaning it is a detached, free-standing tower with a larger, low base—is located at the corner of the intersection and is nearly rectangular in plan, but the east façade along Shattuck Avenue is canted slightly outward creating a trapezoidal plan. The Center Street wing has a flat roof and L-plan that extends into the center of the block, behind two adjacent properties along Shattuck Avenue. The steel frame and concrete building sits on a concrete foundation and has a basement that includes an underground parking garage below the Center Street wing and a series of bank vaults below the office tower.



Figure 2. Subject property at 2140-2144 Shattuck/2081 Center Street, looking northwest. The Center Street wing is at the left.



Figure 3. Interior view of the main banking hall entrance from Shattuck Avenue.



Figure 4. Ornate metal grill and coffered ceiling at the Shattuck Avenue entrance to the office tower lobby.

The office tower features a Neoclassical tripartite composition, with a two-story base, nine-story shaft, and a one-story capital with a decorative parapet. The base is clad with granite-finish terra cotta scored to resemble large masonry units, with a granite bulkhead along the street grade and double-height arched window openings and more ornate entrances to the banking hall and office tower lobby along Shattuck Avenue (**Figure 3 and Figure 4**). At the top of the two-story base is a simple molding and frieze. As a “point” tower, all four facades of the tower shaft and capital have architectural finishing and decorative details. The nine-story shaft is clad with brick and continues the configuration of three window bays up from the base, with two windows in each bay; all of the tower windows have replacement sashes. The one-story capital has cream terra cotta cladding, which starts with a belt cornice along the top of the uppermost windows in the shaft and extends up to the cornice and parapet, ornamented with decorative friezes.

Center Street Wing

Due to the focus of the proposed project on the Center Street façade, a more detailed description of the Center Street wing is provided in this section. The two-story Center Street wing has an L-plan with a flat roof. Only the south (Center Street) façade of the wing is visible from the public right-of-way (**Figure 5**). Generous skylights provide daylighting to the Center Street wing. From Center Street, the roof is hidden behind a sloped parapet clad in Spanish terra cotta tiles, the top of which is approximately aligned with the top of the arched openings at the base of the office tower. Like the base of the office tower, the Center Street wing is clad with granite-finish terra cotta scored to resemble large masonry units, with a granite bulkhead along the street grade. The Center Street wing has five evenly spaced window bays with double-height rectangular openings, all of which have multi-lite steel sash windows. The second bay from the west features typical steel sash windows with a central recessed entrance vestibule, accessed by two steps (**Figure 6**). Like the vestibules at the office tower, a floral and crest ornamentation (likely cast iron) tops the entrance, and the fully glazed

vestibule has metal (likely steel) framing, fully glazed paired doors (likely bronze), and a transom window. The window ensemble has a vertical tripartite arrangement of mullions, with vertical muntins dividing some sash into two lites. The three window bays east of the entrance each have a three-by-four grid of steel-sash windows. The westernmost bay has a roll-up metal garage door with a ramp that leads down to the basement level garage, an adjacent metal pedestrian door, and typical steel sash windows at the second floor (Figure 7).



Figure 5. Center Street Wing, looking northeast along Center Street.



Figure 6. Second window bay from the west (left) at Center Street Wing.



Figure 7. View of parking garage and current accessible entrance (indicated by red arrow) along Center Street.

The Center Street lobby, located at the two-story Center Street wing, is a secondary entrance to the building which accesses the rear of the banking hall and the office tenants of the Center Street wing. A floral decorative motif is located at the top of the interior of the entrance vestibule (likely bronze)—matching the decorative feature (since painted) at the exterior side of the vestibule (**Figure 8**). The double-height Center Street lobby also features beige travertine marble flooring with black stone edging and baseboards (**Figure 9**). A gray marble wainscoting is located at the perimeter walls, below plastered walls scored to imitate large masonry units. Egg-and-dart molding and wood paneling visually separates the first and second floors along the west side of the lobby. Above the molding are groupings of three or five multi-lite arched casement windows with decorative Corinthian column pilasters. The Center Street lobby ceilings are, like the banking hall, coffered with foliate moldings, florets, and paneled beams, and have non-original acoustical ceiling tiles with non-original florescent light fixtures.

Historically, the Center Street lobby was part of the same open interior space as the banking hall, although sunken down a flight of eight marble steps (**Figure 10**). The lobby perimeter is defined by original columns beige marble facing and egg-and-dart and cornucopia capitals. Now the lobby is fully enclosed by full-height glass curtain walls at the north and east sides; these walls have standard bronze anodized aluminum frames that are offset from the original columns and walls (**Figure 11**).



Figure 8. Recessed vestibule entrance detail at interior of Center Street Lobby, looking southeast.



Figure 9. Center Street Lobby, looking southwest.



Figure 10. View from Center Street Lobby up the stairs to the main portion of the Banking Hall, looking east.



Figure 11. Non-original fully glazed partition walls at the north and east sides of the Center Street Lobby.

Brief Site History

The following is a brief site history and construction chronology of the Wells Fargo Building.

1925

Prominent local architect Walter H. Ratcliff, Jr. was hired by the Central Berkeley Building Company to design what would become Berkeley's first high-rise.¹ In June, it was announced that the Berkeley Chamber of Commerce would occupy the top floor so that the "visitor can be shown the view from the head of the city over all surrounding territory," and the building became known as the Chamber of Commerce Building.² Ground was broken for construction in August. As originally designed by Ratcliff, the building was a Beaux-Arts style 12-story office tower with a tripartite composition and a two-story wing along Center Street; the design was meant to accommodate a possible 12-story addition above the two-story wing in the future, but this addition was never constructed.

Jan. 1927

The building was dedicated on January 29, 1927, and at the dedication it was announced that the American Trust Company (formerly, Mercantile Trust

¹ The site was formerly part of the estate of Kittredge Shattuck, a large residential property west of what is today Shattuck Avenue and bordering Strawberry Creek. The estate was subdivided for residential and commercial uses during the latter years of the nineteenth century and early twentieth century. The earliest available Sanborn Map Company fire insurance map for Berkeley, dating to 1894, indicates that the subject property had been developed partially with a series of two-story wood frame buildings with ground-floor retail, including cigar, candy, and drug stores, and offices above. By 1903, a wood frame laundry building had been constructed on Center Street, but was converted to two storefronts by 1911.

² National Register of Historic Places Inventory Nomination Form, Chamber of Commerce Building, Berkeley, CA (#85001916), prepared by Betty Marvin, certified August 29, 1985.

Company) would occupy the ground floor.³ The Central Berkeley Building Company sold the building to the American Trust Company in 1927. As originally designed and constructed, the base of the building featured what was described as “terra cotta of a buff color with bright colored inserts in decorative motives” surrounding plate glass storefront windows and clerestory windows. The ground floor of the building could accommodate one ground floor tenant, or be divided into six smaller stores, with stores also located at the arcade-style second floor with display windows. A basement garage for office tenants, entered from the far west end of the two-story Center Street wing, was an innovative feature at the time, as automobiles were becoming increasingly common. Special compressed air and plumbing were constructed for three floors of dentists’ offices. **(Figure 12)**

- Apr. 1927** After it was announced that the American Trust Company would occupy the full ground floor, Ratcliff was hired to redesign the ground floor and mezzanine interiors and the exterior base. The base was redesigned with triple monumental two-story arches in granite-finish terra cotta with a pattern of large masonry blocks at the base of the tower along Shattuck Avenue. The façade of the Center Street wing was also redesigned, also with granite-finish terra cotta with a pattern of large masonry blocks surrounding large rectangular window openings, as well as the garage and secondary banking hall entrance. The American Trust Company also installed a large electric sign with their company name on the roof of the building. **(Figure 13 - Figure 16)**
- c.1942** The Berkeley Chamber of Commerce relocated to 100 Berkeley Square. Around this time, the building was renamed the American Trust Building.
- 1960** The American Trust Company merged with Wells Fargo Bank, and the building has since been occupied by Wells Fargo at the ground floor and been known as the Wells Fargo Building.
- 1962** The American Trust Company electric roof sign was removed.
- 1963** Acoustical ceiling tiles and fluorescent light fixtures were installed in the banking hall.
- 1971** Roll-up security gates were installed, but later removed.
- 1976** The office tower elevators were automated.
- 1977-78** The original wood sash windows at the tower were replaced with dark bronze anodized aluminum windows.

³ However, this decision appears to have likely been made some time earlier as a rendering by Walter Ratcliff for an “Office Building for Mercantile Trust Company” in Berkeley was published in “Portfolio of the Recent Work of W. H. Ratcliff, Jr.” *The Architect & Engineer* 84, no. 2 (February 1926), 88-103.

- 1980** Safety upgrades were performed by the firm of original architect Walter H. Ratcliff, Jr., then run by his son.
- 1980s** In the early 1980s, automatic teller machines (ATMs) and canopies were installed at three of the arched bays—one on Shattuck Avenue and two on Center Street. The ATMs at the center arched bay on Center Street was later removed.
- By 1984** By 1984, a firewall had been constructed at the lobby.
- 1992** Accessible restrooms were constructed at the ground floor.

Sometime since 1984, the dark wood teller enclosures and some of the “saloon-style” feather-chip glass teller windows were removed in the banking hall. Partial height partition walls near the basement vault stairs were constructed to enclose several offices, and full height, fully glazed partition walls separating the Center Street lobby entrance from the banking hall and a tenant space in the Center Street wing were installed. Additional skylights have been installed at the two-story wing, and the roof has likely been re-roofed. Various tenant improvement work has also occurred in the leasable office space, particularly in the tower. Exterior signage at the ground floor has also been replaced over the years, except for a blade sign with a clock that was installed as early as the 1940s, if not earlier, and remains with an updated logo.



Figure 12. View of 2140 Shattuck Avenue as originally designed and constructed, looking northwest, 1926. Source: National Register Nomination (#85001916), citing 1926 City Manager's Report, p. 28, Negative at Berkeley Architectural Heritage Association.



Figure 13. American Trust Company building at 2140 Shattuck Avenue after ground renovations in 1927, looking northwest, circa 1940-50. Source: California State Library.



Figure 14. Subject building viewed northeast from Center Street, 1984. The roll-up security gate at the Center Street façade visible in the photograph has since been removed. Source: Pattianne Parker, National Register Nomination (#85001916).



Figure 15. Center Street façade of the subject building, 1947. Source: Courtesy of building owner.



Figure 16. Detail view of photograph showing the two-story wing along Center Street, circa 1940-50. The garage entrance is somewhat obscured behind a blade sign, and the secondary banking hall entrance is visible to the right of the blade sign. Source: California State Library.

III. PROJECT SITE HISTORICAL RESOURCES

The subject property is individually listed in the National Register of Historic Places (National Register), which resulted in its automatic listing in the California Register of Historical Resources (California Register), and as a local Berkeley City Landmark. In 2015, the property was also identified as a primary contributor to the Shattuck Avenue Commercial Historic District, which was found eligible for listing on the National Register, California Register, and as a Berkeley Landmark.

Summary of Historic Significance

Summary of Significance for the National Register

The following summary statement of significance is provided in the National Register Nomination for the Chamber of Commerce Building (#85001916) at 2140 Shattuck Avenue:

The Chamber of Commerce Building, completed in 1927, was Berkeley's first true skyscraper, and remained the only one, marking Berkeley's "100% corner," for over 40 years. It was designed by Walter H. Ratcliff, Jr., leading Berkeley architect of the prosperous '20s, and commemorated the civic importance of the Chamber of Commerce in that period. It is still occupied by its original ground floor tenant, American Trust Company/Wells Fargo Bank, and alterations have largely been done by the original architectural firm. It is an unusual and especially fine example of the early 20th century classically-derived brick and terra cotta skyscraper.⁴

The building was found to be individually significant at the local level for its architectural design and association with commerce. 2140 Shattuck Avenue was listed in 1985, prior to the 1990 publication of the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* which formally established the four criteria for the National Register. Based on the statement of significance, it is reasonable to assume that 2140 Shattuck Avenue is eligible for the National Register under Criterion C (Architecture).

Summary of Significance for the California Register

2140 Shattuck Avenue is automatically listed on the California Register as an individual resource because it is listed on the National Register.

⁴ Marvin, Betty. Chamber of Commerce Building/Wells Fargo Building, 2140-44 Shattuck Avenue/2071-89 Center Street. National Register of Historic Places Inventory—Nomination Form. No. 85001916. Prepared October 31, 1984. Certified August 29, 1985.

Summary of Significance as a Berkeley City Landmark

The City of Berkeley "Application Requesting Designation for Landmark Status" for the Chamber of Commerce Building/American Trust Building (now known as the Wells Fargo Building) indicates that the building has "historic value" at the city level and "architectural value" at the city and county level. The application cites appended pages of the National Register nomination in the sections of the application reserved for narrative descriptions of the history of the property and an architectural description.⁵ The City of Berkeley Landmarks Preservation Commission "Notice of Decision For Meeting of December 17, 1984" officially granting Landmark status to the building also echoes the National Register nomination and states that "the Landmarks Preservation Commission, being fully advised, has voted to APPROVE the application to Designate the Wells Fargo Building (Chamber of Commerce/American Trust Building) as a City of Berkeley Landmark for its importance as Berkeley's first true skyscraper and as a fine example of early 20th century classically derived brick and Terra Cotta skyscraper."⁶

Summary of Significance of Shattuck Avenue Downtown Historic District

Based on the 2015 "Shattuck Avenue Commercial Historic Context and Survey," the Shattuck Avenue Downtown Historic District was determined eligible for listing in the National Register, in the California Register, and as a City of Berkeley Landmark, for its architectural character and association with downtown Berkeley's commercial development with a period of significance of 1895 to 1958.⁷ 2140 Shattuck Avenue has been identified as a primary Contributor to the Shattuck Avenue Downtown Historic District. All properties within the district boundary were individually evaluated and recorded using DPR523 forms.

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 for listing on a local, state, or federal register, 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.

⁵ Both the City of Berkeley "Application Requesting Designation for Landmark Status" and the National Register nomination for the Chamber of Commerce Building were prepared by Betty Marvin.

⁶ City of Berkeley Landmarks Preservation Commission, "Notice of Decision For Meeting of December 17, 1984," on file at the City of Berkeley Planning and Development Department.

⁷ Archives & Architecture, LLC, *Shattuck Avenue Commercial Corridor Historic Context and Survey*, prepared for City of Berkeley Department of Planning and Development (revised September 15, 2015), 66-67.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The National Register and City of Berkeley Landmarks nominations do not explicitly outline the character-defining features of the subject property or a period of significance. Based on review of these documents, as well as additional historical documentation, Page & Turnbull has identified the period of significance for the building as an individual historic resource to be 1925 to 1927, spanning its period of original construction and including the early remodel of the ground floor by Ratcliff for the American Trust Company in 1927. Based on review of these documents, as well as additional historical documentation, Page & Turnbull has identified the following character-defining features of 2410-44 Shattuck Avenue:

Exterior

- 12-story trapezoidal plan steel frame and concrete office tower
 - Flat roof with terra cotta parapet
 - Tripartite composition of the point tower
 - Two-story base clad in granite-finish terra cotta with a pattern of large masonry blocks, topped with terra cotta molding and plain frieze
 - Nine-story shaft clad in dark red-brown rough face brick
 - One-story capital with cornice, clad in cream terra cotta
 - Fenestration pattern
 - Three massive two-story arched openings at each street façade, including tripartite steel sash windows
 - Three window bays at each level of the shaft and capital, each with two recessed windows
 - Brick spandrel panels
 - Entrances and details, including metal and glass vestibules and doors at the banking hall and office tower entrances
 - Alternating wide and narrow uninterrupted nine-story pilasters with ornate brickwork
 - Ornamental detailing at the terra cotta capital and cornice
 - Granite at base at street grade
 - Blade sign with clock at Shattuck Avenue façade
 - Elevator penthouse with terra cotta cladding above the north façade
 - Metal fire escape on west façade
- Two-story L-plan wing (Center Street wing)
 - Flat roof with a sloped parapet clad in Spanish clay tile and skylights
 - Granite-finish terra cotta cladding with a pattern of large masonry blocks

- Fenestration pattern
 - Five large bays with rectangular openings
 - Tripartite steel sash windows with operable awning sashes at the top corners
 - Raised and inset entrance, including brass metal and glass vestibule and doors at Center Street entrance
 - Granite bulkhead and base at street grade.

Interior

- Office tower lobby, including but not limited to:
 - Deeply coffered ceiling with polychrome gilt plaster
 - Polished marble slab walls
 - Pink-gray marble flooring with basketweave pattern
- Banking hall, including but not limited to:
 - Side entrance vestibule (between interiors of banking hall and office tower lobby) with metal, glass, and a Classical marble pediment and shield
 - Crown molding and floret details
 - Square columns with beige marble facing and egg-and-dart and cornucopia capitals
 - Marble facing at teller windows and officer's (desk) area
 - Remaining "saloon-style" and feather-chip glass teller windows
 - Beige travertine marble flooring with black stone
 - Interior plaster walls scored to look like stone
 - Staircase down to Center Street lobby
- Center Street lobby, including but not limited to:
 - Crown molding and floret details
 - Square columns with beige marble facing and egg-and-dart and cornucopia capitals
 - Beige travertine marble flooring with black stone edging and baseboards
 - Interior plaster walls scored to look like stone marble wainscoting
 - Groupings of multi-lite arched casement windows with decorative Corinthian column pilasters at the interior mezzanine level.

Non-Contributing Features

Features that date to after the period of significance and/or do not contribute to the significance of the building include, but are not limited to:

- Bronze anodized aluminum windows at the office tower shaft and capital
- Automatic teller machines (ATMs) at street façades
- Fabric awnings
- Roll-up metal garage door at Center Street wing
- Wells Fargo signage (excepting aforementioned blade sign with clock)

- Interior features that date to after the period of significance, including the glazed partition walls between the banking hall and Center Street lobby, the partial-height office partition walls in the banking hall, and replacement teller window screens
- Interior spaces other than the office tower lobby, banking hall, and Center Street lobby.

IV. REGULATORY FRAMEWORK

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.⁸ CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies.⁹ “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”¹⁰ Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at 2081 Center Street, the City of Berkeley will act as the lead agency.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a)(2) is considered to be a historical resource unless “the preponderance of evidence demonstrates” that the resource “is not historically or culturally significant.”¹¹ The Wells Fargo Building at 2140-44 Shattuck Avenue/2081 Center Street is a designated Berkeley City Landmark and is listed in the National Register of Historic Places. It is therefore considered a historical resource under CEQA.

Threshold for Substantial Adverse Change

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”¹² Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”¹³ The historic significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance”

⁸ California Environmental Quality Act (CEQA), Public Resources Code (PRC), §21000 et seq., accessed online, March 15, 2022, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=21000.

⁹ Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), California Code of Regulations (CCR), Title 14 § 15000 et seq., Thomson Reuters Westlaw, accessed online March 15, 2022, [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEB5FF9F0D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEB5FF9F0D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)).

¹⁰ 14 CCR § 15378: Project.

¹¹ 14 CCR § 15064.5(a)(2).

¹² 14 CCR § 15064.5(b).

¹³ 14 CCR § 15064.5(b)(1).

and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.¹⁴ Thus, a project may cause an adverse change in a historic resource but still not have a significant effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historic resource, and that impact may or may not impair the resource's eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

City of Berkeley Municipal Code

Berkeley Municipal Code Section 3.24 outlines the criteria and review procedures related to Berkeley city landmarks, structures of merit, and historic districts, as well as the duties, powers, and provisions of the Berkeley Landmarks Preservation Commission (LPC). As stated in Section 3.24.100, when a landmark, historic district, or structure of merit is designated in the City of Berkeley, the LPC must include "a description of the characteristics which justify its designation and a description of the particular features that should be preserved, and shall include the location and boundaries of the landmark site, historic district or structure of merit site"; these characteristics can be understood to be the "character-defining features" over which the LPC has purview.¹⁵

Section 3.24.260 outlines the permit application review standards for the LPC when reviewing landmark sites:

- A. The commission shall be guided by the standards in this section in its review of permit applications for work on a landmark site, in an historic district or on a structure of merit site. In appraising the effects and relationships mentioned herein, the commission shall in all cases consider the architectural style, appearance, arrangement, height, design, texture, materials, color and appurtenances and such other facts as may be relevant.
- B. In all instances, the proposed work shall be as appropriate for and as consistent with the purposes of this chapter as is possible within the peculiar circumstances of the owner of the property and preservation or enhancement of the characteristics and particular features specified in the designation.

¹⁴ 14 CCR § 15064.5(b)(2).

¹⁵ Berkeley Municipal Code § 3.24.100.

- C. Approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1. and 2. below:
1. For permit applications for construction, alteration or repair:
 - (a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.
 - (b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.
 - (c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.
 2. For permit applications for demolition: the commission shall find that the designated landmark, historic district or structure of merit or portion thereof is in such condition that it is not feasible to preserve or restore it, taking into consideration the economic feasibility of alternatives to the proposal, and balancing the interest of the public in preserving the designated landmark, historic district or structure of merit or portion thereof and the interest of the owner of the landmark site, historic district, or structure of merit site in its utilization. (Ord. 5686-NS § 1 (part), 1985: Ord. 4694-NS § 6.2, 1974)¹⁶

¹⁶ Berkeley Municipal Code § 3.24.260.

Berkeley Downtown Design Guidelines

The stated purpose of the *Berkeley Downtown Design Guidelines* (2012) is to:

implement the objectives and policies of the Historic Preservation and Urban Design chapter of the Berkeley Downtown Area Plan. The Downtown Area Plan establishes policies to guide future physical development in the Downtown Area, and sets as a priority the preservation of historic buildings, while promoting new development that complements Downtown's traditional and human-scaled character. New development should also address today's needs, and these Guidelines are not intended to discourage contemporary architectural expressions so long as they are appropriately sensitive to their context.

This document provides specific guidance on how to modify existing buildings and construct new ones in a manner which furthers the goals and objectives of the Downtown Area Plan. It also describes the sequence of City reviews and approvals leading to a building permit, as well as code and other considerations which may affect certain types of projects.¹⁷

The design guidelines provide guidance on treatment of specific building features and materials, as well as on signage and graphics, awnings and canopies, site design, and considerations related to seismic safety, code compliance, and accessibility. The design guidelines include guidance for all buildings, as well as additional specific guidance for Significant Buildings and Landmark Buildings.

Downtown Berkeley Design Guidelines Relevant to the Proposed Project

The following is an excerpted list of the design guidelines that are *most* relevant to the proposed project at 2081 Center Street.

Accessibility

When historic properties are altered to meet ADA, modifications should not be done in a manner that would threaten or destroy the significance of the property.

When new features are incorporated for accessibility, historic materials and features should be retained whenever possible.¹⁸

¹⁷ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 9.

¹⁸ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 80.

Storefronts & Entrances: All Buildings

- 1 Maintain storefronts with generous windows along streets where commercial and higher levels of pedestrian activity can be expected (see Figures 18 and 19). Reflect the historic storefront rhythms and proportions found throughout Downtown. Fit storefronts within enframed openings.
- 2 Emulate traditional elements such as large display windows of clear glass, bulkheads, recessed entries, transom windows and suitable locations for signs. These elements should reflect the proportions and detailing of historic elements found on Landmark and Significant buildings. Storefront spaces should have taller ceilings (at least 15 feet high). This taller space should be expressed on the façade, generally with transom windows.
- 3 Retain original storefront elements which have achieved significance in their own right. Remove alterations not consistent with the original design nor significant in their own right.
- 13 Do not cover existing entries, doors, or windows, even if they are no longer used.

Storefronts & Entrances: Landmark Buildings

- L1 Where original storefronts exist, restore them. Replicate missing or damaged elements based on historic evidence, not conjecture.
- L2 Where original storefronts do not exist, consult historic photos to determine original conditions. Replicate the original locations and design of storefront elements, based on historic evidence, not conjecture.
- L3 Remove alterations not consistent with original designs nor significant in their own right.
- L4 Retain original storefront elements such as entries, doors, windows, bulkheads, frames and hardware. Repair rather than replace them is possible. Repair techniques should use the gentlest means possible, so as not to damage historic materials. If repair is not possible, replacement elements should be exact duplicates of the original.
- L5 When original storefront elements such as doors, windows, and bulkheads have been removed and historic evidence of these elements is unknown, the new storefronts and alterations should respect and enhance the historic character of the building, and should utilize traditional components, materials, colors, and detailing.
- L6 Locate entrances and doors to reflect original locations if known. Otherwise, reflect the entry patterns of nearby Landmark and Significant storefronts.

- L7 Alterations which cover or obscure original elements should be able to be removed without damage to original building elements, in anticipation of future restoration.
- L8 Alterations required due to code compliance or change of use shall respect the design and materials of the storefront. Consult the State Historical Building Code when code compliance issues arise.¹⁹

Materials: Landmark Buildings

- L3 New storefront materials should match the materials used on the original storefront. When this is not feasible, use new materials which match the design, detailing and quality of the original materials.²⁰

Ornament: Landmark Buildings

- LS1 Retain original details and ornamentation. Use historic evidence to replicate missing or deteriorated details and ornamentation.²¹

California Preservation Foundation Easement

The California Preservation Foundation (CPF), a non-profit organization dedicated to historic preservation, holds a preservation easement on the subject building. As such, written consent from CPF is required for any change to the exterior of the building, including the rooftop elevator penthouse; the expansion of the building vertically or horizontally; and/or the addition of new structures on the property, including utility transmission structures. The preservation easement specifically calls out the Shattuck Street entrance lobby, elevator lobby and staircase (all in the office tower lobby) as protected interior features.²²

The CPF Easements Committee reviewed the proposed project and issued a letter of support on April 1, 2022, included in **Appendix B**.

