



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

S T A F F R E P O R T

FOR COMMISSION ACTION
OCTOBER 6, 2022

2081 Center Street – American Trust/Wells Fargo Building

Structural Alteration Permit (#LMSAP2022-0006) to create a new storefront entry in order to provide direct ADA-compliant access to the western wing of the Wells Fargo building, and to install new window signage for the subject tenant space.

I. Application Basics

A. Land Use Designations: Zoning District – Downtown Commercial/Mixed Use District

B. CEQA Determination: Categorically Exempt from further review pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration & Rehabilitation*.

C. Parties Involved

- Property Owner: Bollibokka Shattuck LLC
Pacific West Asset Management
P. O. Box 19068
Irvine, CA 92623
- Project Applicant: Sean Kennedy, Architect
Studio Skaggs Kennedy
Berkeley, CA
- Consultant: Page & Turnbull
San Francisco, CA

D. Recommendation: Resume & conclude hearing; take favorable action.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

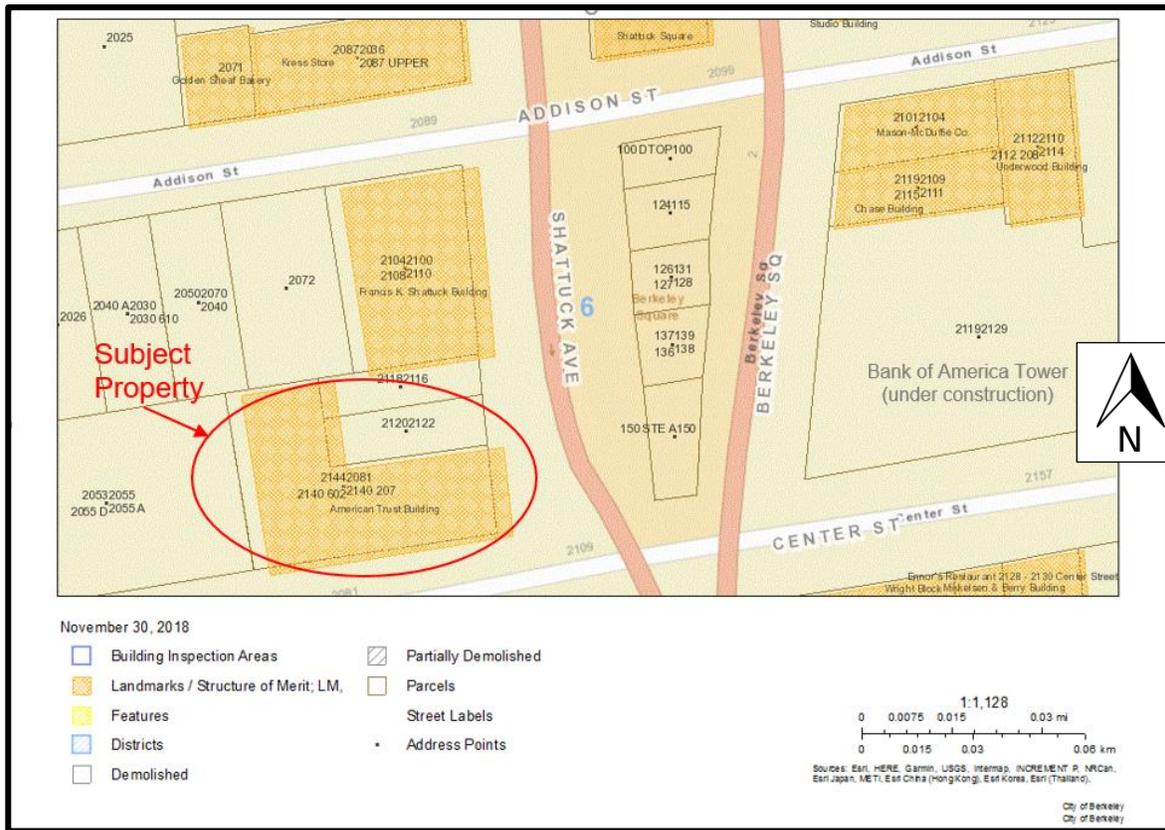


Figure 2: Subject property, current site conditions (Google)