¹⁹ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 38.

²⁰ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 40.

²¹ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 41.

²² Email correspondence between author and Cindy Heitzman, Executive Director, California Preservation Foundation on June 12, 2020.

V. PROJECT IMPACT ANALYSIS

This section analyzes the potential project-specific impacts of the proposed project at 2081 Center Street on the environment, as required by CEQA and City of Berkeley regulations and guidelines. The following analysis describes the proposed project, assesses its compliance with the *Secretary of the Interior's Standards for Rehabilitation*, identifies whether the project will result in any project-specific impacts, and whether the project is in compliance with Berkeley Municipal Code Section 3.24.260, the *Downtown Berkeley Design Guidelines*, and the California Preservation Foundation (CPF) Preservation Easement.

Proposed Project Description

Page & Turnbull reviewed the proposed project drawing set by Studio Skaggs Kennedy, titled "New Center St. Accessible Entry" and dated August 19, 2022, provides the following brief proposed project description:

The project consists of adding one set of doors to create a new accessible entry and the reconfiguration of the interior lobby to improve its efficiency and provide a conference room for tenant use. All new materials will be compatible with the existing materials.²³

The proposed project is focused on the secondary, Center Street façade and the interior tenant spaces in the Center Street wing; no work is proposed at the primary Shattuck Avenue façade, office tower, or the banking hall as a part of this project. The goal of the proposed project is to provide an ADA-compliant accessible entrance along Center Street that will provide all visitors with the same entrance experience; the current accessible entrance is located adjacent to the parking garage entrance and requires visitors with disabilities to enter through a back-of-house type space and through a rear internal doorway, as opposed to through the Center Street lobby off the street. The proposed project will also provide additional useable space for the ground floor office tenants in the Center Street wing, making the space viable for 21st century tenants, and bring additional vitality to the interior spaces along Center Street. The historic Center Street lobby features and existing entrance vestibule will be retained and will remain visible from the new lobby space.

²³ Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), Sheet A.04.

The proposed project includes the following alterations:

Exterior

- A new ADA-compliant accessible entrance will be inserted at the center of the window bay to the east (right) of the existing Center Street entrance. The bottom center two window panes and central muntin will be removed, along with the terra cotta and granite at the base directly below. The new entrance will be recessed and will feature a glazed, high-quality rubbed bronze finish framed vestibule, paired fully glazed doors, and a transom to closely match the original entrance. New travertine marble to match the existing lobby flooring will be used at the entrance landing.
- Regrading of the existing sidewalk will provide a level entrance to the new accessible entrance vestibule.
- The existing Center Street entrance vestibule will be retained in place. The doors will be locked and a removable metal planter will be installed within the vestibule to help avoid confusion about which entrance visitors should use.
- The existing accessible entrance at the parking garage bay will be retained as an exit.
- Tenant signage will be window applied on either side of the new accessible entrance.

Interior

- The new Center Street entrance will access a multi-tenant lobby. The lobby that will have access to an office tenant (Suite 102) lobby to the west (left), the Wells Fargo banking hall (Suite 100) to the north, and the basement vault space (future tenant space Suite 101) via stairs down to the east (right).
- A new conference room for the Suite 102 tenants will be located along the Center Street wall (where the current entrance is located), and will be partitioned with a new partial height glazed partition wall to match the existing partition walls. The new conference room wall will have a header with the same height and dimensions to match the existing interior partition walls. The ceiling of the conference room will not have physical contact with the windows along Center Street or the existing vestibule.



Figure 17. Area of proposed work on Center Street. Source: Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), A.03.



Figure 18. Rendering illustrating the new accessible entrance and new removable planter installed in the existing vestibule. Source: Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), A.11.

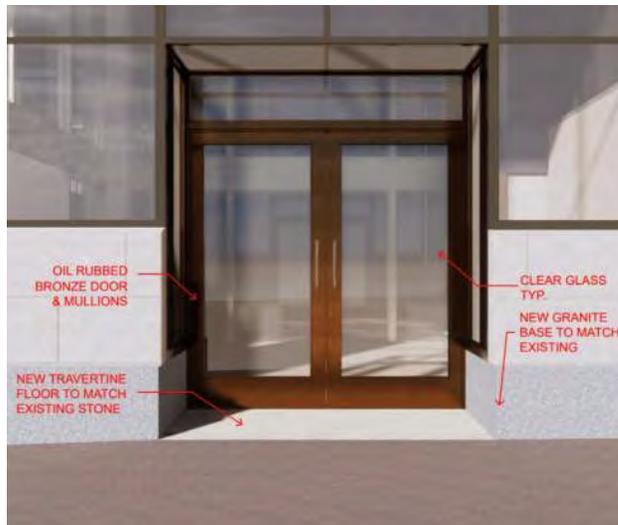


Figure 19. Rendering of the proposed new accessible entrance vestibule, including finishes. Source: Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), A.13.



Figure 20. Rendering of the proposed new accessible entrance vestibule, viewed from the interior. Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), A.16.

Proposed Project Impact Analysis
[20010] Revised Project

New Center Street Accessible Entry
2140-44 Shattuck Avenue/2081 Center Street
Berkeley, California

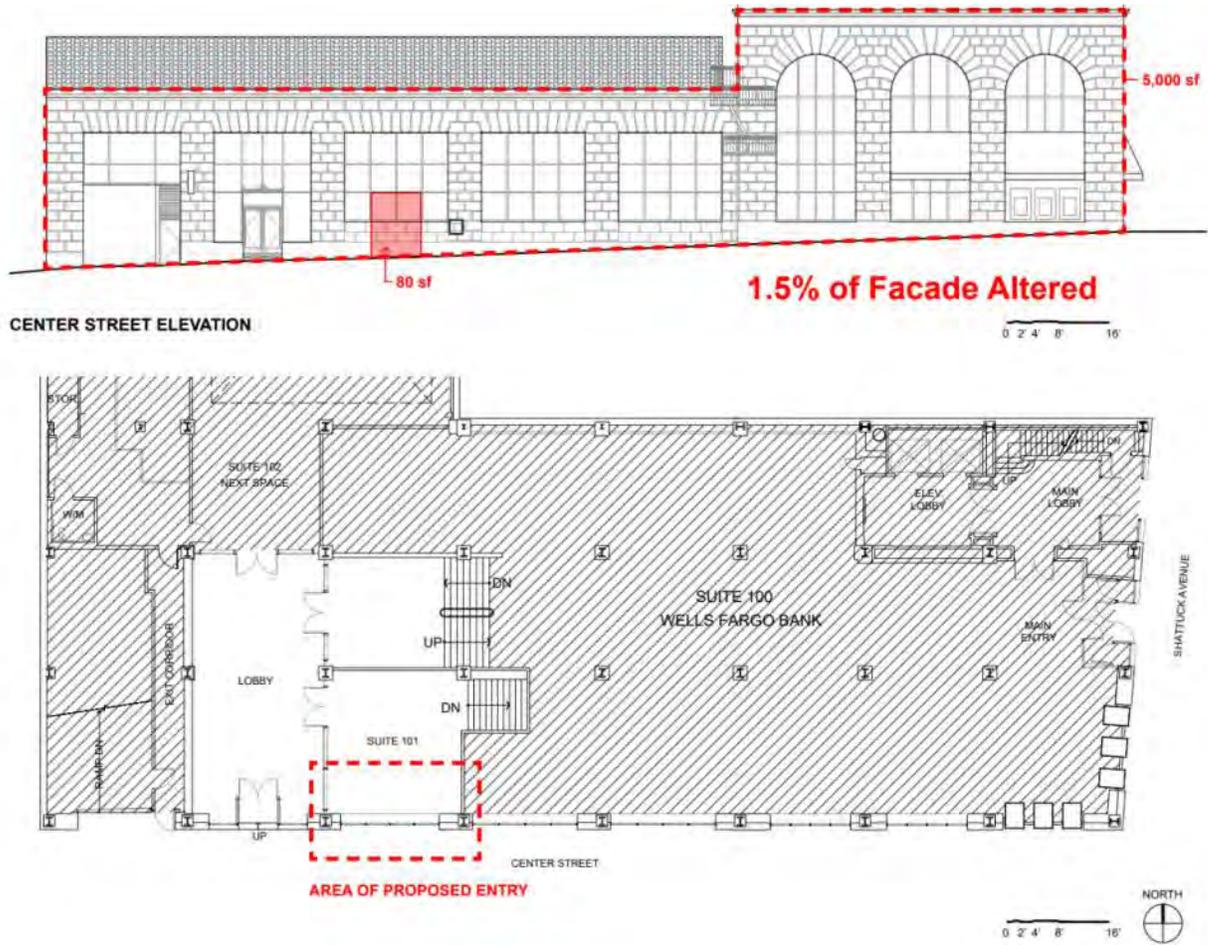
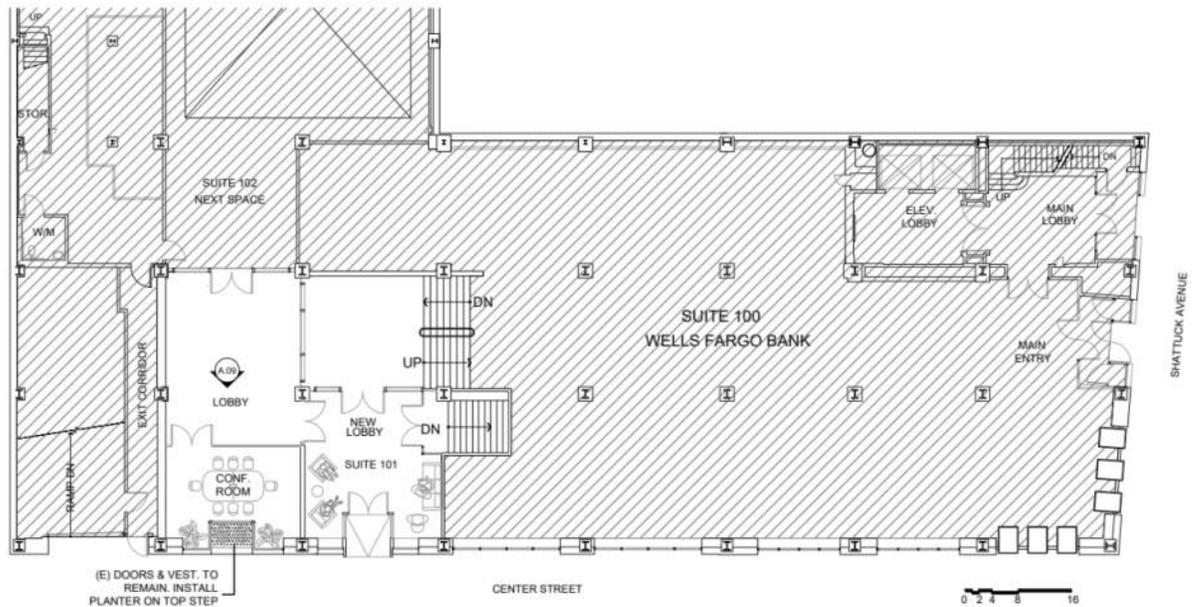


Figure 21. Existing floor plan and elevation of the Center Street Wing showing area of proposed work.
Source: Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), A.06.



Floor Plan

Figure 22. Proposed floor plan of the Center Street Wing. Source: Studio Skaggs Kennedy, "New Center St. Accessible Entry" (August 19, 2022), A.08.

Analysis of Project-Specific Impacts Under CEQA

Secretary of the Interior's Standards for Rehabilitation Analysis

As stated previously, the project site includes an eligible historic resource for the purposes of CEQA and must meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards) in order to avoid significant adverse impacts to the historic resource.²⁴ The Standards provide guidance for reviewing proposed work on historic properties and are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Conformance with the Standards does not determine whether a project will cause a substantial adverse change in the significance of a historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they will have a less-than-significant adverse impact on a historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. Typically, one set of

²⁴ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017).

Standards is chosen for a project based on the project scope. For the purposes of the proposed project at 2081 Center Street, the Standards for Rehabilitation, which “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character,” are the appropriate Standards for the proposed project’s scope.²⁵

The following analysis applies each of the Standards for Rehabilitation to the proposed project at 2081 Center Street, based on proposed project drawing set by Studio Skaggs Kennedy, titled “New Center St. Accessible Entry” and dated August 19, 2022 (**Appendix C**).

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*²⁶

Discussion: The proposed project does not involve a change of use. The building will continue to function as a commercial office and retail tenant building, with a banking hall at the primary ground floor tenant space. The secondary tenant space at Center Street has been occupied by a coworking space for several years and will continue to be occupied by the same tenant. However, the proposed project does reflect the need for an ADA-compliant (accessible) entrance to the Center Street wing, to make the office tenant space viable and equitable to all occupants and visitors. Additionally, the new conference room along the Center Street wall will provide additional useable square footage for the office tenant, and will increase the amount of visible activity in the building from the street. The design of the proposed relocated entrance and interior reconfiguration is discussed further under Standards 9 and 10. The Wells Fargo Building has an early history of ground floor modifications with the full remodel of the exterior base and ground floor layout in 1927 by the original architect to accommodate the needs of the American Trust Company as a commercial tenant. The proposed modifications will likewise continue to make the Wells Fargo Building a viable tenant office building in the context of the changing commercial office environment of the twenty-first century.

Therefore, the proposed project is consistent with Standard 1.

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

²⁵ Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

²⁶ This and the following Standards are listed in Grimmer (2017) and also at National Park Service, U.S. Department of the Interior, “Technical Preservation Services: Rehabilitation as a Treatment,” accessed March 11, 2022, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

Discussion: The proposed project retains and preserves all of the character-defining features of the Wells Fargo Building at the tower and primary Shattuck Avenue façade, and involves an incisive intervention at one window bay along the secondary Center Street façade. The insertion of a new accessible entrance at the window bay east of the existing entrance will still retain the overall fenestration pattern along Center Street. The primary significant interior spaces of the banking hall and office tower lobby will also be unaltered. The Center Street lobby, a secondary lobby, currently has non-original glazed partition walls, and the proposed project will introduce additional partition walls, but all historic materials and decorative features will remain intact and unaltered.

The National Park Service recognizes that creating accessible entrances to historic buildings is a high priority, but should be carefully considered and designed. The existing accessible entrance to the Center Street wing is through a back-of-house type corridor alongside the garage entrance, separate from the main pedestrian entrance to the Center Street wing tenant spaces. While the current accessible entrance is legally compliant, it does not meet the goal as stated in NPS *Preservation Brief No. 32: Making Historic Properties Accessible*, which states that “[w]henver possible, access to historic buildings should be through a primary public entrance. In historic buildings, if this cannot be achieved without permanent damage to character-defining features, at least one entrance used by the public should be made accessible.”²⁷ The entrances along Shattuck Street are accessible, but a stair down to the level of the Center Street lobby from the banking hall obstructs a direct path of accessible travel at the ground floor interior. Thus, there is currently not an accessible primary public entrance to the Center Street wing. The proposed new entrance will be an accessible public entrance that will provide an equal experience for all tenants and visitors to the Center Street wing tenant spaces, without compromising the overall historic integrity and character of the Wells Fargo Building.

The National Park Service’s *Interpreting the Secretary of the Interior’s Standards for Rehabilitation (ITS) Bulletin No. 22: Adding New Entrances to Historic Buildings* (2001), provides the following additional guidance related to new entrances, stating:

a new entrance should be simple in design; it should not appear historic; it should blend in with the historic facade; and it should be unobtrusive and modestly scaled. Adding a new entryway on a secondary elevation of a building should not give that elevation excessive prominence, nor should it ‘reorient’ the building or detract from the historic entrance. In other words, the historic front of the building should still read clearly as the primary entrance. Although it is always preferable that a new

²⁷ Thomas C. Jester and Sharon C. Park. *Preservation Brief No. 32: Making Historic Properties Accessible* (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: September 1993).

entrance be added to a rear or side elevation, in some instances a new entrance may be added on a primary elevation in a manner that is compatible with the character of the historic building.²⁸

As a corner building, the Wells Fargo Building has two frontages along the public right-of-way; however, the Shattuck Avenue façade is very clearly the primary façade as it is oriented along a major corridor and features the main entrance to the ground floor banking hall and to the office tower. Thus, the introduction of a new entrance, such as the proposed new accessible entrance, is most appropriate along the secondary Center Street façade. Furthermore, the design of the proposed new accessible entrance has a simple, refined design that appears contemporary yet compatible, and fits within the existing fenestration pattern and steel sash window muntin pattern. As a secondary entrance and garage entrance have historically existed along Center Street, the new entrance location will not reorient the building or detract from the historic entrances on Shattuck Avenue.

Overall, only 80 square feet (1.5%) of the 5,000-square-foot of the Center Street base façade will be altered by the proposed entrance relocation, and a much smaller percentage if considering the full façade including the office tower and/or Shattuck Avenue façade (**Figure 21**). The vast majority of original materials will remain intact and the overall fenestration pattern with double-height square window openings along the Center Street wing and arched openings at the corner tower will remain unaltered. The character-defining features of the Center Street wing will be retained, including the existing entrance vestibule, two-story massing and clay tile roof, tripartite steel sash windows, granite finish terra cotta cladding, granite base, and interior decorative features including the crown molding, square columns and capitals, marble flooring, plaster walls, and arched mezzanine level windows. The interior conference room ceiling will be setback from the Center Street windows and entrance vestibule, and will not have an impact on the visual character of the windows from the exterior (which are currently semi-opaque at the top). The building will retain its overall historic character and integrity as a Neoclassical Beaux-Arts style office tower.

Therefore, the proposed project is in overall compliance with Standard 2.

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

²⁸ Anne E. Grimmer, *ITS Bulletin No. 22: Adding New Entrances to Historic Buildings* (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: October 2001), 1.

Discussion: The proposed project does not add conjectural features or elements from other historic properties. The proposed new entrance will not create a false sense of historical development as the new vestibule, while compatible in style and location, will be contemporary. Therefore, the proposed project is consistent with Standard 3.

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

Discussion: The period of significance of the Wells Fargo Building has been identified as 1925 to 1927, spanning its period of original construction and including the early remodel of the ground floor by Ratcliff for the American Trust Company in 1927. No features have been installed since 1927 that have acquired historic significance in their own right. Therefore, the proposed project is consistent with Standard 4.

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

Discussion: As discussed with Rehabilitation Standard 2, the vast majority of the distinctive materials, features, finishes, and construction techniques that characterize Wells Fargo Building will be retained in place, including the existing entrance vestibule and the majority of the existing window sashes and base cladding. Only 1.5 percent of the Center Street façade base (excluding the façade of the office tower) will be altered. Only limited amounts of the granite base material and windows will be removed to accommodate the new accessible entrance within the existing window opening. The original steel sash windows and all other exterior cladding and base material will be retained along Center Street, and no distinctive materials or features along the primary Shattuck Avenue façade are proposed to be removed or altered.

Therefore, the proposed project is in overall compliance with Standard 5.

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

Discussion: The proposed project does not involve any replacement of any deteriorated historic features. As such, the proposed project is consistent with Standard 6.

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

Discussion: As planned, the proposed project does not involve chemical or physical treatments of historic materials. Therefore, the proposed project will be consistent with Standard 7.

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

Discussion: The proposed project will not include any excavation of previously undisturbed ground. Therefore, the proposed project will be consistent with Standard 8.

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

Discussion: As discussed in Standards 2 and 5, the proposed project involves a limited, incisive intervention along the secondary Center Street façade. While a small portion of the existing base and two window panes (within a much larger multi-lite window) will be removed, the vast majority of the historic materials and features will be retained along the Center Street façade, including the existing entrance vestibule, the overall fenestration pattern and existing steel sash windows, granite-finish terra cotta cladding with pattern of large masonry blocks, terra cotta clay tile roof, and all interior decorative features and finishes.. In accordance with *ITS Bulletin No. 22*, the proposed new accessible entrance has a simple, compatible design that will not be confused as a historic feature of the building. The proposed new recessed vestibule will be fully glazed with a frame of high-quality rubbed bronze finish; it will have glazed side walls, transom, ceiling, and double doors. The materials are compatible with the existing material palette of the Wells Fargo Building, but the unornamented, minimal design will read as clearly contemporary. The size and scale of the vestibule are compatible, as it will fit within the existing pattern of muntins of the historic steel window.

Therefore, the proposed project is consistent with Standard 9.

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

Discussion: If the proposed new accessible entrance vestibule was to be removed, the essential form and integrity of the exterior façade and fenestration pattern would be unimpaired. Minimal patching and repair would be required to infill the proposed opening. The planter that is proposed to be located within the existing non-accessible entrance is removable and could be removed in the future so that the existing entrance could once again serve as a visitor entrance. The interior partition walls and conference room ceiling, if removed in the future, would not impair any historic interior features and the lobby space would retain integrity. Therefore, the proposed project is consistent with Standard 10.

Standards for Rehabilitation Compliance Summary

As the above analysis illustrates, the proposed project at 2081 Center Street, as currently designed, appears to be in compliance with all ten Standards. Thus, the historic building will continue to be able to express design, features, and historic context that makes it significant as a Berkeley Landmark and National Register-listed property. According to CEQA Guidelines Section 15126.4(b)(1), if a project complies with the *Standards for Rehabilitation*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."²⁹ As the proposed project is in compliance with the Secretary of the Interior's Standards and the property will retain historic integrity and eligibility for continued listing in the National Register and as Berkeley Landmark, the proposed project will not cause a significant adverse impact under CEQA.

Analysis of Compliance with the City of Berkeley Municipal Code Chapter 3.24

As discussed above with regards to the Secretary of the Interior's Standards, the proposed project is compliant with the Standards and will not adversely affect the exterior of the building or its major interior architectural features, nor will it adversely affect the special character and architectural interest of the building. As such, the proposed project appears to be consistent with Chapter 3.24 of the City of Berkeley Municipal Code, in particular section 3.24.260 as it pertains to the review standards for permit applications involving city landmarks.³⁰

Analysis of Compliance with the Downtown Berkeley Design Guidelines

In compliance with the Downtown Berkeley Design Guidelines, the proposed project will insert a new ADA-compliant accessible entrance that will not "threaten or destroy the significance of the property" and the historic materials and features along the Center Street façade will be retained, and the overall fenestration pattern will be unaltered (Guidelines for Storefronts & Entrances L8).³¹

²⁹ 14 CCR § 15126.4(b)(1).

³⁰ Berkeley Municipal Code § 3.24.260.

³¹ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 80.

With regards to the guidelines on storefronts and entrances, the project will retain the fenestration pattern and enhance the visibility into the interior space of the Center Street wing and will retain the existing secondary entrance vestibule on Center Street (Guidelines for Storefronts & Entrances 1, 3, L4). Although the existing secondary entrance will be locked and not utilized, it will not be covered and could be used in the future if the proposed removable planter is taken out (Guidelines for Storefronts & Entrances 3, 13, L7). The removable planter will provide a visual and physical indication to visitors that the existing entrance is no longer in use, but the original design and use of the vestibule will remain visible and legible.

In accordance with the entrance guideline regarding code compliance (Guidelines for Storefronts & Entrances L8), the proposed new accessible entrance will respect the design and materials of the Center Street wing with the limited removal of original materials and installation of a compatible new entrance vestibule and patching materials that will match the existing materials.³² In accordance with the guideline about materials (Guidelines for Materials L3), the new entrance vestibule materials will include matching granite at the base, matching travertine at the floor, and a compatible high-quality oil-rubbed bronze framing for the glazed vestibule.³³ Furthermore, the location of the proposed new accessible entrance vestibule respects the existing pattern of entrances and windows along Center Street (Guidelines for Storefronts & Entrances L6).

As such, the proposed project appears to meet the spirit and intent of the Downtown Berkeley Design Guidelines, as a very incisive intervention with limited removal of material and that retains the original fenestration pattern and overall design of the Center Street façade, including the original secondary entrance vestibule.

Analysis of Compliance with the CPF Preservation Easement

The California Preservation Foundation Preservation Easement Committee reviewed the proposed project drawings and provided a letter of support for the proposed project, dated April 1, 2022 (included in **Appendix B**).

³² City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 38.

³³ City of Berkeley, *Downtown Berkeley Design Guidelines* (2012), 40.

VI. CONCLUSION

As the proposed project is in overall compliance with the Standards for Rehabilitation, City of Berkeley Municipal Code Chapter 3.24, and Downtown Berkeley Design Guidelines, the building will retain historic integrity, and remain eligible as a Berkeley Landmark and for listing in the National Register. Furthermore, the California Preservation Foundation, which holds a preservation easement on the building, has reviewed and approved the proposed scope of work. Therefore, the proposed project will have no significant adverse impacts to historic resources under CEQA.³⁵

³⁵ Assessment of other potential environmental impacts such as aesthetics, air quality, noise, pollution, etc. are outside the scope of this report.

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[https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEB5FF9F0D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEB5FF9F0D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)).
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<https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/32Preserve-Brief-Accessible.pdf>.
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- Chamber of Commerce/Wells Fargo Building, 2140-44 Shattuck Avenue/2071-81 Center Street. City of Berkeley, Department of Housing and Development, Application Requesting Designation for Landmark Status. Prepared November 1, 1984. Approved December 17, 1984.
- Page & Turnbull. *2140-2144 Shattuck Avenue/2081 Center Street: Historic Resource Evaluation Update* (Draft). August 12, 2020.

VIII. APPENDICES

Appendix A – Preparer Qualifications

This Proposed Project Impact Analysis report was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Carolyn Kiernat, AIA, Principal-in-charge; Elisa Skaggs, Associate Principal and project manager; and Hannah Simonson, Associate, Cultural Resources Planner and primary author. All staff involved meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History (36 CFR Part 61).

Appendix B – California Preservation Foundation Easement Letter of Support

The California Preservation Foundation Preservation Easement Committee reviewed the proposed project drawings and provided the following letter of support for the proposed project, dated April 1, 2022.



September 15, 2022

101 THE EMBARCADERO, SUITE 120
SAN FRANCISCO, CALIFORNIA 94105

415.495.0349
CPF@CALIFORNIAPRESERVATION.ORG
WWW.CALIFORNIAPRESERVATION.ORG

Elisa Hernandez Skaggs, AIA
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, Ca 94108

RE: Plan revisions (8/19/22) for 2081 Center Street., Berkeley – New Entry, Wells Fargo Building (2140-2144 Shattuck Ave.)

Dear Elisa,

Thank you for submitting the revised plans for alterations to the Wells Fargo Building, located at 2144 Shattuck Ave., Berkeley. The alteration is proposed on the Center Street wing of the building at the referenced address. As you are aware, the California Preservation Foundation holds a Conservation Easement (easement) on this building which was executed on December 27, 1985.

The original scope included removing an existing secondary entrance and the insertion of a new accessible entrance vestibule along Center Street (the secondary façade). The revised design leaves the existing vestibule in place, while providing a new accessible entrance. We agree that your design removes less material and requires less alteration to the historic façade. We support your conclusion that the revised project is more Standards compliant than previously presented. I attached our previously approved letter for your reference.

This letter confirms that the plans for the new entry (dated 8/19/22) were approved for compliance with the easement. Please note that we do require a copy of the complete plans approved by the City of Berkeley for our records.

Thank you for your patience and diligence. Please feel free to contact me if you have any questions.

Sincerely,

Cindy Heitzman
Executive Director

Cc: file

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EXECUTIVE DIRECTOR

Cindy L. Heitzman



April 1, 2022

Elisa Hernandez Skaggs, AIA
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, Ca 94108

101 THE EMBARCADERO, SUITE 120
SAN FRANCISCO, CALIFORNIA 94105

415.495.0349
CPF@CALIFORNIAPRESERVATION.ORG
WWW.CALIFORNIAPRESERVATION.ORG

RE: 2081 Center Street., Berkeley – New Entry, Wells Fargo Building (2140-2144 Shattuck Ave.)

Dear Elisa,

Thank you for contacting me regarding the revised plans for alterations to the Wells Fargo Building, located at 2144 Shattuck Ave., Berkeley. The alteration is proposed on the Center Street wing of the building at the referenced address. As you are aware, the California Preservation Foundation holds a Conservation Easement (easement) on this building which was executed on December 27, 1985.

The proposed alteration includes the removal of the existing doors and vestibule at 2081 Center St., which will be replaced with a compatible glazing. The proposed alteration includes construction of an accessible entrance where a window bay currently exists. The purpose of the alteration is to provide ADA compliant access to the space. Alterations to the building are subject to the terms of the easement and must comply with the Secretary of the Interior's Standards.

We approved the plan for the proposed alterations by noting the following:

- The building will continue to maintain a high degree of integrity.
- The new proposed entrance mimics the existing adjacent entry, fenestration, & finishes.
- The impact of the new entrance is minimal and, given the existing sidewalk grades, is an ideal location.

This letter confirms that the plans for the new entry (dated 2/9/22) were approved for compliance with the easement. Please note that we do require a copy of the complete plans approved by the City of Berkeley for our records.

Thank you for your patience and diligence. Please feel free to contact me if you have any questions.

Sincerely,

Cindy Heitzman
Executive Director

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Cc: file

Proposed Project Impact Analysis
[20010] Revised Project

New Center Street Accessible Entry
2140-44 Shattuck Avenue/2081 Center Street
Berkeley, California

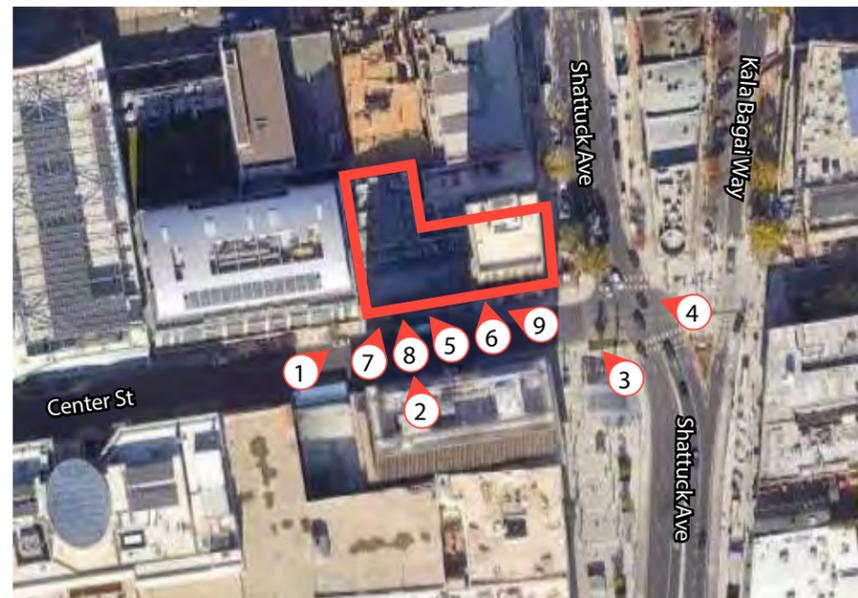
Appendix C – Proposed Project Drawings

Proposed project drawings by Studio Skaggs Kennedy, titled “New Center St. Accessible Entry” and dated August 19, 2022.

NEW CENTER ST. ACCESSIBLE ENTRY

Landmark Preservation Committee Review
2140-44 Shattuck St.

s_sk
studio skaggs kennedy
architecture + urbanism



Key Map: Existing Conditions



2. View of existing Center Street entrances. Accessible entrance is located immediately adjacent the vehicle entrance.



1. Overall view looking northeast from Center Street.



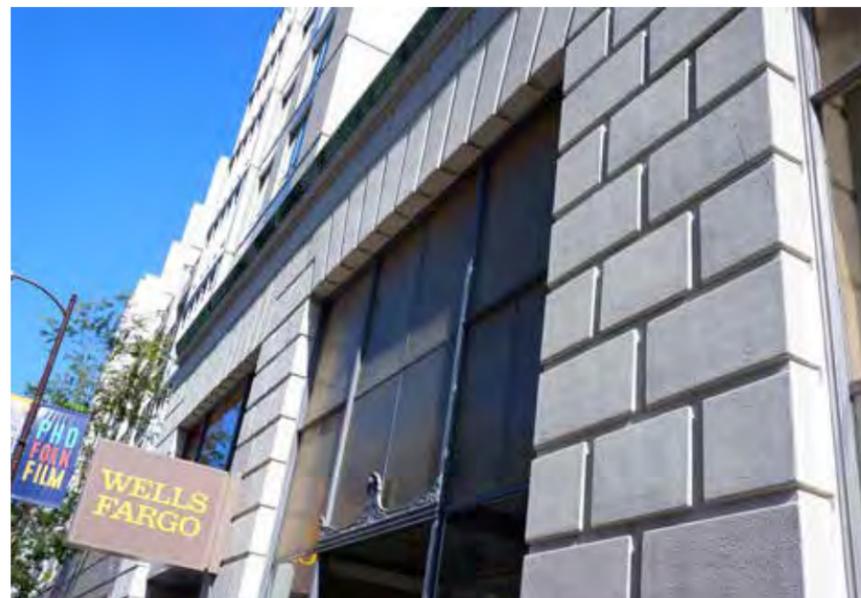
3. View looking northwest from Shattuck Avenue.



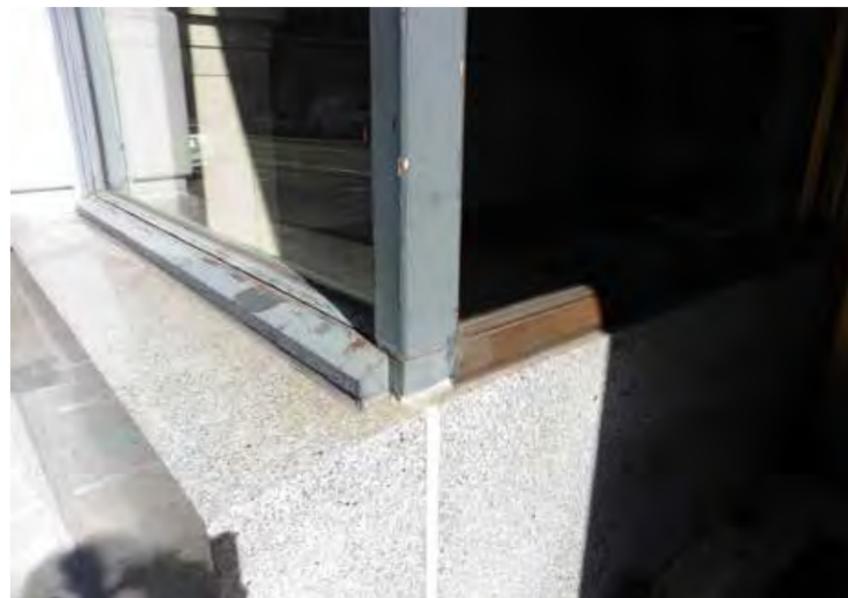
4. View of office tower, looking northwest from Shattuck Avenue.

EXISTING PHOTOGRAPHS

All photos taken by Page & Turnbull on July 8th, 2020



5A. Closeup view of transom window above existing pedestrian entrance on Center Street.



5B. Closeup view of storefront glazing system sill at existing entrance on Center Street.



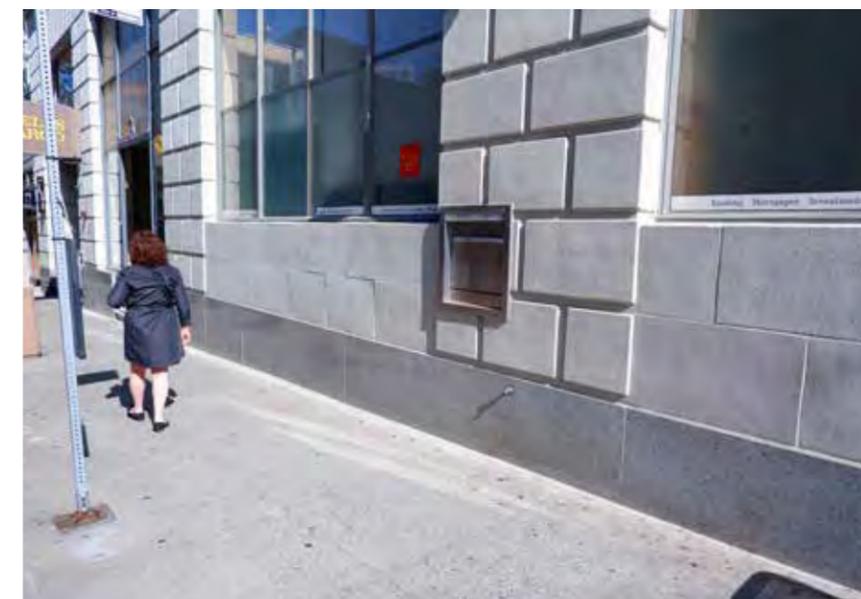
6. Closeup view of existing windows at area of work on Center Street.



7. View of existing pedestrian entrance on Center Street. Note existing accessible entry on the left side of photo.



8. Closeup view of steps at existing pedestrian entrance on Center Street.



9. Closeup view of existing facade and sidewalk at area of work on center Street.

EXISTING PHOTOGRAPHS

All photos taken by Page & Turnbull on July 8th, 2020



EXISTING ENTRY TO REMAIN

AREA OF PROPOSED ENTRY

Project Tabulations

Project Address: 2144 Shattuck Ave
Berkeley CA, 94704

Assessor's Parcel No: 57-202300400

Zoning: IIB

Existing Occupancy: B

Proposed Occupancy: No Change

Building Area Allowed: Unlimited

Building Area Proposed: No Change

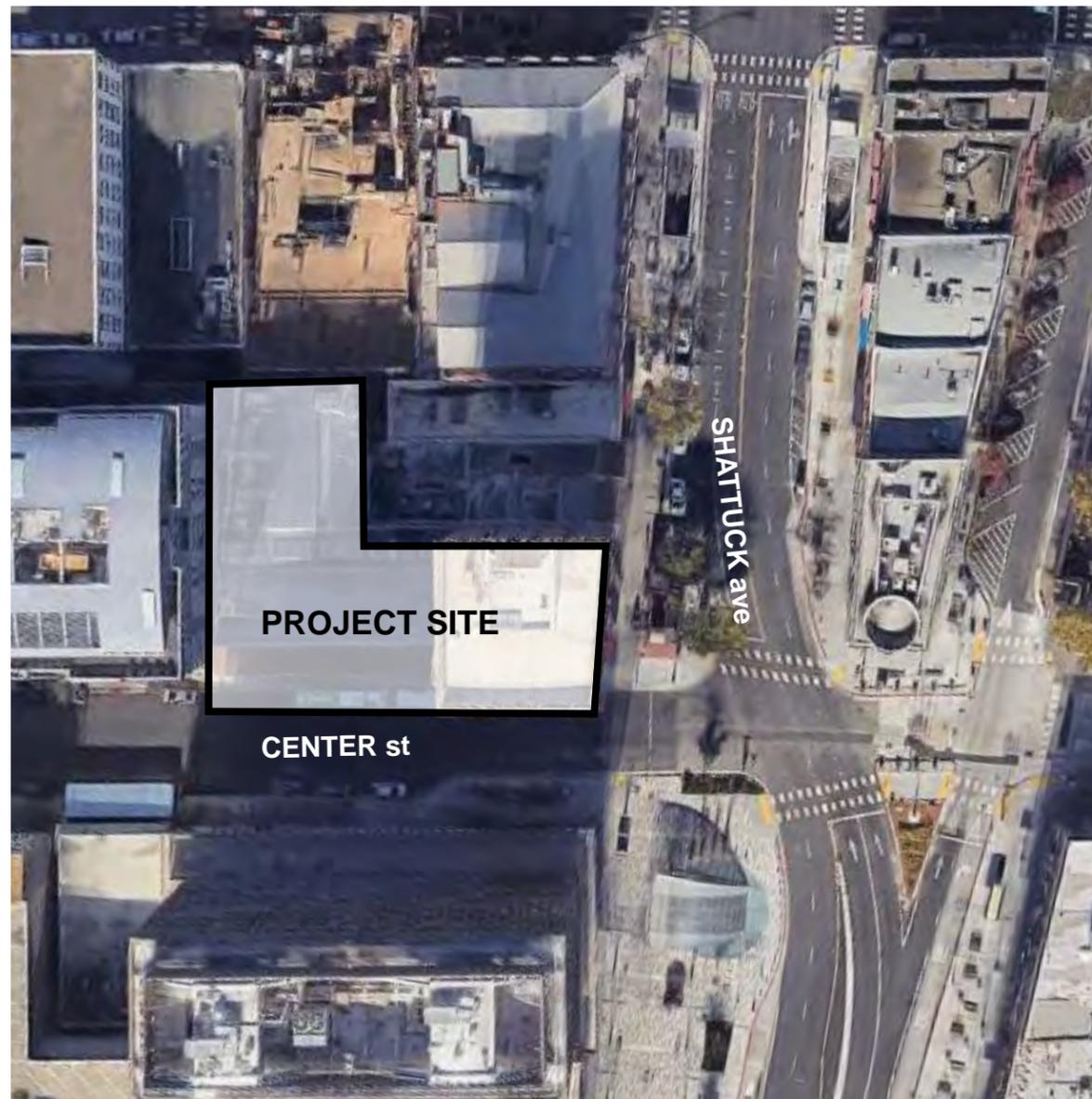
Area of Work: 80sf

Special Designation:

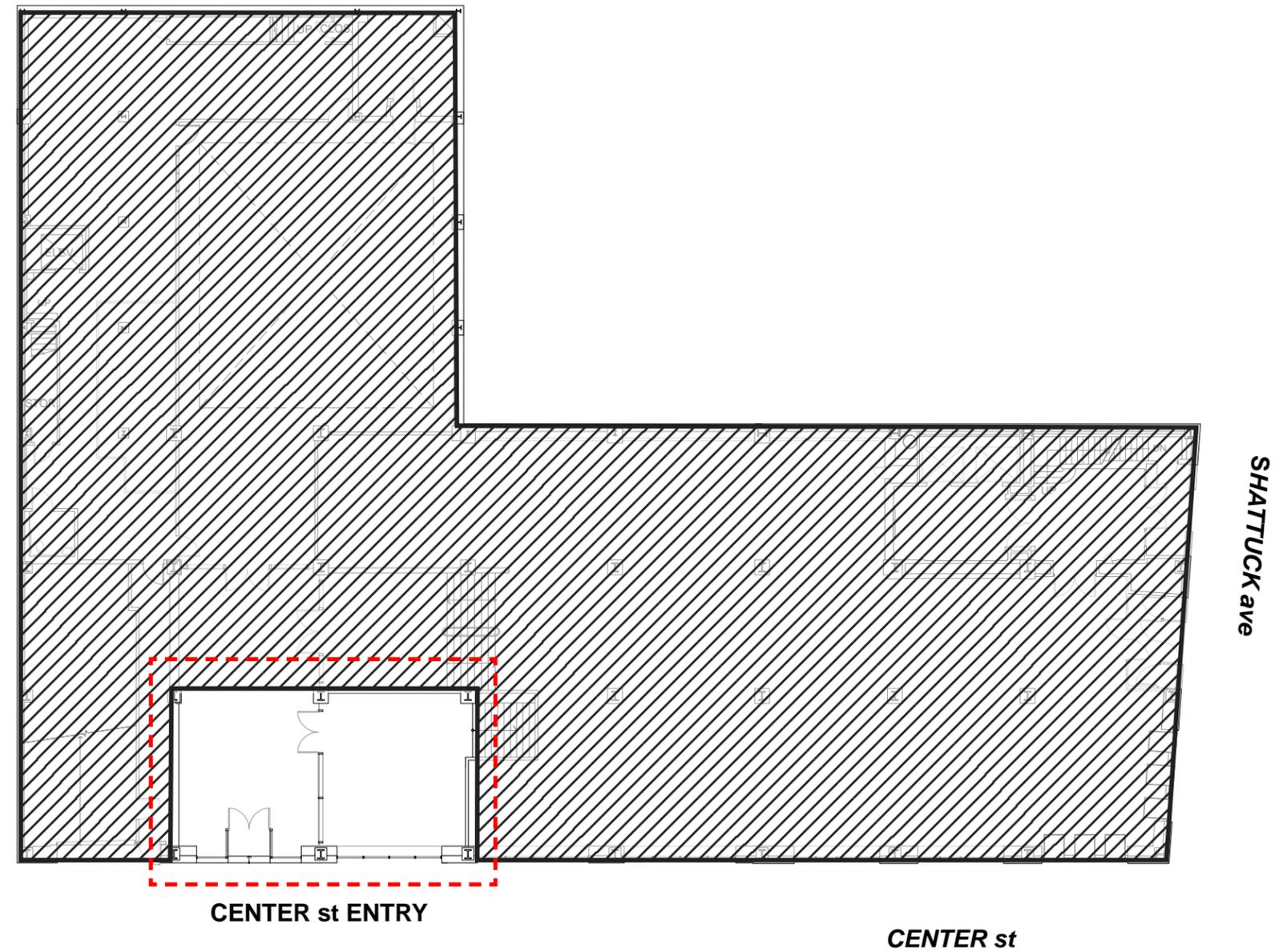
City of Berkeley Designated Landmark; Listed in National Register

Project Description:

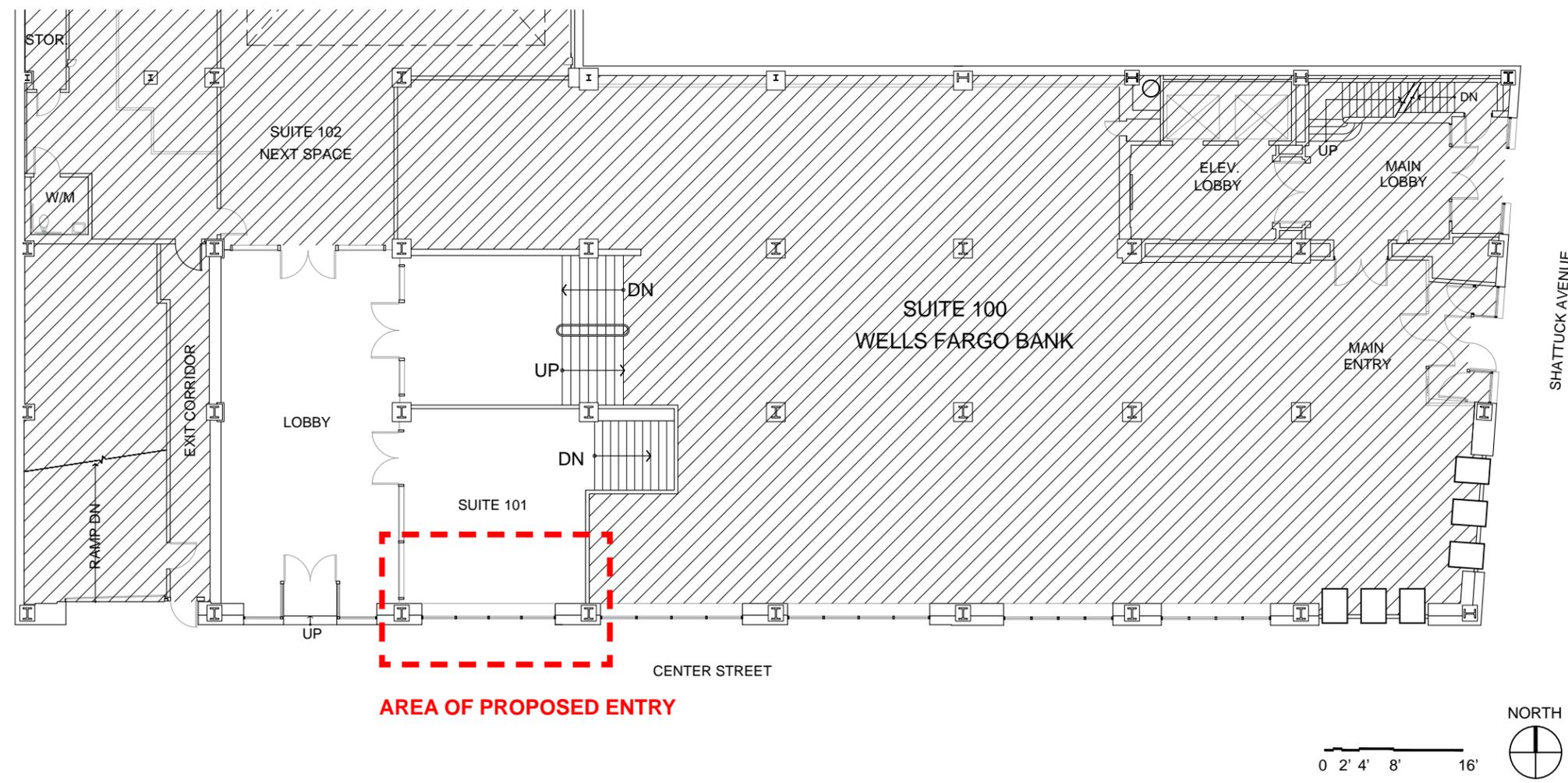
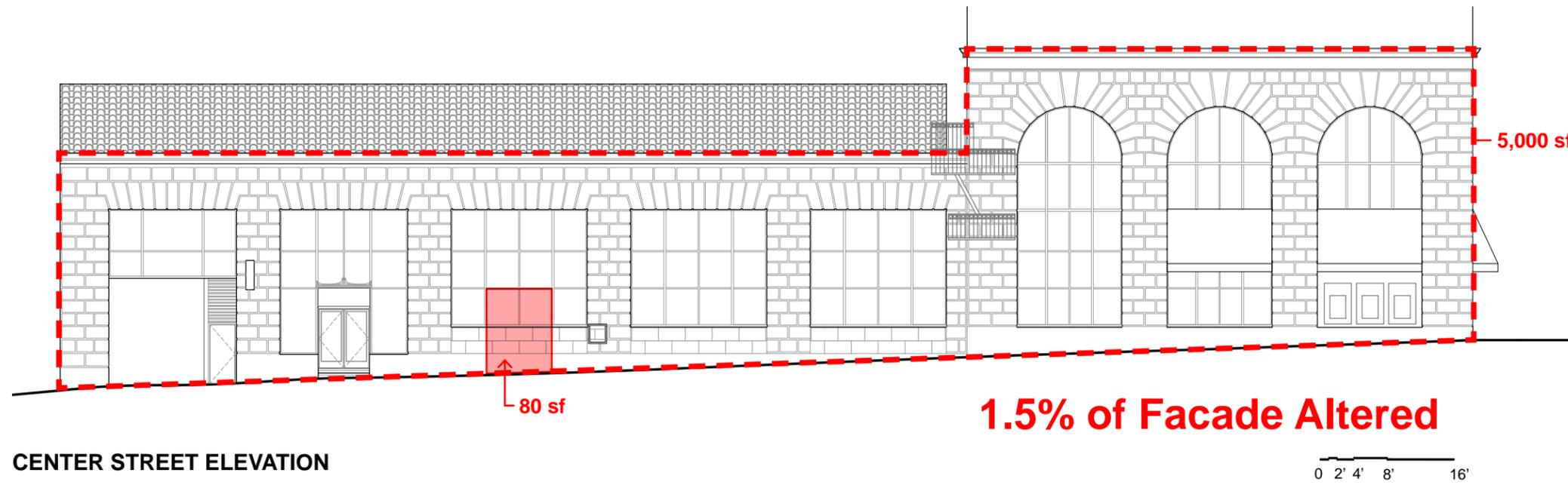
The project consists of adding one set of doors to create a new accessible entry and the reconfiguration of the interior lobby to improve its efficiency and provide a conference room for tenant use. All new materials will be compatible with the existing materials.

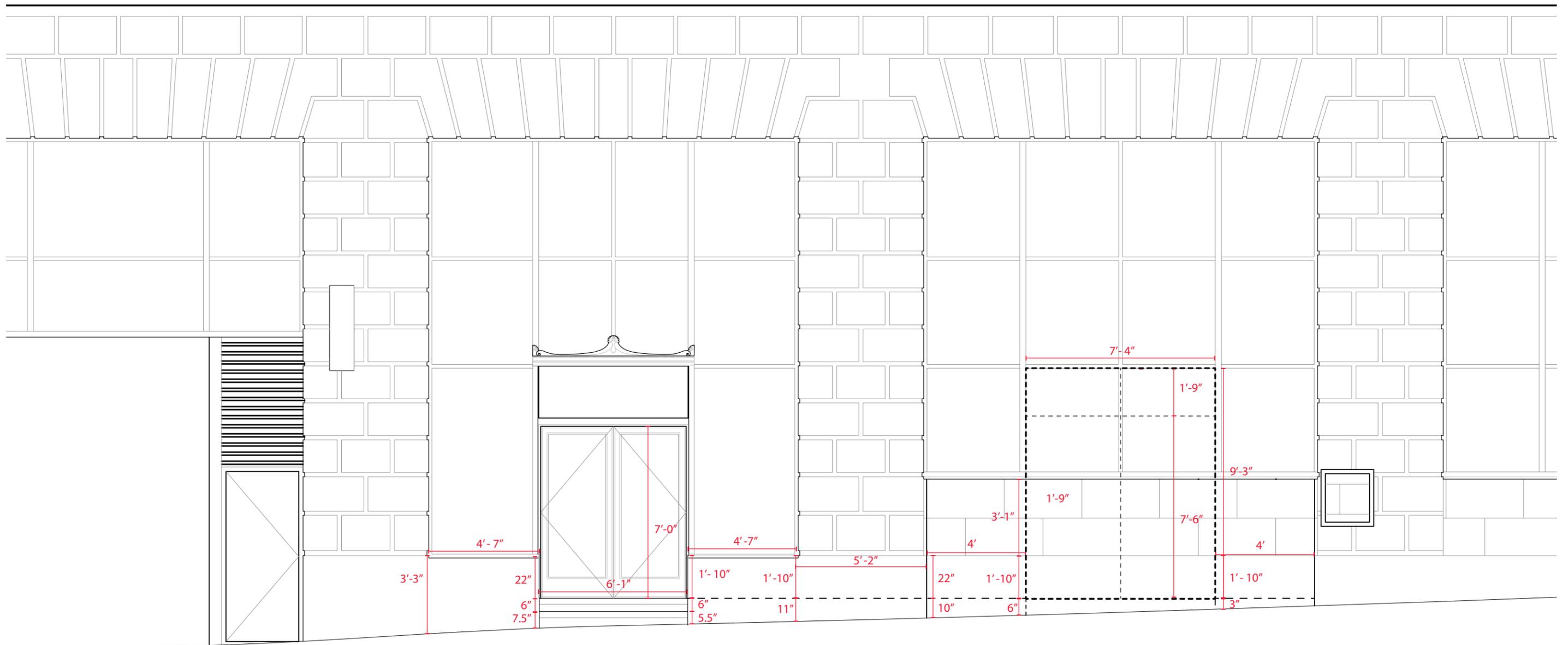
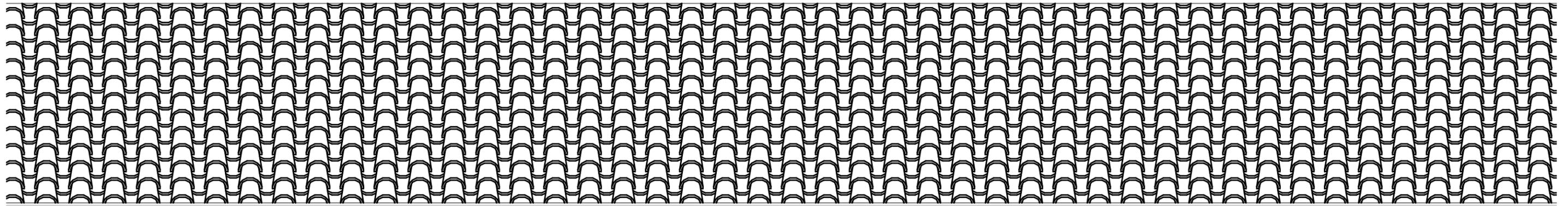


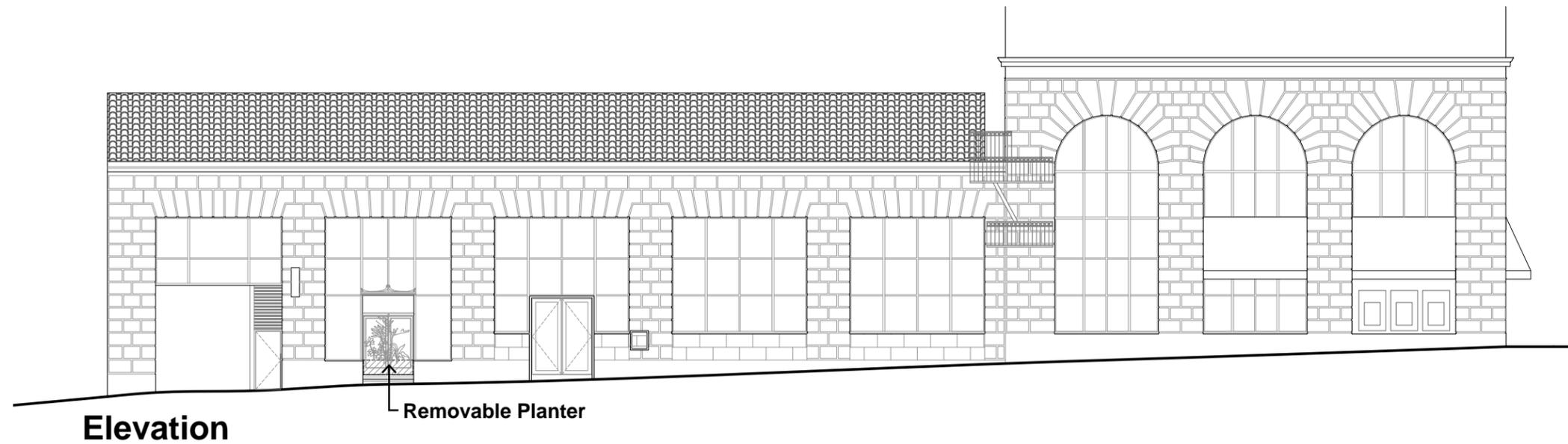
VICINITY MAP



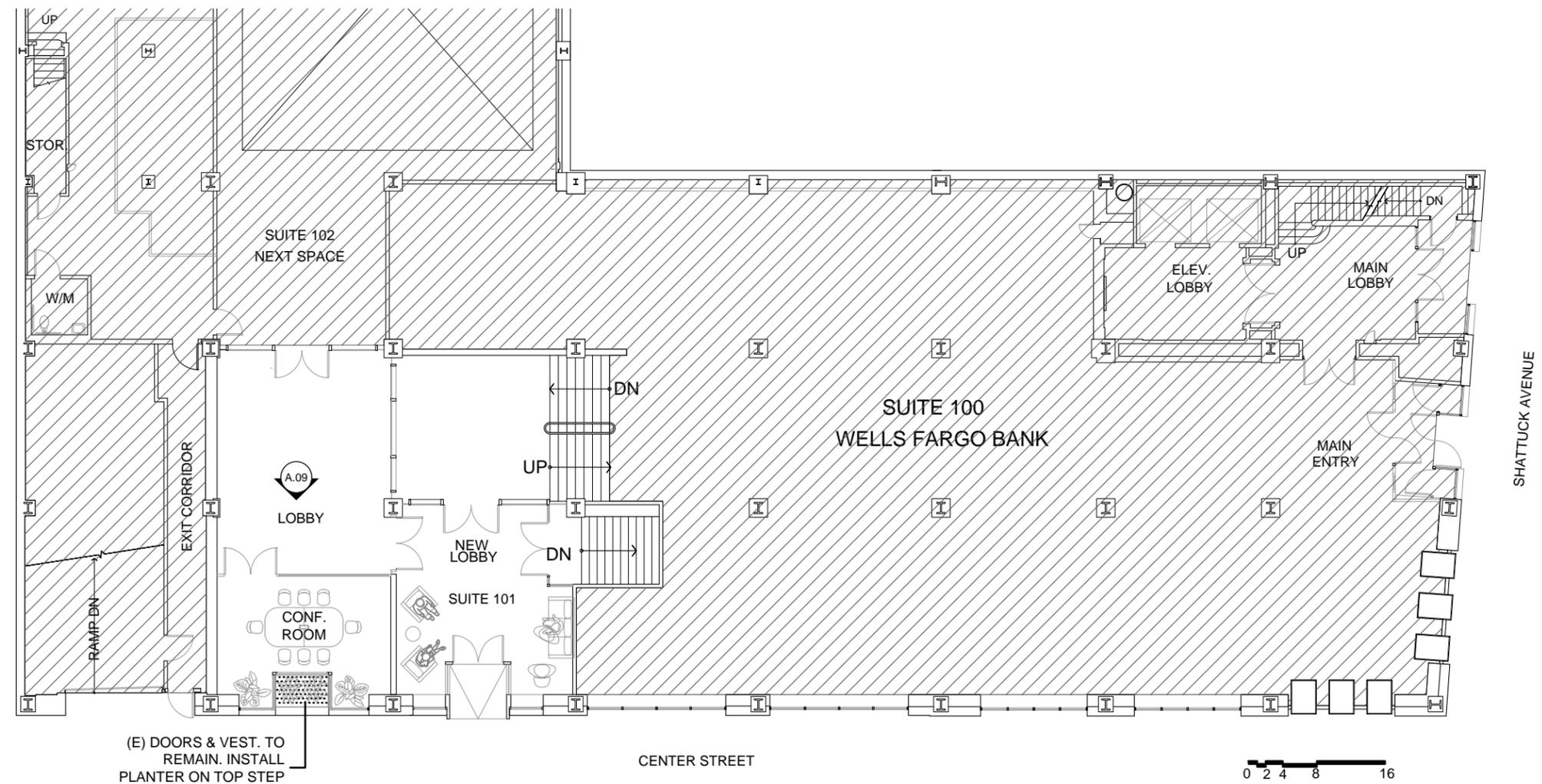
SCOPE DIAGRAM







Elevation



Floor Plan

NEW CONFERENCE ROOM HEADER
TO MATCH EXISTING INTERIOR
STOREFRONTS

CLEAR GLASS TO MATCH

ALIGN TO (E) GLASS

MATCH EXISTING

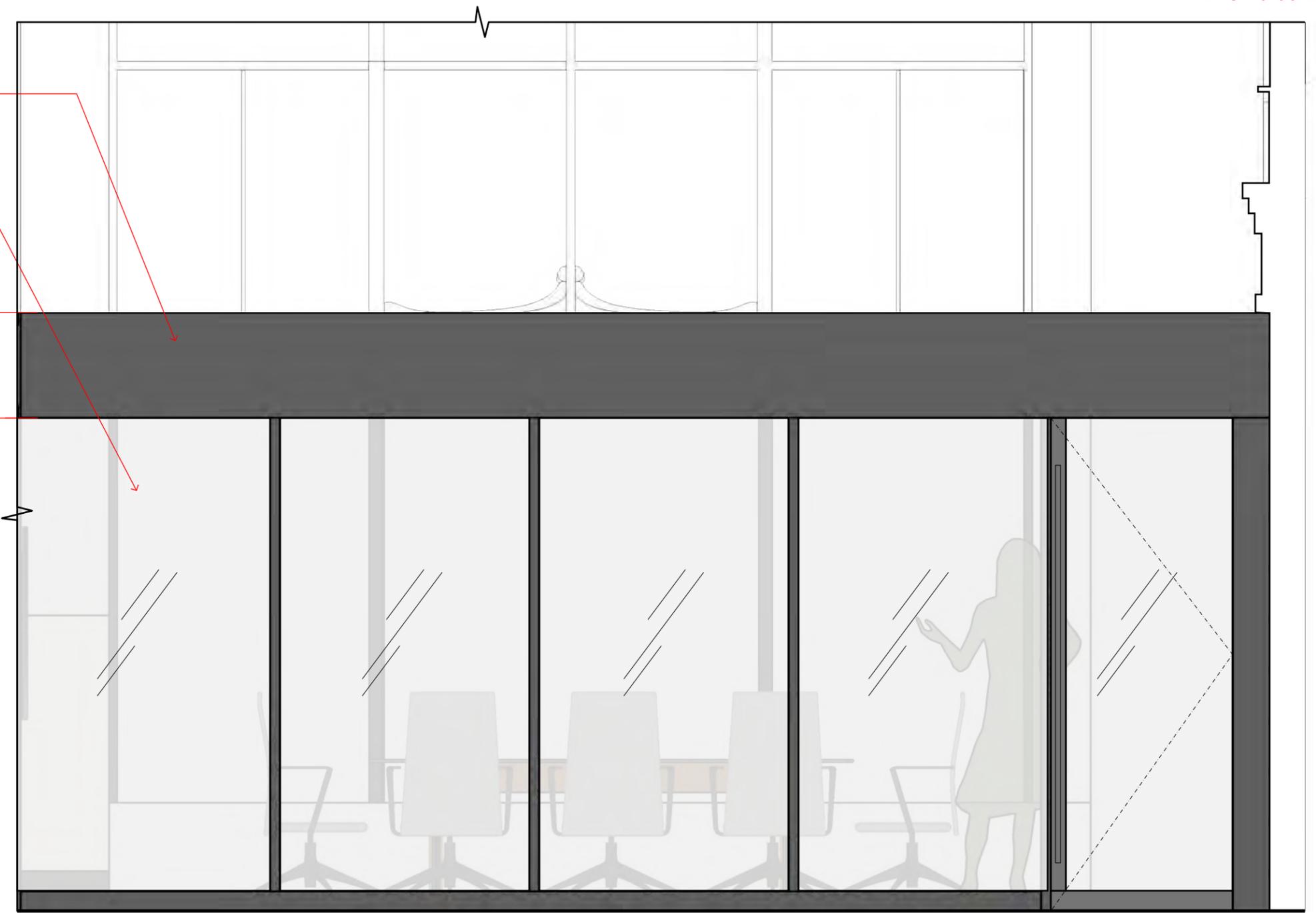
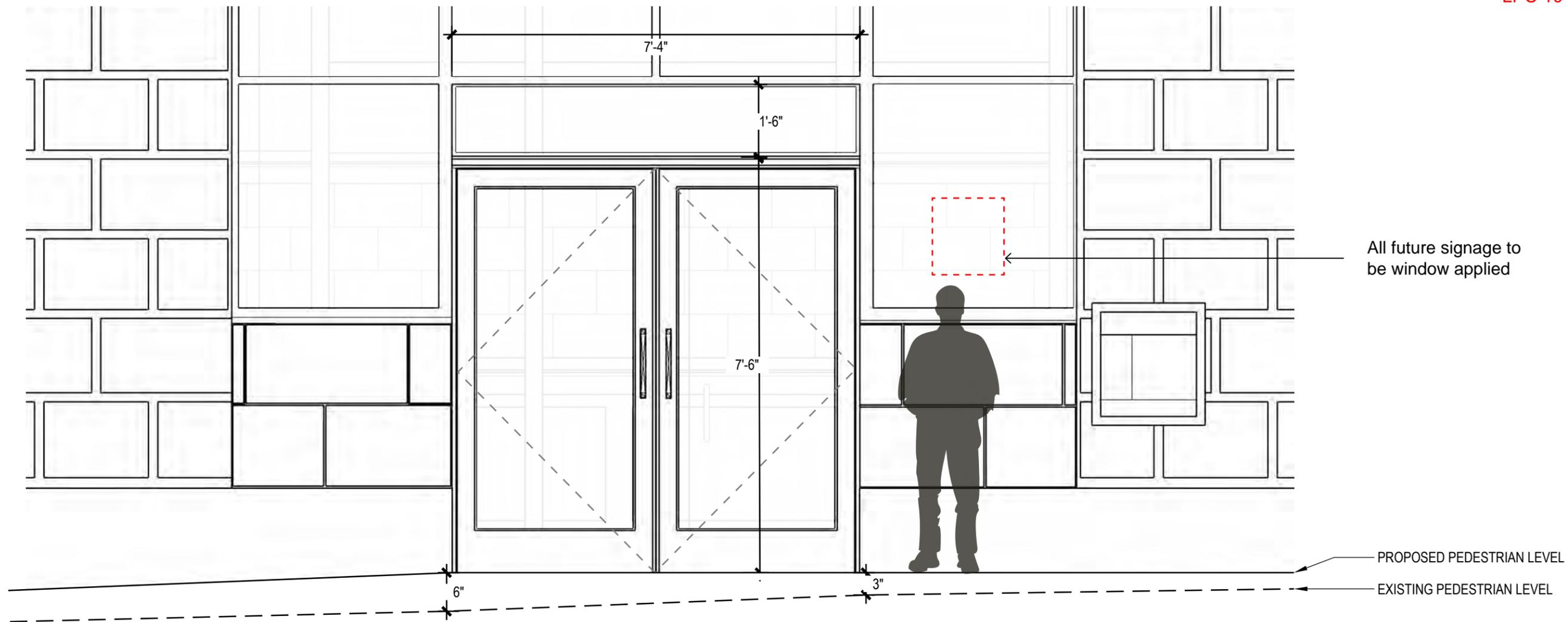


PHOTO OF EXISTING GLASS WALLS TO MATCH

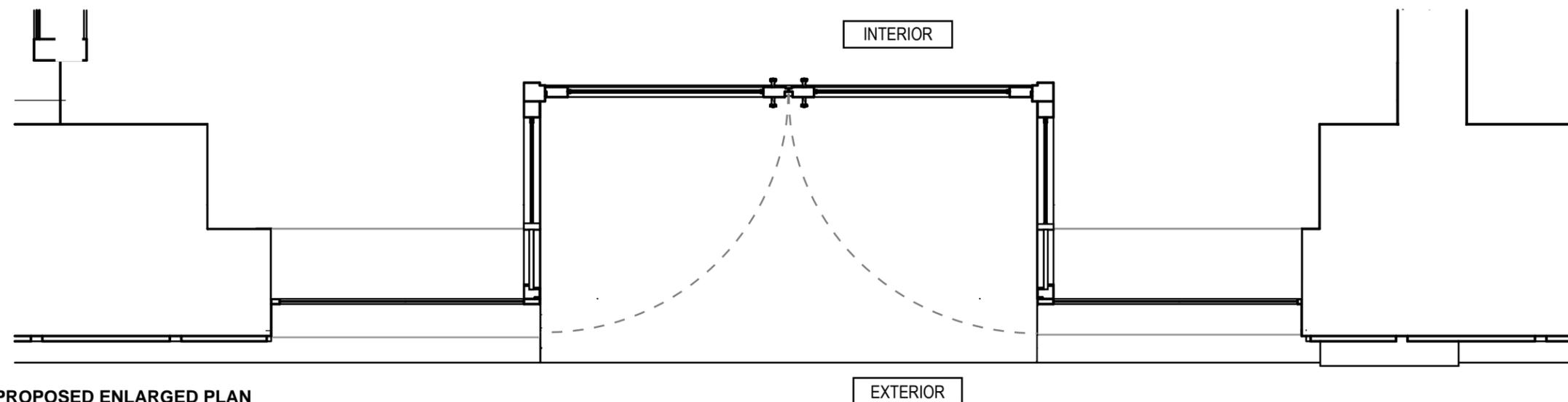
APPROX LOCATION OF NEW CONF. WALL

ELEVATION OF NEW CONFERENCE ROOM FROM LOBBY

Scale: 1/2"=1'-0"



PROPOSED ENLARGED ELEVATION



PROPOSED ENLARGED PLAN



NEW REMOVABLE PLANTER

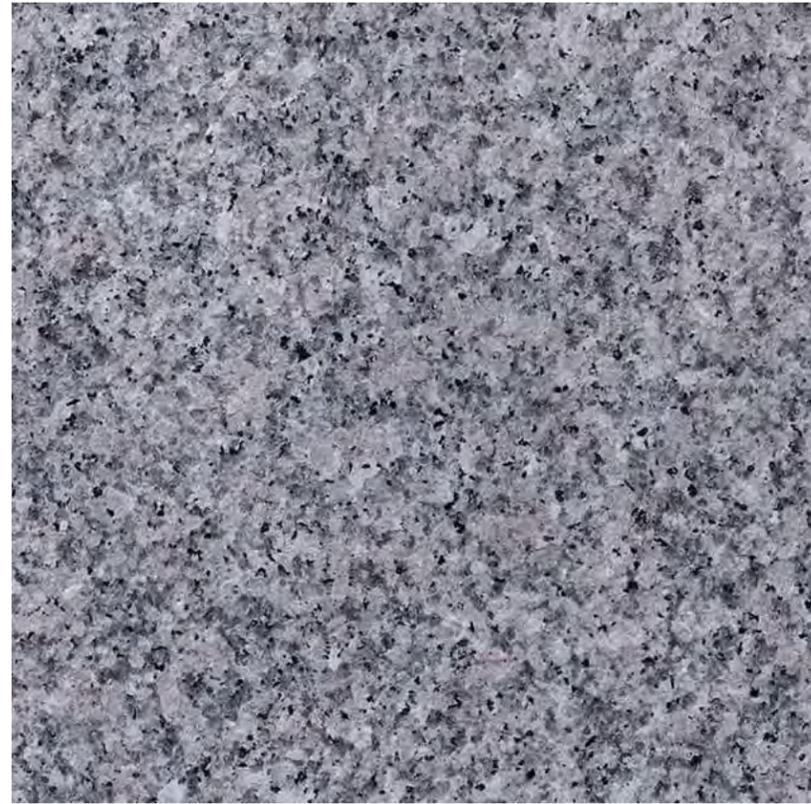
FUTURE SIGNAGE
WINDOW APPLIED

NEW ACCESSIBLE ENTRY

FUTURE SIGNAGE
WINDOW APPLIED



Travertine Floor



Granite Wall Base



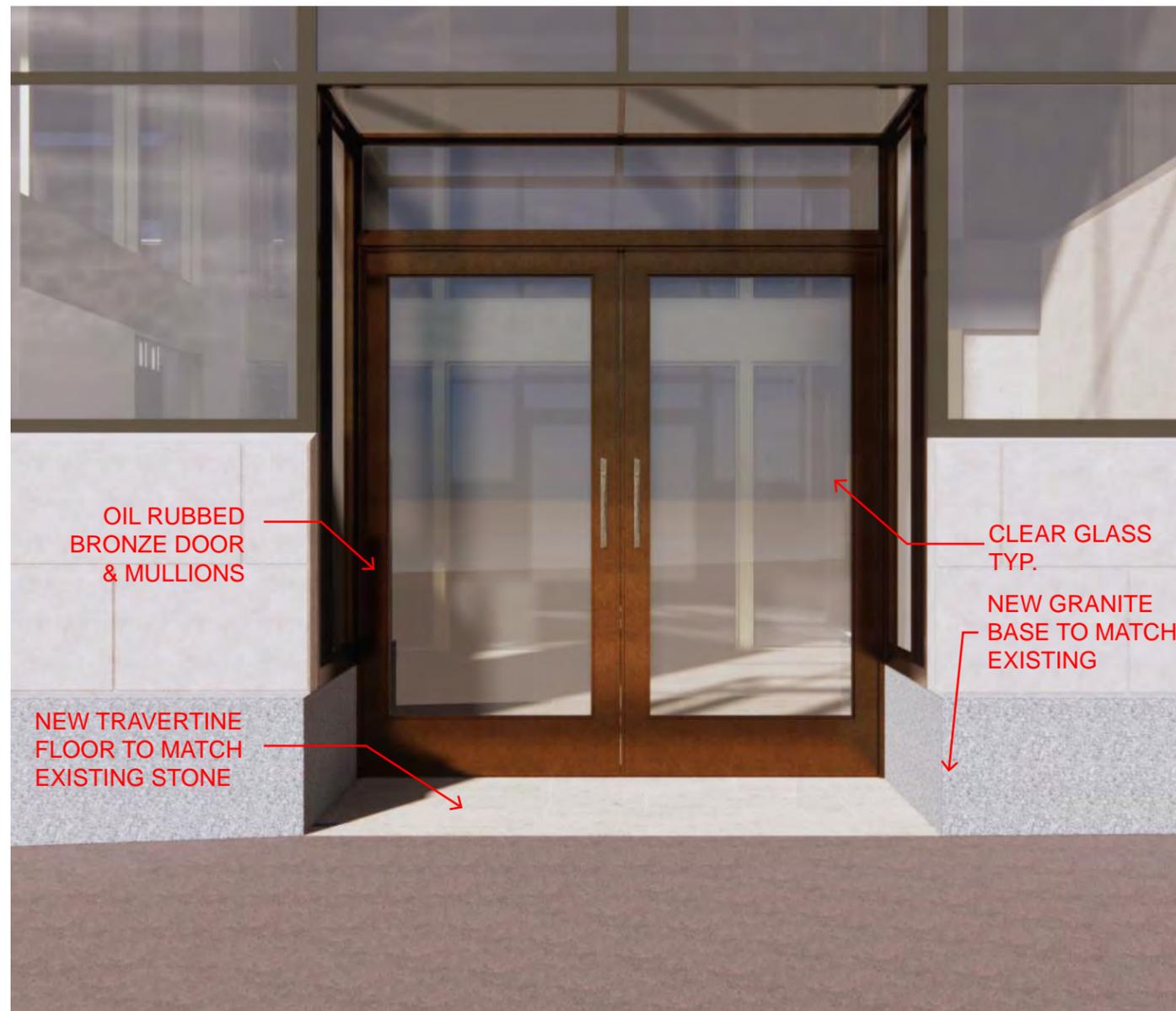
Oil Rubbed Bronze Door



Walk-Off Mat



Clear Tempered Glass



New Entry Doors Seen from the Sidewalk



New Entry Doors Seen from the Sidewalk



New Entry Doors Seen from the Sidewalk



New Entry Doors Seen from the Lobby

Proposed Project Impact Analysis
[20010] Revised Project

New Center Street Accessible Entry
2140-44 Shattuck Avenue/2081 Center Street
Berkeley, California

Appendix D – 2020 Historic Resource Evaluation Update (Draft)

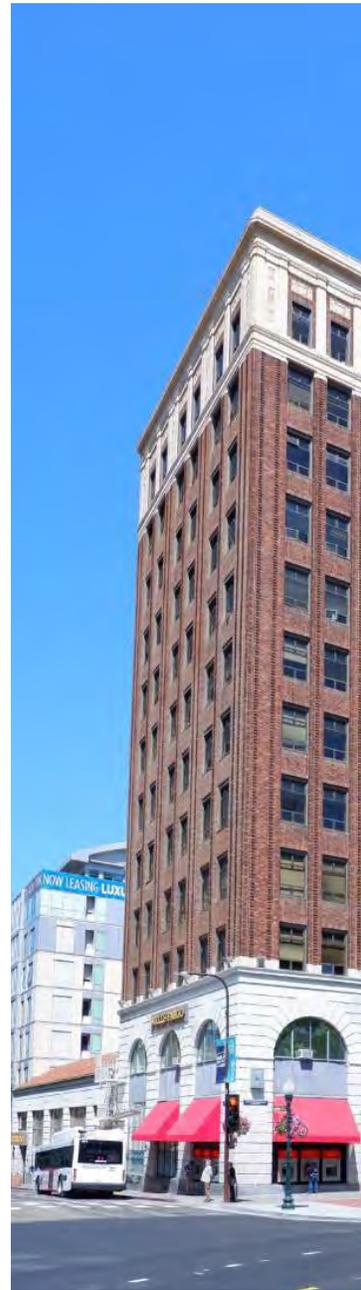
Page & Turnbull. *2140-2144 Shattuck Avenue/2081 Center Street: Historic Resource Evaluation Update*
(Draft). August 12, 2020.

2140-2144 SHATTUCK AVENUE/
2081 CENTER STREET

HISTORIC RESOURCE EVALUATION UPDATE

BERKELEY, CALIFORNIA
[20010]

PREPARED FOR:
STUDIO SKAGGS KENNEDY
BERKELEY, CA



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

AUGUST 12, 2020

DRAFT

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) Update has been prepared at the request of Studio Skaggs Kennedy in anticipation of a proposed project at 2081 Center Street (APN 57-2023-4) in Berkeley, California. The property is also associated with the addresses 2140-2144 Shattuck Avenue and 2071-2089 Center Street. For the purposes of this report, the property will be referred to by the main address used by the City of Berkeley and Alameda County, 2140 Shattuck Avenue.

The subject property is an L-plan, 0.33-acre parcel located at the northwest corner of Shattuck Avenue and Center Street in downtown Berkeley (**Figure 1 and Figure 2**). The property includes an L-plan commercial building, completed in 1927 and designed by Walter H. Ratcliff, Jr., with a two-story wing along Center Street and a 12-story office tower. Historically the building was known as the Chamber of Commerce Building, then the American Trust Company Building, and more recently is also known as the Wells Fargo Building. The building has ground floor retail and office tenants.

The subject property is currently listed in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). It is also a City of Berkeley Landmark (#85). During the 2015 Shattuck Avenue Commercial Corridor Historic Context Statement and Survey Project, the property was identified as a contributor to a potential Shattuck Avenue Downtown Historic District.

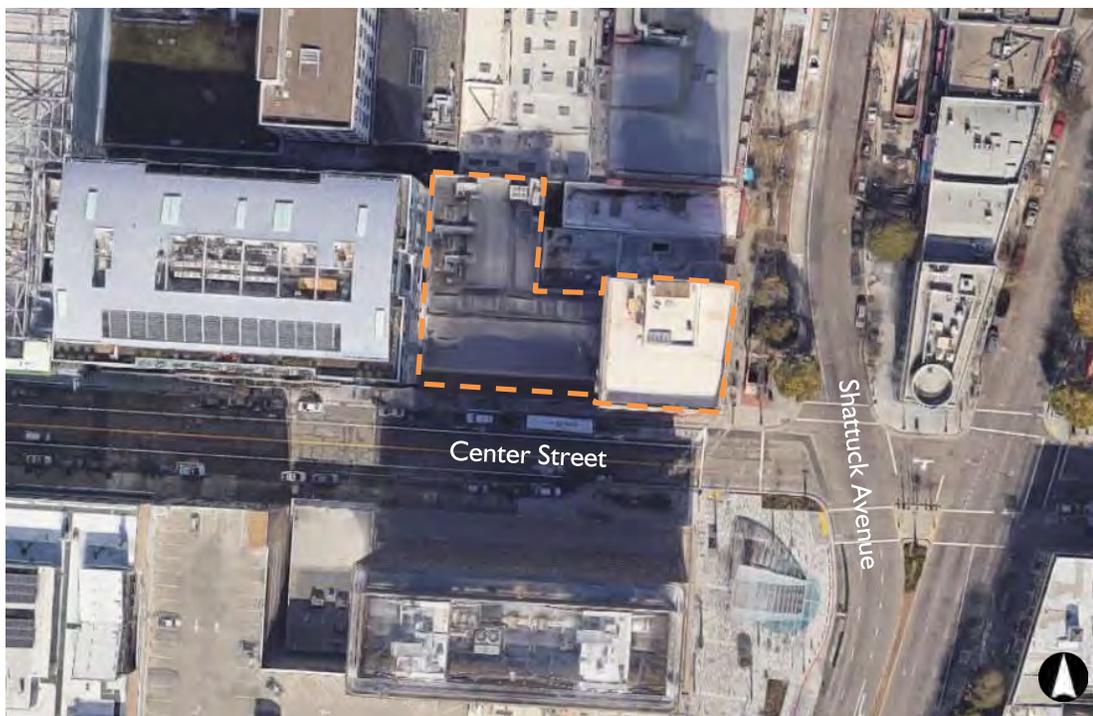


Figure 1. Aerial view of 2140 Shattuck Avenue. Subject parcel outlined in orange.
Source: Google Earth 2020. Edited by Page & Turnbull.

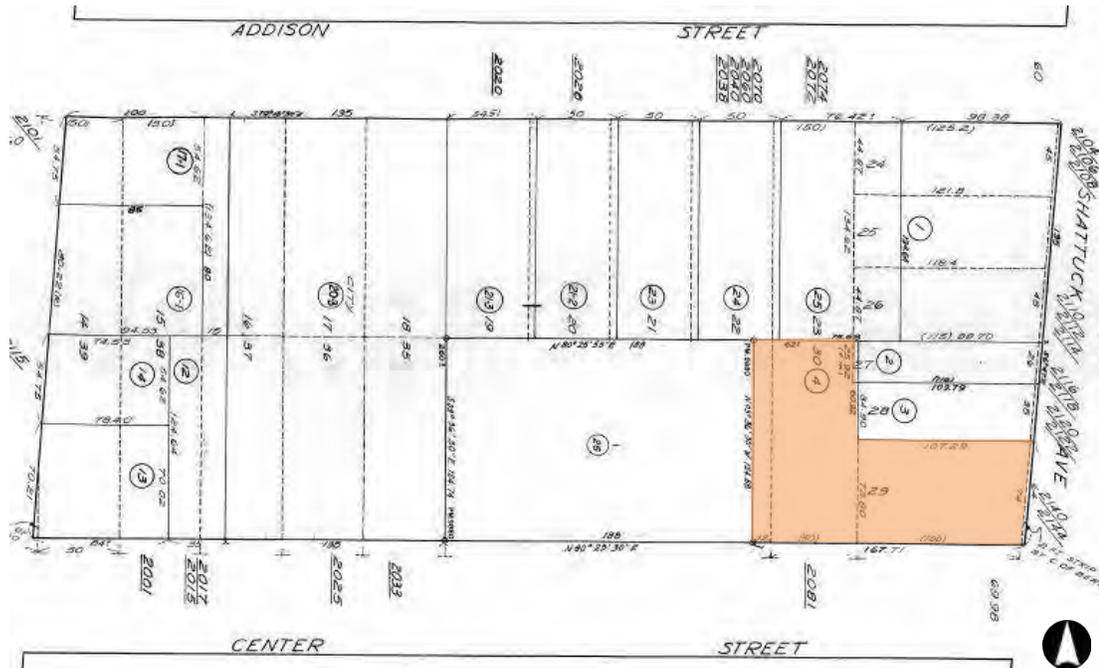


Figure 2. Assessor parcel map. Subject parcel shaded in orange.
Source: Alameda County Assessor. Edited by Page & Turnbull.

METHODOLOGY

This HRE Update report examines the current historic status of the property and provides an architectural description, historic context, and site history. As the property has been previously determined eligible for and listed in the National Register and California Register, and as a City of Berkeley Landmark, this report will not evaluate its historical significance. This HRE Update also provides a list of character-defining features based on the previous evaluations of its significance. Page & Turnbull prepared this report using research collected at various local repositories, including the City of Berkeley Permit Service Center; Alameda County Offices of the Assessor and Clerk-Recorder; and Berkeley Architectural Heritage Association, as well as various online sources including Ancestry.com, Newspapers.com, and the Calisphere digital photograph archives.

All photographs in this report were taken by Page & Turnbull on July 8, 2020 unless otherwise noted. Page & Turnbull was able to access the interior of the Banking Hall and Center Street Lobby. Due to COVID-19 restrictions, Page & Turnbull was not able to enter the Office Tower Lobby; but was able to partially view it through the glazed entrance doors.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to 2140 Shattuck Avenue.

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.

2140 Shattuck Avenue is currently listed on the National Register. The National Register nomination for the Chamber of Commerce Building (#85001916) for the property was prepared by Betty Marvin and certified on August 29, 1985.

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.

2140 Shattuck Avenue is automatically listed on the California Register as a National Register-listed property.

CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM (CHRIS)

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).¹ 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, but normally require more research to support this rating. 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 the California Register, or needs reevaluation.

2140 Shattuck Avenue is listed in the BERD database for Alameda County with three status codes: 2S2 (assigned in 2006) meaning "Individual property determined eligible for NR by a consensus through Section 106 process. Listed in CR."; 1S (assigned in 1985) meaning "Individual property listed in NR by the Keeper. Listed in the CR."; and 3S (assigned in 1978) meaning "Appears eligible

¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated March 2020.

for NR as an individual property through survey evaluation.”² The most recent update to the BERD database was in March 2020.

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.³ 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.

2140 Shattuck Avenue is currently designated as City of Berkeley Landmark No. 85. The property was listed as a City of Berkeley Landmark in 1984.

PREVIOUS SURVEYS AND EVALUATIONS

2140 Shattuck Avenue was documented in the Chamber of Commerce Building National Register Nomination (#85001916), prepared by Betty Marvin and certified on August 29, 1985. The National Register Nomination also lists three earlier surveys: State Historic Resources Survey (Oct. 1978), Berkeley Urban Conservation Survey (Aug. 1978), and Berkeley Design Advocates Historic Buildings Survey – Downtown (Sept. 1983).

Most recently, the property at 2410 Shattuck Avenue was documented in the Shattuck Avenue Historic Context Statement and Survey Project (May 28, 2015, revised September 15, 2015), prepared by Archives & Architecture.⁴ The survey recorded 2140 Shattuck Avenue in a Department of Parks and Recreation (DPR) 523A Primary Record. The property was also included as a contributor to a National Register- and California Register-eligible Shattuck Avenue Downtown Historic District, recorded using a DPR 523D District Record.

PRESERVATION EASEMENT

The California Preservation Foundation (CPF) holds a preservation easement on the subject building. As such, written consent from CPF is required for any change to the exterior of the building, including the rooftop elevator penthouse; the expansion of the building vertically or horizontally; and/or the addition of new structures on the property, including utility transmission structures. The preservation easement specifically calls out the Shattuck Street entrance lobby, elevator lobby and staircase (all in the Office Tower Lobby) as protected interior features.⁵

² California State Office of Historic Preservation, Department of Parks and Recreation, *Technical Assistance Bulletin No. 8: User’s Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, (Sacramento, November 2004).

³ City of Berkeley Municipal Code Landmarks Preservation Ordinance, 3.24.110 Landmarks, historic districts and structures of merit--Designation--Criteria for consideration. Accessed online, July 21, 2020, <http://www.codepublishing.com/CA/Berkeley/html/Berkeley03/Berkeley0324/Berkeley0324110.html>.

⁴ “Shattuck Avenue Historic Context Statement and Survey Project,” City of Berkeley Planning & Development, accessed online April 15, 2020, https://www.cityofberkeley.info/Planning_and_Development/Home/Landmarks_Preservation_Commission.aspx.

⁵ Email correspondence between author and Cindy Heitzman, Executive Director, California Preservation Foundation on June 12, 2020.

III. BUILDING DESCRIPTION

The subject property is located at the northwest corner of Shattuck Avenue and Center Street, and is composed of a Neoclassical style 12-story office tower and a two-story wing along Center Street (**Figure 3**). The “point” tower—meaning it is a detached, free-standing tower with a larger, low base—is located at the corner of the intersection and is nearly rectangular in plan, but the east façade along Shattuck Avenue is canted slightly outward creating a trapezoidal plan. The Center Street wing has a flat roof and L-plan that extends into the center of the block, behind two adjacent properties along Shattuck Avenue. The steel frame and concrete building sits on a concrete foundation and has a basement that includes an underground parking garage below the Center Street wing and a series of bank vaults below the office tower.



Figure 3. Subject property at 2140-2144 Shattuck/2081 Center Street, looking northwest. The Center Street wing is at the left.

OFFICE TOWER

The office tower features a Neoclassical tripartite composition, with a two-story base, nine-story shaft, and a one-story capital with a decorative parapet. The base is clad with granite-finish terra cotta scored to resemble large masonry units, with a granite bulkhead along the street grade. At the top of the two-story base is a simple molding and frieze. Three bays that are approximately 20-foot-wide each feature a double-height arched opening at the Shattuck Avenue (east) and Center Street (south) façades of the tower. In each arched opening is a multi-lite steel sash window with a vertical tripartite arrangement. The lites below the arched head have darker opaque glazing. Three ATMs are inset at the easternmost window of the south façade and the southernmost bay of the east façade (**Figure 4**).

Red canvas awnings cover the first floor portion of the windows with ATMs, as well as the center window on the south façade (**Figure 5**).



Figure 4. Arched windows along south (Center Street) façade, with ATMs at southeast corner, looking north.



Figure 5. Canvas awning at southeast corner of east (Shattuck Avenue) façade, looking northwest.

The center bay on the east façade features a central recessed entry vestibule (**Figure 6**). The fully glazed vestibule consists of painted metal (likely steel at the exterior) framing with a floral and crest ornament (likely cast iron) that surmounts the center of the vestibule. The recessed portion of the vestibule appears to be bronze and the ceiling of the vestibule is textured glass and features a hanging pendant light.⁶ Fully glazed paired doors (likely bronze) with a glass transom lead to the Wells Fargo Banking Hall. At the northernmost bay on the east façade is another recessed entry vestibule, also with a floral and crest ornament at the arched window (**Figure 7**). This vestibule leads to the Office Tower Lobby and features a decorative grille in the ceiling of the vestibule and marble clad walls. Fully glazed paired doors (likely bronze) are set between undivided sidelites and a transom overhead.



Figure 6. Recessed vestibule entrance to the Banking Hall at the center of the east façade.



Figure 7. Partial view of the ceiling and door assembly at the recessed vestibule entrance to the Office Tower Lobby at the north end of the east façade.

As a “point” tower, all four facades of the tower shaft and capital have architectural finishing and decorative details. The nine-story shaft is clad with brick and continues the configuration of three window bays up from the base, with two windows in each bay—totaling six windows per floor on each the east, south, and west facades (**Figure 8**). Alternating wider and narrower ornamental brick

⁶ The National Register nomination refers to the vestibules and doors as “brass-colored,” however the material appears likely to be bronze at the recessed portions, while the exterior framing appears likely to be steel with cast iron ornaments.

pilasters extend the full height of the shaft between the windows. Brick spandrel panels are located below the windows at each floor. An exterior metal fire escape staircase is located at the southernmost bay of the west façade (**Figure 9**).



Figure 8. South and east facades of the tower, looking northwest.



Figure 9. West and south facades of the tower, looking northeast.

Each window opening at the tower shaft has a fixed window with small paired casement sashes above and below; these bronze anodized windows at the shaft are non-original replacement windows (**Figure 10**). While the east, south, and west façades of the tower have the same basic fenestration pattern, the north façade has three window bays, but the outer two bays each have just one replacement window and the central bay has two narrow vertically oriented windows (**Figure 11**).

The one-story capital has cream terra cotta cladding, which starts with a belt cornice along the top of the uppermost windows in the shaft and extends up to the cornice and parapet (**Figure 12**). All four facades of the tower have two replacement windows in each of the three window bays at the capital. The windows are separated by pilasters that have capitals that are part of a wave-patterned frieze. Vertical terra cotta panels flanking the window bays feature low reliefs with urn and garland ornamentation. Each window has a brick surround and ornamental terra cotta spandrel panel above. The main cornice above the windows has a floral-patterned frieze. At the center of the north façade is a rooftop elevator penthouse which also has terra cotta cladding and classical ornamentation at the north side (**Figure 11**).



Figure 10. Two window bays at the tower shaft, all with replacement windows, looking northeast.



Figure 11. North façade fenestration pattern and rooftop elevator penthouse. Source: Google Earth, 2020.



Figure 12. Tower capital, looking northeast at the west and south facades.

CENTER STREET WING

The two-story Center Street wing has an L-plan with a flat roof. Only the south (Center Street) façade of the wing is visible from the public right-of-way (**Figure 13**). Generous skylights provide daylighting to the Center Street wing. From Center Street, the roof is hidden behind a sloped parapet clad in Spanish terra cotta tiles, the top of which is approximately aligned with the top of the arched openings at the base of the Office Tower. Like the base of the Office Tower, the Center Street wing is clad with granite-finish terra cotta scored to resemble large masonry units, with a granite bulkhead along the street grade. The Center Street wing has five evenly spaced window bays with double-height rectangular openings, all of which have multi-lite steel sash windows. The westernmost bay has a rollup metal garage door with a ramp that leads down to the basement level garage, an adjacent

metal pedestrian door, and typical steel sash windows at the second floor. The second bay from the west features typical steel sash windows with a central recessed entrance vestibule, accessed by two steps (**Figure 14**). Like the vestibules at the Office Tower, a floral and crest ornamentation (likely cast iron) tops the entrance and the fully glazed vestibule has metal (likely steel) framing, fully glazed paired doors (likely bronze), and a transom window (**Figure 15**). The window ensemble has a vertical tripartite arrangement of mullions, with vertical muntins dividing some sash into two lites. The three windows bays east of the entrance each have a 3x4 grid of steel-sash windows.



Figure 13. Center Street Wing, looking northeast along Center Street.



Figure 14. Second window bay from the west (left) at Center Street Wing.



Figure 15. Detail view of recessed vestibule entrance at Center Street Wing.

INTERIORS

The subject building has three public or semi-public interior spaces—the Office Tower Lobby, the Banking Hall, and the Center Street Lobby—which are described briefly here.

Office Tower Lobby

The Office Tower Lobby is the most highly ornamented interior space in the building.⁷ The Office Tower Lobby has a deeply coffered polychromatic gilt plaster ceiling with a suspended chandelier and walls clad in polished marble slabs (**Figure 16 and Figure 17**). The floor is pink-grey marble set in a basketweave pattern. A stairway and elevators are located within the lobby. A non-original firewall divides the lobby into two sections. The Office Tower Lobby can also be accessed from the interior of the Banking Hall through a side door.



Figure 16. Deeply coffered polychromatic gilt plaster ceiling of the Office Tower Lobby, viewed from entrance vestibule.



Figure 17. View of Office Tower Lobby and staircase, viewed from interior of Banking Hall.

Banking Hall

The Banking Hall is the main publicly accessible interior space, and is primarily entered through the central recessed vestibule on Shattuck Avenue, but can also be accessed through a side door from the Office Tower Lobby or the secondary Center Street Lobby at the rear of the Banking Hall (**Figure 18**). The Banking Hall has beige travertine marble flooring with black stone edging and baseboards. The double-height Banking Hall features square columns faced with beige marble and capitals with egg and dart and cornucopia decoration (**Figure 19**). The walls of the Banking Hall are plaster scored to imitate large masonry units. The Banking Hall ceilings are coffered with foliate moldings, florets, and paneled beams, and have non-original acoustical ceiling tiles with plastic florescent light fixtures. The low walls enclosing the teller windows to the south and the desks to the north are also clad in marble. Historically, each teller window had a set of small saloon style doors with feather-chip glass; some have been replaced with more contemporary plexiglass security screens, but some remain as decorative features (**Figure 20**). The side entrance to the Office Tower Lobby, located just north of the main entrance from Shattuck Avenue into the Banking Hall, features a fully glazed door (likely bronze) surrounded by a marble surround topped with a classical pediment and shield (**Figure 21**). At the west end of the Banking Hall is a straight flight of eight steps that leads down to the Center Street Lobby, which is now sectioned off by a full height glass curtain wall (**Figure 22**). South of the stairs is another parallel flight of stairs that leads down to the basement vault area. Non-original walls enclose several offices to the south of the basement stairs (**Figure 23**).

⁷ As noted in the Methodology, the interior of the Office Tower Lobby was not accessed during the site visit for this report due to COVID-19 protocols. The description is based on a previous description in the National Register Nomination, and what could be verified by looking through the glass entry doors.



Figure 18. Banking Hall interior, looking east. Desk area is to the left and teller area to the right.



Figure 19. Ceiling and columns in the Banking Hall, looking west.



Figure 20. Original saloon-style and feather-chip glass doors at a teller window.



Figure 21. Side entrance from the Banking Hall into the Office Tower Lobby, looking north.



Figure 22. Steps down from the main Banking Hall to the Center Street Lobby (now enclosed), looking northwest.

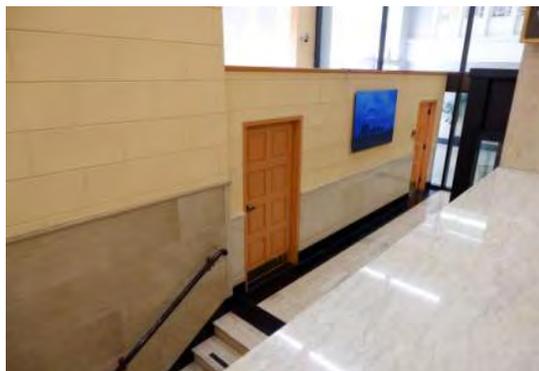


Figure 23. Non-original low wall extending west from the basement vault stairs to enclose several offices, looking southwest.

Center Street Lobby

The Center Street lobby, located at the two-story Center Street wing, is a secondary entrance to the building which accesses the rear of the Banking Hall and the office tenants of the Center Street wing. A floral decorative motif is located at the top of the interior of the entrance vestibule (likely bronze)—matching the decorative feature (since painted) at the exterior side of the vestibule (**Figure 24**). The double-height Center Street lobby also features beige travertine marble flooring with black stone edging and baseboards (**Figure 25**). A gray marble wainscoting is located at the perimeter walls, below plastered walls scored to imitate large masonry units. Egg and dart molding and wood paneling visually separates the first and second floors along the west side of the lobby. Above the molding are groupings of three or five multi-lite arched casement windows with decorative Corinthian column pilasters (**Figure 26**). The Center Street lobby ceilings are, like the Banking Hall, coffered with foliate moldings, florets, and paneled beams, and have non-original acoustical ceiling tiles with non-original florescent light fixtures.

Historically, the Center Street lobby was part of the same open interior space as the Banking Hall, although sunken down a flight of eight marble steps (**Figure 27**). The lobby perimeter is defined by original columns beige marble facing and egg-and-dart and cornucopia capitals. Now the lobby is fully enclosed by full-height glass curtain walls at the north and east sides; these walls have standard bronze anodized aluminum frames that are offset from the original columns and walls (**Figure 28 and Figure 29**).



Figure 24. Recessed vestibule entrance detail at interior of Center Street Lobby, looking southeast.



Figure 25. Center Street Lobby, looking southwest.



Figure 26. Arched casement windows at the second floor of the Center Street Wing overlooking the Center Street Lobby, looking west.



Figure 27. View from Center Street Lobby up the stairs to the main portion of the Banking Hall, looking east.



Figure 28. Non-original fully glazed partition walls at the north and east sides of the Center Street Lobby.



Figure 29. Detail view of an interior column and non-original fully glazed partition walls that now enclose the Center Street Lobby, looking up and east.

IV. HISTORIC CONTEXT

CITY OF BERKELEY

Early History of Berkeley

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.⁸ 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.⁹

Town of Berkeley Incorporates

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). A horse-drawn transit line began operating along Telegraph Avenue between downtown what is now Berkeley and Oakland.¹⁰ In 1878, the Town of Berkeley incorporated, encompassing both the bayside manufacturing settlement of Ocean View and the small academic village of Berkeley.¹¹

Following Berkeley's incorporation, Shattuck Avenue was already well on its way to becoming the town's main street. This was mostly the result of Francis Kittredge Shattuck's successful efforts to convince the Central Pacific Railroad to run a spur line from Oakland through the middle of his mile-long land holdings located just west of the University of California campus (**Figure 30**). The spur line ran along Adeline Street and terminated in a station at Stanford Square (later renamed Shattuck Square). The blocks east of Shattuck Avenue contained an eclectic mix of uses and remained in a quasi-rural state for much longer than the land south and west of Shattuck. While Shattuck Avenue served as the main north-south transportation corridor in downtown Berkeley, University Avenue served as the east-west horsecar route, connecting the shoreline community of Ocean View with downtown and the campus. University Avenue was less densely developed than Shattuck Avenue.¹²

⁸ University of California, Berkeley 2020 LRDP Draft EIR, Volume 1. 4.4-48.

⁹ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² Cerny, 64-65; *City of Berkeley Downtown Design Guidelines* (2012), 14.



Figure 30. Detail view of 1878 Thompson & West atlas map, Oakland, Vicinity 16. Location of subject property indicated by an orange arrow. Source: David Rumsey Historical Map Collection, Edited by Page & Turnbull.

Early Twentieth Century

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, 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.¹³

During the first decade of the twentieth century, downtown Berkeley evolved from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. The City Beautiful movement inspired local architects, and many buildings constructed during this era exhibited Neoclassical design.

Meanwhile, the growth of the University of California under the patronage of influential people like University President Benjamin Ide Wheeler and donor Phoebe Apperson Hearst also encouraged the physical development of the city, as well as the growth of its identity and local culture. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its architecture, especially the new First Bay Region-style houses built throughout the area that were designed by the likes of Bernard Maybeck, Julia Morgan, and John Galen Howard.¹⁴

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 subject property – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest

¹³ *Ibid.*

¹⁴ Charles Wollenberg, *Berkeley, A City in History*, (Berkeley, University of California Press, 2002), 78.

corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925-27 (**Figure 31**). 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.



Figure 31. Looking north on Shattuck Avenue, 1927. Source: O.V. Lange, California State Library.

The Great Depression and World War II

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. By the end of the 1930s, the blocks surrounding the subject parcel comprised a fully developed civic and commercial center surrounded by residential neighborhoods (**Figure 32**)

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 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.



Figure 32. Detail of 1939 aerial photograph of downtown Berkeley and surrounding neighborhoods. Subject property indicated by an orange arrow. Source: Fairchild Aerial Surveys, Flight C-5750, Frame 289-99, collection of the University of California, Santa Barbara Library. Edited by Page & Turnbull.

Post-World War II

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 (**Figure 33**). As downtown Berkeley developed, additional skyscrapers were constructed, including the First Savings Building at 2150 Shattuck Avenue, directly across from the subject property (**Figure 34**).

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.¹⁵

¹⁵ 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.

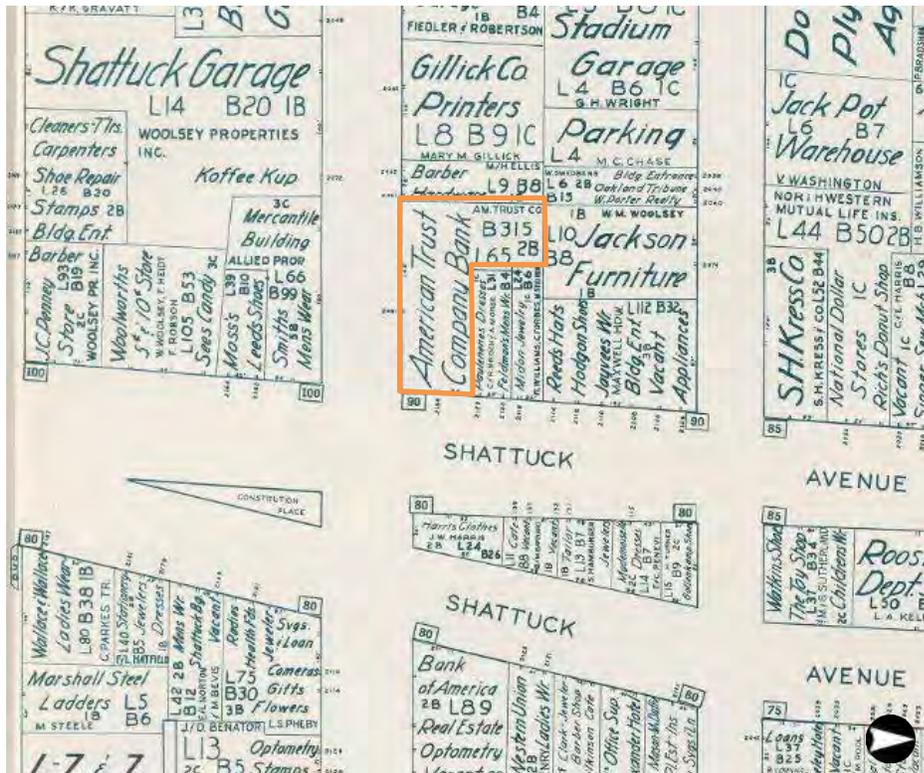


Figure 33. Detail of 1952 business map of downtown Berkeley produced by Nirenstein's National Realty Map Company, subject parcel outline in orange. Source: David Rumsey Historical Map Collection. Edited by Page & Turnbull.



Figure 34. Looking northwest on Shattuck Avenue, 1978. Source: Betty Marvin, Berkeley Public Library.

ARCHITECT: WALTER H. RATCLIFF, JR.

Walter H. Ratcliff, Jr. (1881-1973) founded an architecture firm in 1906 which still exists today, making it one of the longest running architectural firms in in the Bay Area.¹⁶ Ratcliff graduated from the University of California Berkeley in 1903 and apprenticed under John Galen Howard, with whom he then went into a short-lived partnership. Ratcliff started his own firm upon receiving his license and practiced extensively in the Bay Area initially in the Arts & Crafts style. Ratcliff's career spanned fifty years during which time he deployed a range of architectural styles primarily practicing in the East Bay, working as the campus architect for Mills College then Berkeley's city architect, and completing over 600 commissions. Additionally, Ratcliff and his business partner Charles Louis McFarland established a real estate financing company that became known as Fidelity Savings and Loan. Upon McFarland's death in 1933, Ratcliff became president of the Fidelity Savings & Loan.¹⁷ Walter H. Ratcliff, Jr. has been identified as a master architect and was prolific during a period of rapid development in Berkeley in the 1910s and 20s.

Walter Ratcliff's son, Robert W. Ratcliff (1913-1998), and another long-time employee of the firm, Scott Haymond, joined Walter Ratcliff as owners of the architecture firm in 1945. Practicing as Ratcliff, Haymond & Ratcliff, the firm continued to work primarily in Berkeley during the postwar years, focusing on residential work. Between 1953 and 1960, the father and son practiced as Ratcliff and Ratcliff, building housing for the University of California, as well as fraternity and sorority residences, and private residences (**Figure 35**). During this postwar era, Robert Ratcliff shifted away from his father's Arts & Crafts and revival style influences, embracing the architectural mode of Modernism.

Walter Ratcliff retired in 1955, after which point Robert Ratcliff and two associate architects, Murray A. Slama and A. Burns Cadwalader renamed the firm Ratcliff, Slama & Cadwalader in 1961. During this period, the firm expanded to become one of the largest firms in the East Bay, and the commissions became increasingly large and diverse, including parks, historic renovation, public housing, health facilities, and large civic projects. The firm was renamed The Ratcliff Architects in 1978, and Walter Ratcliff's grandson, Christopher "Kit" P. Ratcliff joined the firm in 1982. In 1996, the firm merged with Crosby Helmich Architects, then was renamed Ratcliff in 2000. Robert Ratcliff died in 1998, but the firm continues to practice with Kit Ratcliff as one of several principals.

The firm possesses a wide-ranging portfolio of buildings spanning 100 years including: numerous private residences, the Anna Head Residence (1911), eight buildings on the Anna Head School campus (1910s-20s), The Elks Club in Berkeley (1913), Chamber of Commerce Building/Wells Fargo Bank in Berkeley (1925-1927), the Hillside School in Berkeley (1925), Mercantile Trust Company College Avenue branch in Berkeley (1925), Fidelity Savings Bank in Berkeley (1925), Berkeley Day Nursery (1927), University of California, Berkeley Fernwald Dorm (1945), Berkeley Fire Station No. 4 (1959), Pacific School of Religion Holbrook Library (1960), Episcopal Church of the Resurrection in Pleasant Hill (1961), PG&E Engineering Research Center (1967), the Oakland Airport Terminal II Expansion (1985), and the renovation of University of California, Berkeley Doe Library (2008) (**Figure 36-Figure 40**).¹⁸

¹⁶ "Legacy," Ratcliff, accessed July 21, 2020, <https://ratcliffarch.com/studio/legacy/>.

¹⁷ Dave Weinstein, "Built to Last: Walter Ratcliff built for comfort, and founded a dynasty," *SFGate*, May 6, 2006, accessed July 21, 2020, <https://www.sfgate.com/homeandgarden/article/SIGNATURE-STYLE-Walter-Ratcliff-BUILT-TO-LAST-2535922.php>.

¹⁸ "Legacy," Ratcliff, accessed July 21, 2020, <https://ratcliffarch.com/studio/legacy/>; "Walter Ratcliff, Jr., Architect," Berkeley Historical Plaque Project, accessed July 21, 2020, <http://berkeleyplaques.org/e-plaque/walter-ratcliff/>.



Figure 35. Walter (left) and Robert Ratcliff (right). Source: Ratcliff, ratcliffarch.com.



Figure 36. Anna Head Residence, designed by Walter Ratcliff in 1911. Source: Ratcliff, ratcliffarch.com.



Figure 37. Berkeley Elks Club, designed by Walter Ratcliff in 1913. Source: Elks.org.



Figure 38. Hillside School in Berkeley, designed by Walter Ratcliff in 1925. Source: Berkeleyside.com.



Figure 39. Mercantile (American) Trust Company, 2959 College Avenue, Berkeley designed by Walter Ratcliff in 1925. Photograph by R. Kehlmann, 2011. Source: Berkeley Historical Plaque Project.



Figure 40. Fidelity Savings bank, 2323 Shattuck Avenue, Berkeley, originally owned and designed by Walter Ratcliff in 1925. Photograph by Daniella Thompson, 2004. Source: Berkeley Architectural Heritage Association.

V. PROJECT SITE HISTORY

Through the mid- to late-nineteenth century, the subject property was part of the estate of Francis Kittredge Shattuck, a large residential property west of what is today Shattuck Avenue and bordering Strawberry Creek (**Figure 30**). The estate was subdivided for residential and commercial uses during the latter years of the nineteenth century and early twentieth century. The earliest available Sanborn Map Company fire insurance map for Berkeley, dating to 1894, indicates that the subject property had been developed partially with a series of two-story wood frame buildings with ground-floor retail, including cigar, candy, and drug stores, and offices above. By 1903, a wood frame laundry building had been constructed on Center Street, but was converted to two storefronts by 1911 (**Figure 41**).



Figure 41. Detail of 1911 Sanborn Map Company fire insurance map, Berkeley, CA, Sheet 72. Future location of the subject building indicated by orange arrow. Source: San Francisco Public Library. Edited by Page & Turnbull.

The Central Berkeley Building Company, represented by John Drum, hired prominent local architect Walter H. Ratcliff, Jr. to draw up plans for what would become Berkeley's first highrise, or skyscraper. However, the building was first conceived as only a six-story building, until Ratcliff and the developer realized that "they could provide the same space in twelve stories as cheaply as they could in building six stories over the entire lot."¹⁹ The plans for the 12-story building, at that point called the "Berkeley Center Building," are dated May 22, 1925 and an article in the Berkeley Chamber of Commerce's publication *Courier* indicates that ground was broken on August 10. At the time, the building was estimated to take ten months to construct at a cost of \$500,000. Ratcliff's business partner, C. L. McFarland appears to have owned, or had previously owned, the corner of the building site, and the Central Berkeley Building Company was made up of a number of prominent figures in Berkeley business and real estate, including Frank Thatcher who was the vice-president of the Mercantile Trust Company (which later became the American Trust Company). By June 1925, it had been announced that the building would be named the Chamber of Commerce Building in celebration of Berkeley Chamber of Commerce, which would occupy the top floor with the intention that "visitor can be shown the view from the heard of the city over all surrounding territory."²⁰

¹⁹ Suzanne B. Riess, "The Ratcliff Architects, In Berkeley Since 1909," Robert W. Ratcliff, 1989, (Oral History Center, The Bancroft Library, University of California, Berkeley, 1990), 72.

²⁰ National Register of Historic Places Inventory Nomination Form, Chamber of Commerce Building, Berkeley, CA (#85001916), prepared by Betty Marvin, certified August 29, 1985.

As the role of a chamber of commerce is to be a booster organization for local business, much celebration was made of the growth of Berkeley and the success of businesses at the Chamber of Commerce Building dedication ceremony on January 29, 1927. Also, at the dedication, Thatcher formally announced that the American Trust Company would occupy the ground floor of the building. However, this decision appears to have likely been made some time earlier as a rendering by Walter Ratcliff for an “Office Building for Mercantile Trust Company” in Berkeley was published in the February 1926 issue of *The Architect and Engineer* which included a photo essay “Portfolio of the Recent Work of W. H. Ratcliff, Jr.” (Figure 42).²¹



Figure 42. Rendering of the subject building by Ratcliff, described as “Office Building for Mercantile Trust Company.” Source: *The Architect & Engineer* vol. 84 no. 2 (February 1926), 88.

²¹ “Portfolio of the Recent Work of W. H. Ratcliff, Jr.” *The Architect & Engineer* vol. 84 no. 2 (February 1926), 88-103.

CONSTRUCTION CHRONOLOGY

The subject building as designed by Ratcliff and completed in early 1927 featured a Beaux-Arts style 12-story office tower with a tripartite composition and a two-story wing along Center Street (**Figure 43**). The design was meant to accommodate a possible 12-story addition above the two-story wing in the future, but this addition was never constructed. As constructed, the “point” tower had decorative cladding and fenestration on all four sides, allowing for natural light into all of the offices. Each window featured paired two-lite wood casement windows with a smaller upper lite, except at the top floor which appears to have had one-over-one hung wood windows with transoms. As originally designed and constructed, the base of the building featured what was described as “terra cotta of a buff color with bright colored inserts in decorative motives” surrounding plate glass storefront windows and clerestory windows. The ground floor of the building could accommodate one ground floor tenant, or be divided into six smaller stores, with stores also located at the arcade-style second floor with display windows. A basement garage for office tenants, entered from the far west end of the two-story Center Street wing, was an innovative feature at the time, as automobiles were becoming increasingly common. Special compressed air and plumbing were constructed for three floors of dentists’ offices.

After the American Trust Company announced that it would occupy the full first floor of the building at the dedication ceremony in January, a permit was issued on April 8, 1927 for \$97,500 in alterations. Ratcliff also served as architect for the alterations, working with contractor C. R. Collupy, and designed triple monumental two-story arches in granite-finish terra cotta with a pattern of large masonry blocks at the base of the tower along Shattuck Avenue and Center Street (**Figure 44**). Ratcliff had also recently used triple monumental arches of different styles in his designs for College Avenue branch of the American Trust Company (295 College Avenue, 1925) and the Fidelity Savings bank (2323 Shattuck Avenue, 1925), also owned by Ratcliff’s financing company (**Figure 39 and Figure 40**). While the original design for the Chamber of Commerce Building had featured large storefront windows for retail tenants, the monumentality and solidness of the new arched façade design was considered more suitable for a banking institution. The façade of the Center Street wing was also redesigned, also with granite-finish terra cotta with a pattern of large masonry blocks surrounding large rectangular window openings, as well as the garage and secondary banking hall entrance (**Figure 45**). The American Trust Company also installed a large electric sign with their company name on the roof of the building.

The 1929 Sanborn Map Company fire insurance map shows the 12-story tower with two elevators and an elevator penthouse, as well as a recessed entrance at the north end of the Shattuck Avenue façade (**Figure 46**). A large rectangular wire glass skylight is shown above the two-story wing, as well as an entrance to the garage at the west end of the Center Street façade, with a mezzanine above the garage entrance.



Figure 43. View of 2140 Shattuck Avenue as originally designed and constructed, looking northwest, 1926. Source: National Register Nomination (#85001916), citing 1926 City Manager's Report, p. 28, Negative at Berkeley Architectural Heritage Association.



Figure 44. American Trust Company building at 2140 Shattuck Avenue after ground renovations in 1927, looking northwest, circa 1940-50. Source: California State Library.



Figure 45. Detail view of photograph showing the two-story wing along Center Street, circa 1940-50. The garage entrance is somewhat obscured behind a blade sign, and the secondary banking hall entrance is visible to the right of the blade sign. Source: California State Library.

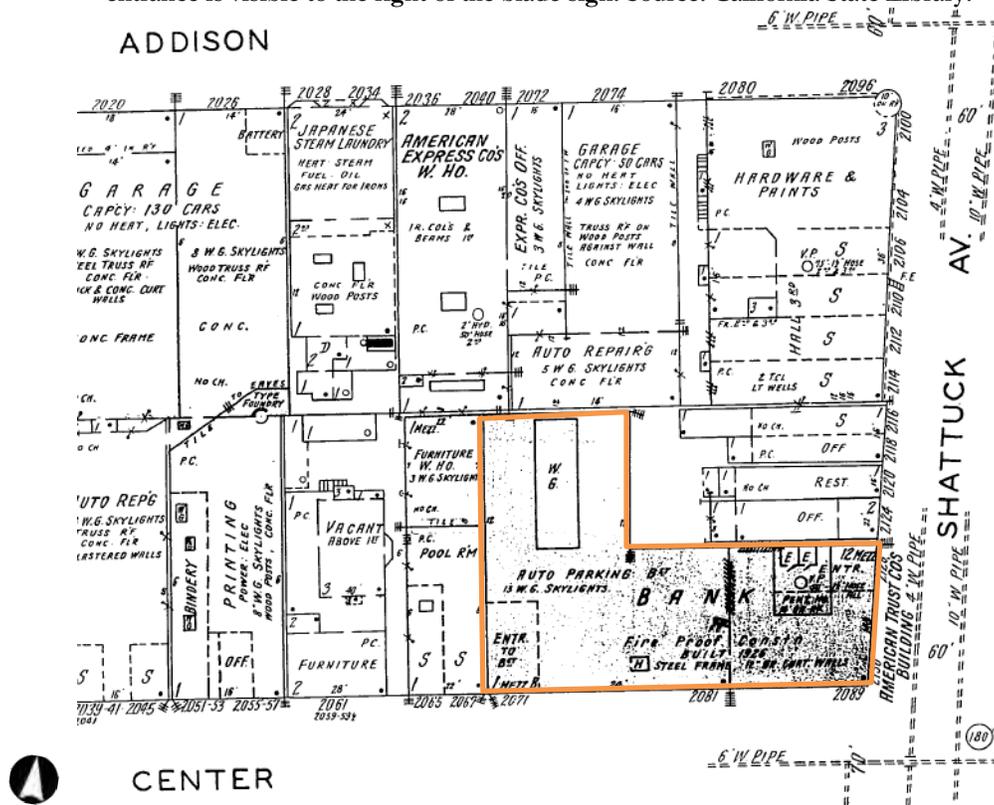


Figure 46. Detail of 1929 Sanborn Map Company fire insurance map, Berkeley, CA, Sheet 70. Subject building outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

In 1962, the American Trust Company roof sign was removed when the company became part of Wells Fargo through a merger. The elevators were automated in 1967. In 1977-78, the original wood sash windows at the tower were replaced with dark bronze anodized aluminum windows. The replacement windows have a central fixed window with two divided fixed lites above and two small casements sashes below.

In 1980, Ratcliff's firm (then run by his son), performed "architectural work for high-rise safety code" at the subject building, which is said to have included the following work: "the exterior bricks were later removed, drilled, and re-attached to the building walls using stainless steel pins to eliminate the risk of them falling during an earthquake."²² In the early 1980s, automatic teller machines (ATMs) and canopies were installed in three of the arched corner bays—one on Shattuck Avenue and two on Center Street—but the ATMs in the center bay of Center Street were later removed.

Relatively minor alterations to the interior of the banking hall and lobby have included the installation of acoustic ceiling tiles and fluorescent light fixtures in the ceiling coffers (1963), construction of a firewall at the lobby (pre-1984), removal of the dark wood teller enclosures and some of the "saloon-style" and feather-chip glass teller windows (post-1984), construction of accessible restrooms (1992); construction of partial height partition walls near the basement vault stairs (post-1984); and construction of full height, fully glazed partition walls separating the Center Street lobby entrance from the banking hall and a tenant space in the Center Street wing (post-1984) (**Figure 47 and Figure 48**). Additional skylights have been installed at the two-story wing, and roof has likely been re-roofed. Various tenant improvement work has also occurred in the leasable office space, particularly in the tower.



Figure 47. Interior view of the Banking Hall, 1926. Source: Wells Fargo Museum.



Figure 48. Looking northeast at interior of the Banking Hall, 1984. Source: Pattianne Parker, National Register Nomination (#85001916).

Exterior signage at the ground floor has also been replaced over the years, except for a blade sign with a clock that was installed as early as the 1940s, if not earlier, remains with an updated logo (**Figure 49 and Figure 50**).²³ The double height ground floor windows, including the arched windows at the base of the office tower and the rectangular windows along the Center Street wing appear to retain their original steel frames and sashes; however, in some locations, it appears that glazing may have been altered or replaced. Rollup security gates were installed in 1971, which partly obscured the metal pediments at the entrances, but were later removed (**Figure 51**).

²² Completion of this work was not confirmed by available permit records accessed during COVID-19 protocols; see, "History," 2140 Shattuck, accessed July 21, 2020, <https://www.2140shattuck.com/history>.

²³ The clock is said to have come from the John Galen Howard-designed building across Center Street, which had been the home of American Bank of Oakland before it merged with the Mercantile Trust Company to form the American Trust Company; see, Daniella Thompson, "Chamber of Commerce Building," Berkeley Architectural Heritage Association, accessed April 24, 2020, http://berkeleyheritage.com/berkeley_landmarks/chamber_of_commerce.html.



Figure 49. American Trust Company blade sign with clock, 1950s. Source: Berkeley Historical Society (213 195 1368).



Figure 50. Blade sign today with Wells Fargo Bank logo.



Figure 51. Subject building viewed northeast from Center Street, 1984. The rollup security gate at the Center Street façade visible in the photograph has since been removed. Source: Pattianne Parker, National Register Nomination (#85001916).

Table 1 provides a timeline of construction and alterations to the subject property between 1981 and 2020, based on electronic building permit applications available through the City of Berkeley’s online portal and in microfiche records from City of Berkeley Permit Service Center.²⁴ Interior tenant improvements in office spaces are not included, nor are mechanical, plumbing, electrical, or telecommunications permits except where pertaining to publicly visible exterior facades. Expired and cancelled permits are not included. No permits prior to 1981 were available at the time of research.

Table 1. Permit History, 2410 Shattuck Avenue

Date Filed	Permit Number	Permit Applicant	Architect/ Contractor	Description
07/07/1981	ZP #1155	Wells Fargo Bank	<i>Not listed</i>	Banking Automatic Teller Machine installed.
04/13/1983	ZP #2047	Kenneth Lithznak (Wells Fargo Bank)	<i>Not listed</i>	Add automatic teller machine.
09/03/1987	ZP #7731		<i>Not listed</i>	New sign
02/27/1989	ZP #9140	George Hellerich	<i>Not listed</i>	Awning replacement on Landmark Building
08/20/1990			<i>Not listed</i>	Landmarks approved sign permit to internally illuminate existing signs.
05/07/1991	LP022	Newell Arnerich (Wells Fargo Bank)	<i>Not listed</i>	Add 2 ATMs
12/11/1991	4069	Wells Fargo	Newall K. Arnerich	T.I. New Partitions, New Platform
07/08/1992	P58725	Wells Fargo	<i>Not legible</i>	Handicap restroom
12/08/1997	ZP #Z1600093	CMA Asset Managers	<i>Not listed</i>	Seismic upgrade/bracing
10/20/1998	LP#204	Gary Bell	<i>Not listed</i>	Replace three projecting signs, add new illuminated signs, remove letters and paint both signs.
11/16/1998	ZP #Z98-942	Darren Hedges	<i>Not listed</i>	Install elevator and handicapped ramp
01/12/1999	99-00000150	Nashoma Financial & Freedom Vin	Red Top Electric Co	Garage elevator to main floor
03/26/1999	99-1237	Jim DeMartini	Urban Bros. Painting	Paint arched windows, using 20' +/- height scaffold with pedestrian bridge below scaffold.
03/13/2003	ZC #03-253	Patrick LaPerrie (Wells Fargo Bank)	<i>Not listed</i>	Removing existing elevator and replacing with new. No change to outside of building.
05/10/2012	LM#12-40000008	David Ford (Wells Fargo Bank)	<i>Not listed</i>	Signage, Wells Fargo
10/24/2018	B2018-04262	Bollibokka Shattuck LLC	<i>Not listed</i>	Commercial up light on building.
7/26/2019	B2019-03115	Bollibokka Shattuck LLC	Sean Kennedy, Studio Skaggs Kennedy	Minor tenant improvements to (E) office space, including replacement of floor finishes, kitchen cabinetry and plumbing, and construction of minor partition walls. Additional plans for 2013 TI permit submitted for reference.

²⁴ City of Berkeley Permit Service Center, Building Permit Record Portal, accessed May 6, 2020, <https://berkeley.buildingeve.com/>; pre-1991 microfiche permits acquired via email through a “Microfiche Request for Permit Records” from the Permit Records Center.

OWNER AND OCCUPANT HISTORY

The Central Berkeley Building Company was the original owner and developer of the subject building at 2140 Shattuck Avenue. The building was sold to the American Trust Company soon after completion in 1927 and occupied the ground floor banking hall as well as several office floors. The Berkeley Chamber of Commerce was an original tenant, occupying the top floor of the building, and the original namesake of the building. The Berkeley Chamber of Commerce moved across the street to 100 Berkeley Square in the early 1940s, at which point the subject building was renamed the American Trust Company Building. In 1960, the American Trust Company merged with Wells Fargo, which has since remained the main ground floor tenant. As such, today the building is known as the Wells Fargo Building. Additionally, the building has always maintained smaller tenant spaces for variety of professional offices and services. The building no longer is owned by Wells Fargo.

Berkeley Chamber of Commerce (Occupant 1925 – c.1942)

The Berkeley Chamber of Commerce, like other similar associations in cities across the country, was established in 1905 as a booster organization to promote business in the growing city. Historian Charles Wollenberg provides the following account of several of the more significant Berkeley Chamber of Commerce initiatives:

In 1907 the chamber began a campaign to move the state capital to Berkeley. The idea was suggested by Louis Titus, a partner with Duncan McDuffie in the development of the new Northbrae neighborhood. Not surprisingly, Titus recommended that the capitol building be located in Northbrae, at the base of the North Berkeley hills. Two wide boulevards, Marin Avenue and Hopkins Street east of The Alameda, were planned as dramatic access routes to the proposed seat of government. Warming up to their task, the developers named most of the streets in the new neighborhood after California counties, and John Galen Howard was commissioned to design elaborate entrance pillars and the landscaped Marin Circle. (A fountain designed by Howard and originally located in the circle was restored in the 1990s.) The legislature agreed to put the issue on the 1908 state ballot, but the voters decisively turned the move down, with only Alameda, San Francisco and Santa Clara Counties supporting the proposal. [...] Some of the chamber's other programs were more successful. For example, in 1914 the Southern Pacific finally agreed to make Berkeley a regular stop on its West Berkeley mainline. Eventually, the S.P. built a terminal at the foot of University Avenue. [...] Also in 1914, the federal government completed another project dear to the chamber's heart—a graceful new post office on Allston Way. The Berkeley chamber worked hard to defeat still another attempt at annexation by Oakland (while Oakland was vigorously opposing San Francisco's plan for a Bay Area regional government based on New York's borough system).²⁵

As previously noted, even before the building was completed, Berkeley Chamber of Commerce was slated to be the top floor tenant of the subject building and became the building's namesake. However, having struggled to remain as relevant and influential through the Depression, the Chamber of Commerce moved its offices circa 1942 from the top of 2140 Shattuck to an upstairs room in the new Greyhound station across the road at 100 Berkeley Square.²⁶

²⁵ Charles Wollenberg, *Berkeley: A City in History* (Berkeley, CA: University of California Press, 2008), 66-67.

²⁶ The Berkeley Chamber of Commerce is listed at the 12th floor of the American Trust Company building in the 1941 Oakland city directory, but at 100 Berkeley Way in the 1943 Oakland city directory; the 1942 directory was not available.

Mercantile Trust Company/American Trust Company/Wells Fargo Bank (Occupant, 1927-present)

The Mercantile Trust Company was established in 1854 during the Gold Rush era. The company's vice-president in the mid-1920s, Frank Thatcher, was also involved in the Central Berkeley Building Company, which developed the subject building. Thatcher's involvement in the development project likely led to Mercantile Trust Company's decision to open a new branch in the ground floor of the new building. Around 1926, as the building was nearing completion the Mercantile Trust Company merged with American Bank of Oakland to form the American Trust Company. The American Bank of Oakland had been located in the John Galen Howard-designed building across Center Street (since demolished), and the blade sign clock at the subject building is said to have been moved from this building.²⁷

When the Chamber of Commerce moved out of the subject building in the early 1940s, the building was renamed the American Trust Building. In 1960, American Trust Company merged with Wells Fargo, and the building has since been occupied by Wells Fargo and known as the Wells Fargo Building.

²⁷ Daniella Thompson, "Chamber of Commerce Building," Berkeley Architectural Heritage Association, accessed April 24, 2020, http://berkeleyheritage.com/berkeley_landmarks/chamber_of_commerce.html.

VI. SIGNIFICANCE & CHARACTER-DEFINING FEATURES

NATIONAL REGISTER OF HISTORIC PLACES

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*.²⁸ 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.

Summary of Significance for the National Register

The following summary statement of significance is provided in the National Register Nomination for the Chamber of Commerce Building (#85001916) at 2140 Shattuck Avenue:

The Chamber of Commerce Building, completed in 1927, was Berkeley's first true skyscraper, and remained the only one, marking Berkeley's “100% corner,” for over 40 years. It was designed by Walter H. Ratcliff, Jr., leading Berkeley architect of the prosperous '20s, and commemorated the civic importance of the Chamber of Commerce in that period. It is still occupied by its original ground floor tenant, American Trust Company/Wells Fargo Bank, and alterations have largely been done by the original architectural firm. It is an unusual and especially fine example of the early 20th century classically-derived brick and terra cotta skyscraper.²⁹

The building was found to be individually significant at the local level for its architectural design and association with commerce. 2140 Shattuck Avenue was listed in 1985, prior to the 1990 publication of the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* which

²⁸ National Park Service, *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990, revised 1991, 1995, 1997).

²⁹ National Register of Historic Places Inventory Nomination Form, Chamber of Commerce Building, Berkeley, CA (#85001916), prepared by Betty Marvin, certified August 29, 1985.

formally established the four criteria for the National Register. Based on the statement of significance, it is reasonable to assume that 2140 Shattuck Avenue is eligible for the National Register under Criterion C. The full National Register Nomination is included in the **Appendix** of this report for reference.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. 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.

Summary of Significance for the California Register

2140 Shattuck Avenue is automatically listed on the California Register as an individual resource because it is listed on the National Register.

CITY OF BERKELEY LANDMARKS

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. 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.

Summary of Significance

The City of Berkeley “Application Requesting Designation for Landmark Status” for the Chamber of Commerce Building indicates that the building has “historic value” at the city level and “architectural value” at the city and county level. The application cites appended pages of the National Register nomination in the sections of the application reserved for narrative descriptions of the history of the property and an architectural description.³⁰ The City of Berkeley Landmarks Preservation Commission “Notice of Decision For Meeting of December 17, 1984” officially granting Landmark status to the building also echoes the National Register nomination and states that “the Landmarks Preservation Commission, being fully advised, has voted to APPROVE the application to Designate the Wells Fargo Building (Chamber of Commerce/American Trust Building) as a City of Berkeley Landmark for its importance as Berkeley’s first true skyscraper and as a fine example of early 20th century classically derived brick and Terra Cotta skyscraper.”³¹

SHATTUCK AVENUE DOWNTOWN HISTORIC DISTRICT

The Shattuck Avenue Downtown Historic District is eligible for listing on the National Register, California Register and as a City of Berkeley Landmark, with a period of significance of 1895 to 1958. The following summary of significance and eligibility of the Shattuck Avenue Downtown Historic District was provided in the “Shattuck Avenue Commercial Historic Context and Survey” (2015):

The period of significance identified from the historic context of the study area ranges from about 1895, the general date of the oldest extant buildings within the district, to 1958, the year when heavy rail was removed from the downtown and the commercial district began a short period of decline.

The relevant criteria for significance are based on National Register Criterion A and Criterion C, California Register Criterion 1 and Criterion 3, and local designation criteria 1, 2, and 4 under Section 3.24.110.A of the City’s Landmarks Preservation Ordinance.

³⁰ Both the City of Berkeley “Application Requesting Designation for Landmark Status” and the National Register nomination for the Chamber of Commerce Building were prepared by Betty Marvin.

³¹ City of Berkeley Landmarks Preservation Commission, “Notice of Decision For Meeting of December 17, 1984,” on file at the City of Berkeley Planning and Development Department.

National Register Criterion A and California Register Criterion 1 pertain to the quality of significance associated with events or broad patterns of local or regional history or cultural heritage. The proposed Shattuck Avenue Downtown Historic District meets National Register Criterion A and California Register Criterion 1. The aggregate of the contributing properties within the district boundaries represents the historic commercial development of Downtown Berkeley in a clear and concise way, and the district itself possesses integrity of location, design, setting, feeling, and association with the evolution of the community of Berkeley.

National Register Criterion C and California Register Criterion 3 pertain to the quality of significance associated with the architecture and the distinctive characteristics reflected by the building types. The contributing properties represent a period of architectural development found within the district boundaries that is associated with the historic time period (1895-1958), in which the majority of buildings were constructed. There is a clear sense that these buildings represent a distinguishable physical entity of architectural character within greater Berkeley, and therefore the proposed Shattuck Avenue Downtown Historic District meets National Register Criterion C and California Register Criterion 3.

Among the larger Criteria for local landmark or district designation under Section 3.24.110.A, City of Berkeley Criterion 1 (Architectural Merit) for this district pertains to the architectural examples found in the district as a whole that are worth preserving for their exceptional values that they add as a part of neighborhood fabric. Criterion 2 (Cultural Value) pertains to structure, sites, and areas associated with the evolution of the economic development of the City, which the district as a whole represents. Criterion 4 (Historic Value) pertains to preservation and enhancement of structures, sites and areas within the district boundaries that embody and express the history of Berkeley in a social, cultural, and economic way.³²

2140 Shattuck Avenue has been identified as a primary Contributor to the Shattuck Avenue Downtown Historic District (**Figure 52**). All properties within the district boundary were individually evaluated and recorded using DPR523 forms; the DPR form for 2140 Shattuck Avenue is included in the **Appendix** of this report.

³² Archives & Architecture, LLC, *Shattuck Avenue Commercial Corridor Historic Context and Survey*, prepared for City of Berkeley Department of Planning and Development (revised September 15, 2015), 66-67.

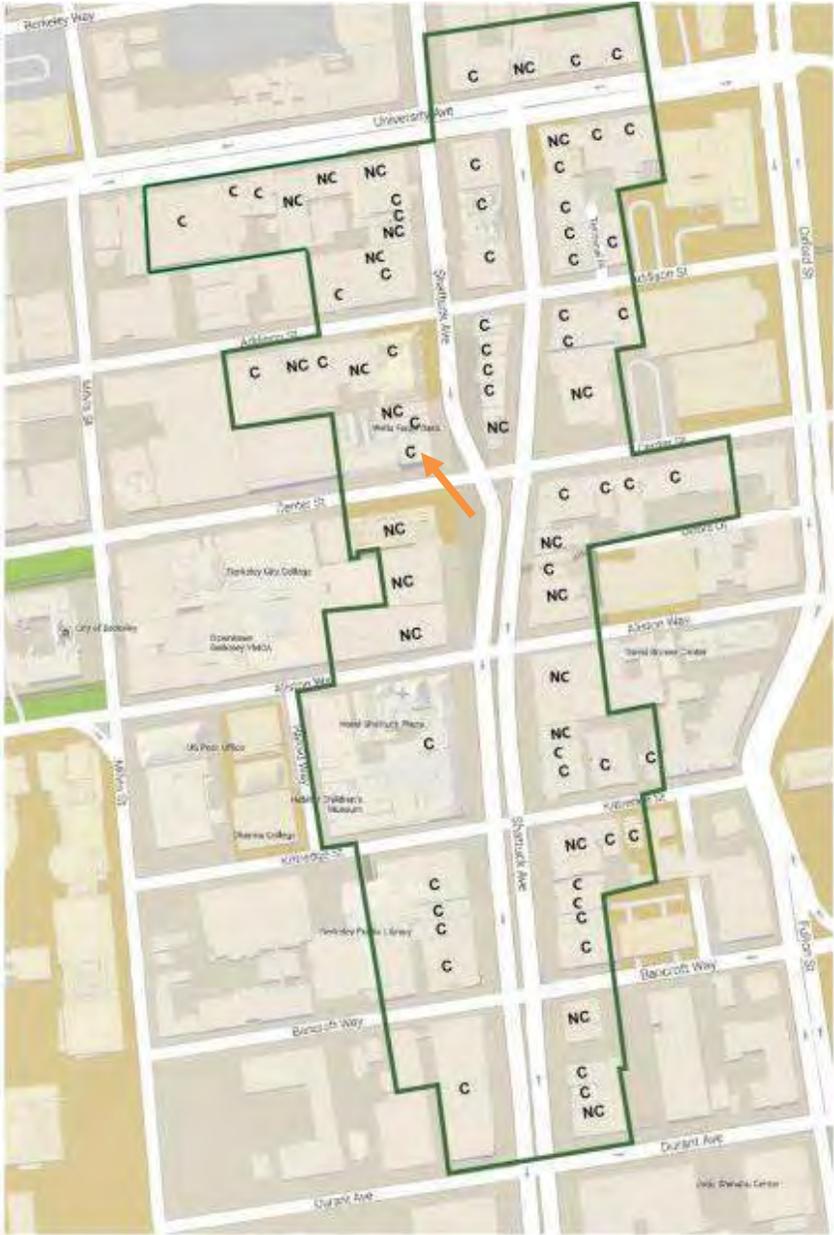


Figure 52. Map of contributors and non-contributors within the Shattuck Avenue Downtown Historic District. The boundary of the district is outlined in green. The subject property at 2140 Shattuck Avenue is indicated with an orange arrow. Source: Archives & Architecture, *Shattuck Avenue Commercial Corridor Historic Context and Survey*, 73.

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.”³³ 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.

Summary of Integrity

In all previous evaluations, 2140 Shattuck Avenue has been found to retain historic integrity.

The 1984 National Register nomination categorized the condition of the building as “excellent” and “unaltered” observing that exterior alterations to that point had “largely been done by the original architect.”³⁴ The more recent 2015 DPR form prepared during the Shattuck Avenue Commercial Corridor Survey noted that the building “has remained true to its original Walter H. Ratcliff design and character since built.”³⁵

Few exterior alterations have occurred since the building was previously evaluated. The replacement of all the windows at the tower shaft and capital occurred in 1977-78, prior to listing in the National Register and as a City of Berkeley Landmark. Limited interior alterations at the Banking Hall interior, including the alteration to the teller booths, addition of a new partial height partition walls near the basement vault stairs, and addition of full height glass curtain walls enclosing the Center Street Lobby, were sensitively designed, do not detract from the overall character of the interior spaces, and retain the significant interior features and materials. A recent project to restore the exterior lighting of the building is compatible in character and design. The building retains integrity of location, design, setting, materials, workmanship, feeling and association.

CHARACTER-DEFINING FEATURES & PERIOD OF SIGNIFICANCE

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.

The National Register and City of Berkeley Landmarks nominations do not explicitly outline the character-defining features of the subject property or a period of significance. Based on review of these documents, as well as additional historical documentation, Page & Turnbull has identified the period of significance for the building as an individual historic resource to be 1925 to 1927, spanning its period of original construction and including the early remodel of the ground floor by Ratcliff for the American Trust Company in 1927.

Based on review of these documents, as well as additional historical documentation, Page & Turnbull has identified the following character-defining features of 2410 Shattuck Avenue:

³³ 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.

³⁴ National Register of Historic Places Inventory Nomination Form, Chamber of Commerce Building, Berkeley, CA (#85001916), prepared by Betty Marvin (certified August 29, 1985), 2, 4.

³⁵ State of California Department of Parks and Recreation (DPR) 523 Forms, Chamber of Commerce Building, 2140 Shattuck Avenue, Berkeley, CA, prepared by Franklin Maggie, Archives & Architecture, LLC (May 14, 2015).

Exterior

- 12-story trapezoidal plan steel frame and concrete office tower
 - Flat roof with terra cotta parapet
 - Tripartite composition of the point tower
 - Two-story base clad in granite-finish terra cotta with a pattern of large masonry blocks, topped with terra cotta molding and plain frieze
 - Nine-story shaft clad in dark red-brown rough face brick
 - One-story capital with cornice, clad in cream terra cotta
 - Fenestration pattern
 - Three massive two-story arched openings at each street façade, including tripartite steel sash windows
 - Three windows bays at each level of the shaft and capital, each with two recessed windows
 - Brick spandrel panels
 - Entrances and details, including metal and glass vestibules and doors at the Banking Hall and Office Tower entrances³⁶
 - Alternating wide and narrow uninterrupted nine-story pilasters with ornate brickwork
 - Ornamental detailing at the terra cotta capital and cornice
 - Granite at base at street grade
 - Blade sign with clock at Shattuck Avenue facade
 - Elevator penthouse with terra cotta cladding above the north façade
 - Metal fire escape on west façade
- Two-story L-plan wing (Center Street wing)
 - Flat roof with a sloped parapet clad in Spanish clay tile and skylights
 - Granite-finish terra cotta cladding with a pattern of large masonry blocks
 - Fenestration pattern
 - Five large bays with rectangular openings
 - Tripartite steel sash windows with operable awning sashes at the top corners
 - Raised and inset entrance, including brass metal and glass vestibule and doors at Center Street entrance
 - Granite bulkhead and base at street grade

Interior

- Office Tower Lobby, including but not limited to:
 - Deeply coffered ceiling with polychrome gilt plaster
 - Polished marble slab walls
 - Pink-gray marble flooring with basketweave pattern
- Banking Hall, including but not limited to:
 - Side entrance vestibule (between interiors of Banking Hall and Office Tower Lobby) with metal, glass, and a Classical marble pediment and shield³⁷
 - Crown molding and floret details
 - Square columns with beige marble facing and egg-and-dart and cornucopia capitals
 - Marble facing at teller windows and officer's (desk) area

³⁶ The National Register Nomination describe these as “brass-colored,” but it appears that the vestibule and door assembly is bronze, while the exterior framing appears to be steel topped with cast iron ornamentation.

³⁷ ³⁷ The National Register Nomination describe these as “brass-colored,” but it appears that the vestibule and door assembly is bronze, while the exterior framing appears to be steel topped with cast iron ornamentation.

- Remaining “saloon-style” and feather-chip glass teller windows
- Beige travertine marble flooring with black stone
- Interior plaster walls scored to look like stone
- Staircase down to Center Street Lobby
- Center Street Lobby, including but not limited to:
 - Crown molding and floret details
 - Square columns with beige marble facing and egg-and-dart and cornucopia capitals
 - Beige travertine marble flooring with black stone edging and baseboards
 - Interior plaster walls scored to look like stone Marble wainscoting
 - Groupings of multi-lite arched casement windows with decorative Corinthian column pilasters at the interior mezzanine level.

Non-Contributing Features

Features that date to after the period of significance and/or do not contribute to the significance of the building include, but are not limited to:

- Bronze anodized aluminum windows at the office tower shaft and capital
- Automatic teller machines (ATMs) at street facades
- Fabric awnings
- Roll-up metal garage door at Center Street wing
- Wells Fargo signage (excepting aforementioned blade sign with clock)
- Interior features that date to after the period of significance, including the glazed partition walls between the Banking Hall and Center Street lobby, the partial-height office partition walls in the Banking Hall, and replacement teller window screens.
- Interior spaces other than the Office Tower Lobby, Banking Hall, and Center Street Lobby.

VII. CONCLUSION

The Wells Fargo Building (formerly known as the Chamber of Commerce Building, then the American Trust Building) at 2140 Shattuck Avenue, located in downtown Berkeley, California, was constructed in 1927 in a Neoclassical style. Designed by master architect Walter H. Ratcliff, Jr., as a speculative office tower, Ratcliff redesigned the interior and exterior of the first and second stories in 1927, shortly after the building was completed, to suit the needs of the original anchor tenant—American Trust Company (which later merged and became part of Wells Fargo). The property was listed on the National Register in 1985 as “an unusual and especially fine example of the early 20th century classically-derived brick and terra cotta skyscraper” designed by Walter H. Ratcliff, Jr. It was listed prior to the 1990 publication of the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* which formally established the four criteria for the National Register. Based on the statement of significance in its National Register registration documentation, it is reasonable to assume that 2140 Shattuck Avenue is eligible for the National Register under Criterion C. Based on historic research, a site visit, and review of existing documentation, Page & Turnbull has identified the period of significance for the building as an individual historic resource to be 1925 to 1927, spanning its period of original construction and including the early remodel of the ground floor by Ratcliff for the American Trust Company in 1927. The subject building retains historic integrity and the exterior and the significant interior spaces are largely unaltered from the period of significance.

The property was listed as City of Berkeley Landmark No. 85 in 1984. During a 2015 survey, the building was also identified as a contributor to a National Register- and California Register-eligible Shattuck Avenue Downtown Historic District. The California Preservation Foundation (CPF) holds a preservation easement on the property. The property is a historic resource for the purposes of review under CEQA.

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IX. APPENDICIES

APPENDIX A – NATIONAL REGISTER NOMINATION

FHR-8-300 (11-78)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

For HCPS use only
received JUL 29 1985
date entered AUG 29 1985

1. Name

historic Chamber of Commerce Building

RECEIVED

NOV 18 1984

and/or common Wells Fargo Building

OHP

2. Location

street & number 2140-44 Shattuck Avenue/2071-89 Center Street *N/A* not for publication

city, town Berkeley 94704 *N/A* vicinity of congressional district 8th

state Calif. code 06 county Alameda code 001

3. Classification

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

4. Owner of Property

name Westcap Financial Group in escrow from: ATC Building Co.

street & number 165 Octavia Street 464 California Street

city, town San Francisco 94102 *N/A* vicinity of San Francisco 94104
state Calif.

5. Location of Legal Description

courthouse, registry of deeds, etc. Alameda County Courthouse

street & number 1225 Fallon Street

city, town Oakland 94612 state CA

6. Representation in Existing Surveys

1. State Historic Resources Inventory
title 2. Berkeley Urban Conservation Survey has this property been determined eligible? yes no

3. Berkeley Design Advocates Historic Buildings Survey: Downtown
date 1. Oct. 1978 2. Aug. 1978 3. Sep. 1983 federal state county 2,3.local

depository for survey records 1. State Office of Historic Preservation, Box 2390,
2. Berkeley Architectural Heritage Assn., Box 1137,
3. BDA, 315 14th Street

city, town 1. Sacramento 95811 2. Berkeley 94701 3. Oakland 94612 state CA

7. Description

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

Describe the present and original (if known) physical appearance

The Chamber of Commerce Building occupies an L-shaped 64-to-150' x 160' northwest corner lot at the center of downtown Berkeley, with a 12-story, 149' office tower approximately 64' square on the corner portion, and a 2-story gable-roofed wing about 100' x 150' extending behind it along Center Street. Following the line of Shattuck Avenue, the two street frontages form a slightly oblique angle, and the office tower is trapezoidal in plan. Construction is steel frame and concrete (fireproof, in Sanborn map terms) with brick and terra cotta facing; the Center Street wing is described as having 12" brick curtain walls.

The 12-story portion is architecturally finished on all four sides as a point tower, the 2-story wing only on its street side. Wall surfaces are dark red-brown rough face brick on the 9-story shaft of the tower, cream terra cotta on the top story and cornice, and granite-finish terra cotta in a pattern of large masonry blocks on the 2-story base and wing. Facades are articulated into approximately 20' bays: the base of the tower has three massive 2-story arched openings on each street frontage, and the wing has 5 bays with large rectangular openings the height and pattern of the first floor portion of the arches, the western two being a raised and inset rear entrance to the banking hall, and a metal rollup door to the basement garage. Both frontages have a granite base at grade, varying in height with the slope of the lot from about 1' along Shattuck to about 3' at the garage end. The 2-story wing has a low sloping roof of Spanish tiles, whose 24' peak is even with the top of the tower portion's base. The tower's base is topped with a narrow terra cotta molding and plain frieze. The shaft continues the 3-bay division, 6 windows wide grouped in twos by alternating wide and narrow 9-story uninterrupted pilasters of unusually elaborate brickwork. The slightly projecting pilasters are horizontal stack bond at their outer edges, framing columns one stretcher wide in which every other brick projects an inch or two; the wider main pilasters have panels of plain stretcher bond between two of these toothed columns. Spandrel panels above and below the windows are outlined by somewhat larger bricks set on end. The capital is terra cotta clad for more than the height of its single story: the shallow belt cornice slightly overlaps the tops of the 11th story windows, with a simple molding and plain frieze, and there is a 4½' parapet above. The pattern of pilasters continues up from the shaft; the terra cotta pilasters have capitals formed by a wave-patterned frieze, and frame panels in low relief with elongated urns and garlands. The recessed window surrounds are brick, and frame terra cotta panels above the windows as well, again adding to the height of the capital. The main cornice is a single course of molding, more ornate than the belt cornice, having a floral frieze, but only slightly deeper, not breaking the smooth vertical line of the building. Over the center bay of the north facade is a small terra cotta clad penthouse, ornamented with classical motifs, which houses the elevator machinery.

The office floors are arranged around a central elevator shaft and stairwell, each floor containing 11 rooms, all with outside light. The 6th, 7th, and 8th floors were originally planned--and to some extent are still used--as dentists' offices, "with plumbing to fit any apparatus." Interior finish of office floors was originally described as oak; baseboards and some other portions remain, though prevailing finishes are now suspended acoustic tile ceilings (1963) and vinyl wallcovering, and wooden louvers replacing the original transoms. The office floors are reached from a lobby occupying the northeast corner of the ground floor (northernmost bay on Shattuck), where stairwell, elevators, a front stairway to the second floor and basement vault area (marked fallout shelter), and a side door to the banking hall all meet. This lobby has a deeply coffered polychrome gilt plaster ceiling, walls of polished marble slabs, and floor of pink-gray marble in a basketweave pattern. It is now divided by a firewall into inner and outer lobbies.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DATE ENTERED

Chamber of Commerce Bldg.

CONTINUATION SHEET Berkeley CA

ITEM NUMBER 7

PAGE 2

The banking hall occupies the remainder of the ground floor of the tower, and the west wing. It is punctuated at the bay divisions by square columns faced with beige marble, with egg and dart and cornucopia capitals. The same marble faces the low walls of the tellers' windows (on the south) and officers' area (north). The tellers' area has dark wood work enclosures; the windows close with panes of feather-chip glass in brass-colored sash shaped like miniature saloon doors. The main entrance from the center bay on Shattuck Avenue is through a brass-colored metal and glass vestibule (like those found in post offices), free-standing with its own transom, double doors, and sidelights. The side door to the building lobby is also brass-colored with glass, and is topped by a large marble classical pediment and shield. Floors are beige travertine in 1' squares, with black stone edge and baseboards. Ceiling is coffered, with foliate moldings, floral bosses, and paneled beams; it is now painted brown and beige, with acoustic tiles and modern plastic light fixtures inserted. Wall surfaces are scored as large masonry blocks, now painted white. The ceiling is at first floor level, not the two stories implied by the arches of the facade: the arched upper parts of the openings are in fact the windows of the second-floor offices. The rear (west) area of the banking hall is two stories high, sunken 8 steps from the tower section, and surrounded on its west and north sides by an office mezzanine which looks out through groups of metal-grilled windows with round arched tops, hinged brass-colored sash, and little Corinthian columns, resting on a belt course of egg-and-dart molding. The stairway doubles back under the tower section to the vault area, which also has marble walls, hanging brass signs, and oak and metal filigree stair railings.

The building's major alteration was to its ground floors, in the first year of its existence: it was originally designed and built with nonspecific commercial space on the first two floors, creating an unusual variation of the high glass base store and loft building, with what looked like a triple clerestory over the street-level plate glass storefronts, framed by "terra cotta of a buff color with bright colored inserts in decorative motives." Soon after completion (1927) the ground floor was leased for banking use and altered to the present monumental arches. Since then the building has been virtually unchanged. Original wood window sash was replaced in 1977-8 with (fairly unobtrusive) dark bronze anodized aluminum, generally replicating the original shapes. Automatic teller machines and their canopies were inserted in the three corner bays (one on Shattuck, two on Center) between 1980 and 1983. Metal pediments over the street doors to the lobby and rear banking hall are partly hidden by casings for roll-up security grilles (1971), and a neon roof sign was removed about 1962, probably when the bank changed its name to Wells Fargo. Elevators were automated in 1967. Permits for office alterations on the upper floors, mostly piecemeal, are especially frequent in the 1930s and 1960s. "Architectural work for high-rise safety code" was done in 1980.

8. Significance

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

Specific dates 1925-27

Builder/Architect Walter H. Ratcliff Jr.

Statement of Significance (in one paragraph) The Chamber of Commerce Building, completed in 1927, was Berkeley's first true skyscraper, and remained the only one, marking Berkeley's "100% corner," for over 40 years. It was designed by Walter H. Ratcliff, Jr., leading Berkeley architect of the prosperous '20s, and commemorated the civic importance of the Chamber of Commerce in that period. It is still occupied by its original ground floor tenant, American Trust Company/Wells Fargo Bank, and alterations have largely been done by the original architectural firm. It is an unusual and especially fine example of the early 20th century classically-derived brick and terra cotta skyscraper.

Plans by Walter Ratcliff Jr. for this building for the Central Berkeley Building Company are dated May 22, 1925, and according to the Chamber of Commerce's Courier (Aug. 15, 1925) ground was broken August 10. The same article reports that "segregated contracts have been let to more than twenty different companies for erecting the building," which was expected to take ten months and cost \$500,000. In June (Courier, 6/20/25), the Company had decided to name the building the Chamber of Commerce Building "in recognition of the place which the Chamber of Commerce has established...in the upbuilding of the community," and in recognition of the Chamber's intent to occupy the top floor "where visitors can be shown the view from the heart of the city over all the surrounding territory." The Central Berkeley Building Committee's officers were leading names in Berkeley business and real estate--William E. Woolsey, John W. Havens, Linden Naylor, and Frank Thatcher. Thatcher was vice-president of Mercantile (soon to become American) Trust Company and past president of the Chamber of Commerce, and other members similarly overlapped. Walter Ratcliff's business partner C.L. McFarland owned or had owned the corner portion of the building site.

A year and a half later--January 29, 1927--the Courier reported the dedication of this "monument of Berkeley's business growth and...confidence of its financial institutions. ...The Chamber of Commerce is "on top of the world," Mayor Stringham said. "...Berkeley has shown such a rate of progress and improvement that I fear sometimes that we cannot maintain the pace." Two past Chamber secretaries were present and honored--Wells Drury, whose life's ambition was said to be a worthy home for the organization, and Charles Keeler, aesthete and tie to the Maybeck circle: like the Courier itself, these men's promotional writings have become important sources for early 20th c. Berkeley business history.

Also at the dedication, Frank Thatcher--now "president of the Berkeley branches"--announced American Trust's plan to occupy the entire ground floor "as an expression of confidence and esteem." In earlier descriptions of the building, and as originally built, "the first story (was) laid out to accommodate one tenant over the entire area or can be subdivided into six stores....The second floor will also be arranged for stores, with display windows." American Trust's occupancy meant that this arcade-like innovation was not put into use; nor was the provision for a future 12 stories on top of the 2-story west wing. Notable features as built were the basement garage "for the use of tenants who can drive down and park their cars free from the parking restrictions on the street" and take "express elevators" to their offices; the pointed tower form with natural light to all offices; the provision of compressed air and special plumbing and electrical service on three floors for dentists' offices. Twice the height of John Galen Howard's turn of the century "skyscraper" banks on two other corners of the same intersection (demolished 1969-71), this was Berkeley's tallest building (except the 307' University Campanile) and "one

9. Major Bibliographical References

1926 photo at Bancroft Library showing original ground floor
 City of Berkeley, Codes & Inspection Dept., property file, plans & permits; Sanborn maps.
 Berkeley Chamber of Commerce Courier, June 20, 1925; Aug. 15, 1925; Jan. 29, 1927.
 Nicholas Hanson, "Residential Work...of Walter H. Ratcliff," Berk.Arch.Heritage, 1980.
 Berkeley Gazette, Ap. 2, 1980, "Wells Fargo Building was first skyscraper," A.Bruce.
 architect & address files, Berkeley Architectural Heritage office. Block books; directories.

10. Geographical Data

Acreage of nominated property 0.33
 Quadrangle name Oakland West Quadrangle scale 1:24,000
 UMT References

A	<u>10</u>	<u>564430</u>	<u>4191500</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Book 57, Block 2023, Parcel 4; formerly Lots 29 & 30 & east 8' of Lot 31, Shattuck Tract #1.
 From NW corner of Shattuck Avenue and Center Street, approx. 165.7' west, 124.6' north,
 65' east, 62' south, 109' east, and 64' south back to corner. Boundaries encompass the
 building on its historic city lot.

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

state	<u>n/a</u>	code	county	<u>n/a</u>	code
state		code	county		code

11. Form Prepared By

name/title Betty Marvin
 organization Berkeley Architectural Heritage Assn. date Oct. 31, 1984
 street & number Box 1137, Main Post Office telephone (415) 845-6591
 city or town Berkeley 94701 state CA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Kathryn Gualtieri
 title State Historic Preservation Officer date July 8, 1985

For HCRS use only

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

f. Shores Byers Entered in the National Register date 8-29-85
 Keeper of the National Register

Attest: _____ date _____

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DATE ENTERED

Chamber of Commerce Bldg.,
Berkeley, Cal. ITEM NUMBER 8 PAGE 2

of the few Class A structures of the city." (At the dedication, Vice-President Sproul of the University mentioned "those who opposed the erection of this building, saying that it obstructed the University's view of the Golden Gate and was not a wise thing for the city.")

American Trust, recently formed from Mercantile Trust and the American Bank of Oakland, was formerly located across Center Street in John Galen Howard's First National Bank building (the clock on the present building is said to come from there), and in addition to improving its downtown Berkeley office, had recently begun expanding into neighborhood commercial areas, e.g. with a College Avenue branch, also designed by Ratcliff (1925).

The permit for American Trust's \$97,500 alterations to the Chamber of Commerce Building was issued April 8, 1927, with American Trust as contractor, C.R. Collupy--- whose name also appears on American Trust plans in Oakland---as superintendent of construction, and Walter Ratcliff again as architect. For the bank Ratcliff designed facades of three monumental arches, a theme he had used on the College Avenue bank and his own Fidelity Savings (2323 Shattuck, 1925). On these two-story buildings, however, the inspiration was Romanesque---marble columns with carved or cast stone capitals. This strongly vertical, curtain-walled building on a Renaissance palace base was a new and much more urban departure for Berkeley (a city of 75,000 by the end of the 1920s). With its new base the building closely resembles the Oakland P.G. & E. Building (1625 Clay Street, C.W. Dickey, 1922), but the upper portion is more sleek, vertical and modern. The remodeled base was more solid and enclosed than the original show-window version, as befitting a financial institution: it may also be that the two-story glass base looked aesthetically too insubstantial for Berkeley's largest building. Though the only one of its kind in Berkeley, this brick and terra cotta skyscraper in Beaux-Arts-derived three-part composition represents a well-established early 20th century building type: downtown Oakland has a large number of fine examples, with which this one compares favorably for design interest by virtue of such features as the brickwork, the upward sweep of the pilasters, the terra cotta penthouse and elongated capital, and the basement garage.

Walter Ratcliff (1881-1973) was one of Berkeley's most prolific and prominent architects from about 1910 to 1930, and founded a firm now in its third generation as The Ratcliff Architects and said to be the oldest in the East Bay. He was born in England, studied chemistry at the University of California, began designing houses while in college, traveled and studied architecture in Europe 1904-06, and worked for John Galen Howard before opening his own practice in 1908.

As Berkeley City Architect from 1913, he designed firehouses (one of which survives: these also used the monumental arches) and Hillside School and the West Berkeley Day Nursery (both on the National Register). He was also an early Berkeley planning commissioner and proponent of zoning. From 1923 he was supervising architect for Mills College, and studied Spanish Colonial buildings in Mexico for the project.

His interest in banks was not only as commissions: in 1921 he and his architectural partner Charles Louis McFarland founded Fidelity Guaranty Building and Loan, a not unusual instance of the building and financial industries supporting each other in the boom years

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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Chamber of Commerce Bldg.,

CONTINUATION SHEET Berkeley, Cal. **ITEM NUMBER** 8 **PAGE** 3

before the Depression. After the Crash, the scarcity of commissions, McFarland's failing health, and the need to look after Fidelity combined to withdraw Ratcliff from active architectural practice; he did not officially retire until 1955 but remains best known for his houses, apartments, civic and commercial buildings of the 1920s, and his distinctive interpretations of the Spanish Colonial and Tudor Revival styles then prevailing. The Chamber of Commerce Building has features that can be loosely tied to Spanish Colonial—the mezzanine balcony and the tile roof along Center Street—but its importance in Ratcliff's Berkeley work is more the uniqueness of its metropolitan style and scale, and the truly distinguished architectural expression it gave to the sometimes shaky financial boosterism of the Twenties. The building's integrity is notable: it has had neither the piecemeal alterations of retail commercial buildings, nor the sweeping modernizations practiced by some banks.

American Trust became the owner of the building in 1927 (it is not clear whether the Central Berkeley Building Co. collapsed, or had always planned to sell the building), and appears as contractor on alteration permits from then on. They seem to have retained the Ratcliff firm for most of the major architectural changes, including the 1980 highrise safety work. The Chamber of Commerce was hard hit by the Depression: their Progress and Courier withered as publications during the Thirties, and by the end of the decade their office moved from the "top of the world" to an upstairs room in the new Greyhound station. Other occupants of the building seem always to have been a mix of professional offices: dentists, lawyers, real estate, and, as the building has become older, an assortment of small services and developing businesses—counseling, editing, graphic artists, and the like. The location at Shattuck and Center has retained its primacy: counting an island block formerly occupied by the Southern Pacific station, Berkeley's leading financial intersection currently has banks on all five of its corners. The Great Western Building, constructed in 1969 on the site of American Trust's old John Galen Howard quarters, appears to deliberately match the historic skyscraper in height, composition, and bulk, giving Ratcliff's building a remarkable continuing influence on Berkeley's skyline.

CHAMBER OF COMMERCE/WELLS FARGO BUILDING
2140-44 Shattuck Avenue, Berkeley CA 94704

1. Shattuck Av. facade, looking west, Oct. 1984
2. View east along Center St, " "
3. South and east facades, " "
4. View south along Shattuck Avenue, July 1978
5. Interior of banking hall, Oct. 1984
6. Door from banking hall to lobby, " "
7. Ceiling detail, main banking hall, " "
8. Mezzanine arches, Center St. wing, " "
9. Penthouse elevator housing, " "
10. Penthouse, detail of terra cotta, " "
11. Shattuck & Addison St., looking SW, c. 1928
12. View north along Shattuck Av., 1940s
13. Postcard view, looking northwest, 1940s
14. Before 1927 remodeling: architect's drawing published in
The Courier, 1925 (photocopy)
15. With original ground floor, c. 1926
16. Center St. financial district, c. 1926
(original ground floor)
17. upper stories & capital, Oct. 1984

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Ref #
85001916

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Chamber of Commerce Building
Alameda County
CALIFORNIA

Working No. JUL 20 1985
Fed. Reg. Date: 2/4/86
Date Due: 8/29/85 - 9/12/85
Action: ACCEPT 8-29-85
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
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<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection









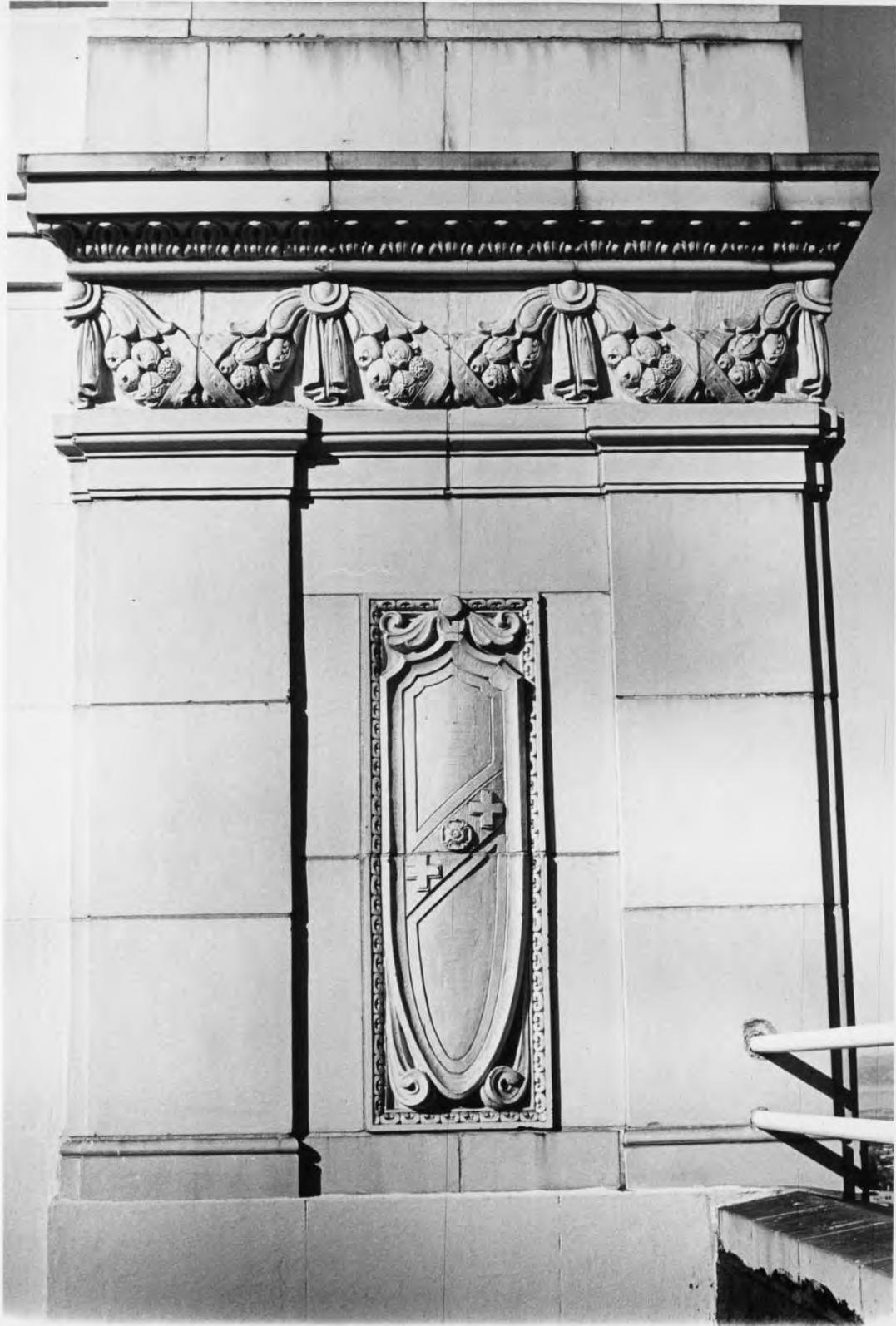


















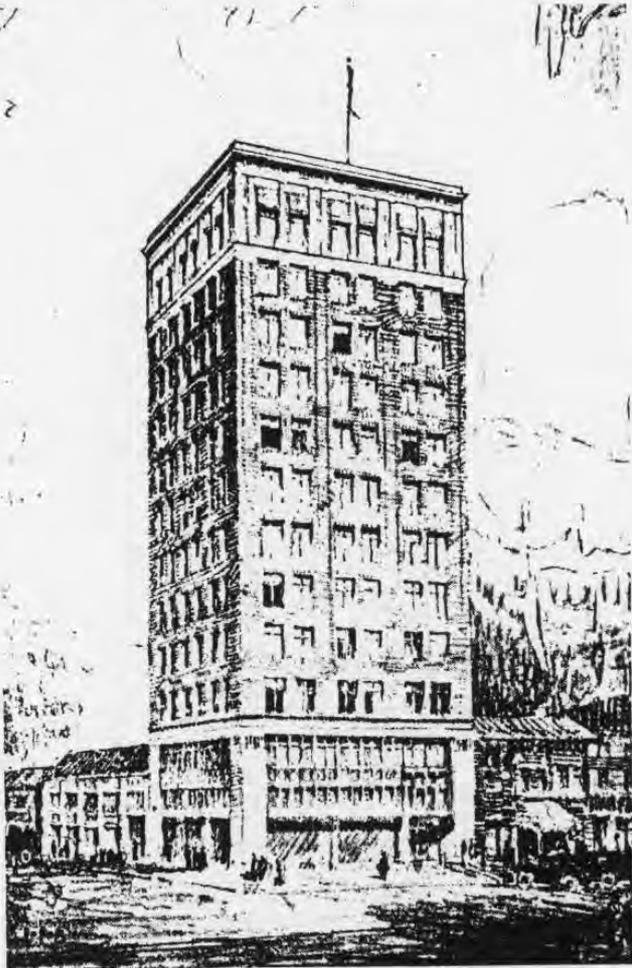
The Chamber of Commerce Building Started

Ground was broken last Tuesday at the northwest corner of Center street and Shattuck avenue for the \$500,000 twelve-story Chamber of Commerce building which will be erected by the Central Berkeley Building Company. Construction of the all-steel framework of the structure will immedi-

ately follow the excavation and placing of foundations.

Segregated contracts have been let to more than twenty different companies for erecting the building which will be one of the most modern in the city.

Three stories have been especially



ately follow the excavation and placing of foundations.

laid out for dentists' offices, with plumbing to fit any apparatus. These offices are fitted with compressed air.

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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

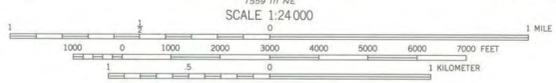
OAKLAND WEST QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)



Chamber of Commerce/
Wells Fargo Bldg.,
2140-44 Shattuck Ave.,
Berkeley CA 94704
UTM reference
10/564430/4191500

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography from aerial photographs by photogrammetric methods
and by planetable surveys 1947. Revised from aerial photographs
taken 1958. Field checked 1959
Hydrography compiled from NOS charts 5532 and 5535 (1958)
Polyconic projection
10,000-foot grid based on California coordinate system, zone 3
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 14 meters north and
95 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
San Antonio grant boundary omitted because of insufficient data
There may be private inholdings within the boundaries of
the National or State Reservations shown on this map

Revisions shown in purple and woodland compiled from
aerial photographs taken 1979 and other source data
This information not field checked. Map edited 1980.
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ————— Light-duty —————
Unimproved dirt - - - - -
Interstate Route ——— State Route ———

OAKLAND WEST, CALIF.
N3745—W12215/7.5

1959
PHOTO REVISION 1980
DMA 1559 IV SE—SERIES V895

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
POST OFFICE BOX 2390
SACRAMENTO, CALIFORNIA 95811



(916) 445-8006

July 9, 1985

Mr. Jerry Rogers, Keeper
National Register of Historic Places
National Park Service
U. S. Department of the Interior
P. O. Box 37127
Washington, D. C. 20240

Dear Mr. Rogers:

We are submitting the Chamber of Commerce Building, 2140-44
Shattuck Avenue/2071-89 Center Street, Berkeley, Alameda County,
California application for nomination to the National Register of
Historic Places.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Gualtieri".

Kathryn Gualtieri
State Historic Preservation Officer

KGcm

Enclosures

Recd 7/29/85

APPENDIX B – 2015 DPR FORM

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD (UPDATE SHEET)		Primary # HRI # Trinomial NRHP Status Code 1S
Other Listings Review Code	Reviewer	Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Chamber of Commerce Building

P1. Other Identifier: American Trust Company / Wells Fargo Bank
2140 Shattuck Avenue, Berkeley, Ca / APN #55-1894-17-4

P2. Location: Not for Publication Unrestricted *a. County Alameda

*b. USGS 7.5' Quad Oakland West Date 1993 Township & Range No data

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1927 Chamber of Commerce Building was designated a City of Berkeley Landmark in 1984. The 12-story building is Berkeley's first skyscraper, and other than a renovation in the first year of occupancy to accommodate American Trust Company, it has remained true to its original Walter H. Ratcliff design and character since built.

B10. Significance:

The Chamber of Commerce Building, known popularly as the Wells Fargo Bank Building, is a City of Berkeley Landmark, anchoring the downtown commercial district. It is listed on the National Register of Historic Places under Architecture and Commerce (#85001916), and the local landmark designation used the 1984 National Register nomination forms in the application, submitted by Betty Marvin for Berkeley Architectural Heritage Association. The original wood storefront materials were replaced by bronze anodized aluminum in 1977-78, and are the only easily identifiable changes beyond the removal of the roof sign in 1962.

The building is a primary Contributor to the Shattuck Avenue Downtown Historic District.

(Continued on next page)



P5b Description of Photo: (View, date, accession#)
View facing west, April, 2015.

***P7. Owner and Address:**

Bollibokka Shattuck LLC
2140 Shattuck Ave. #302
Berkeley, CA 94704

***P8. Recorded & Evaluated by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** May 15, 2015

***P10. Survey Type:** (Describe)
District Evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)

National Register of Historic Places Inventory - Nomination Form, US Department of the Interior, NPS:
Chamber of Commerce Building, 2140-2144 Shattuck Avenue, Berkeley, Alameda County, California.

*Attachments: Other (List) National Register Nomination Form

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # (Assigned by recorder) Chamber of Commerce Building

*Recorded by Franklin Maggi

*Date 5/15/2015

Continuation Update

(Continued from previous page)



Storefront window sign at Wells Fargo Bank.

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34-38 WEST SANTA CLARA STREET SAN JOSE, CALIFORNIA 95113 TEL 415.320.7911