Figure 3: Subject property, current site conditions along Center Street (Page & Turnbull)

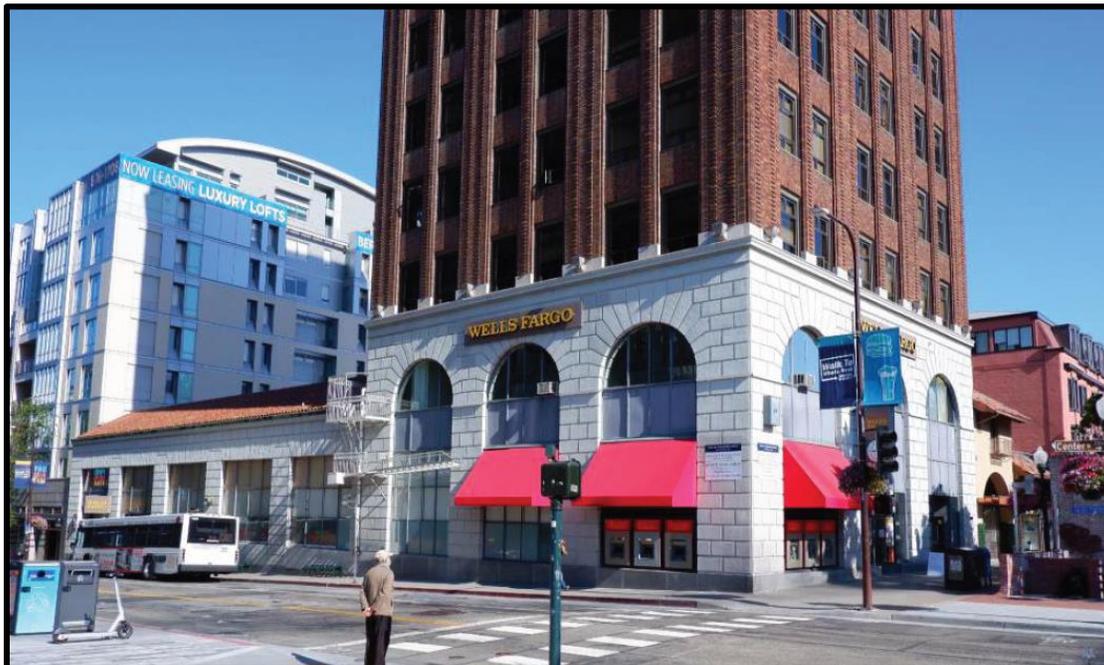


Figure 4: Subject property, current site conditions at west wing/Center Street (Google)



Figure 5: Subject property, current site conditions at project area (Google)



II. Background

Brief Property History

The City Landmark American Trust/Wells Fargo Building was designed by notable Berkeley architect Walter H. Ratcliff, Jr. and completed in 1927. The commercial building reflects the Neoclassical architectural style and is comprised of a 12-story tower

reflecting a tripartite arrangement and low-scale wing of just two stories; see Figures 3 and 4. Shortly after construction, the base of the tripartite design was further refined to include many of the notable, extant features of the building's low-rise wing along Center Street, such as:

- granite-finish terra cotta cladding with a pattern of large masonry blocks
- five distinct bays with rectangular openings
- steel sash windows with operable awning sashes
- recessed entry with brass framed vestibule and doors and stone steps
- granite bulkhead and base

The Landmarks Preservation Commission (LPC) designed the property in 1984, and it was listed on the National Register of Historic Places in 1985.

Application Chronology

On June 8, 2022, the applicant submitted a Structural Alteration Permit (SAP) application requesting permission to remove an existing storefront entrance on the Center Street side of the historic building, and to replace it with a new storefront entry in the adjacent storefront bay. On June 22, 2022, staff determined that the application materials were incomplete and required additional information. On August 4, 2022, the Landmarks Preservation Commission opened the hearing on this matter in accordance with the Berkeley Municipal Code (BMC) requirement for a timely hearing; BMC Section 3.24.220. However, the Commission did not discuss the project proposal and, instead, continued the hearing while awaiting further information.

On August 22 and September 15, 2022, the Applicant submitted additional material and the requested information. In preparation for tonight's hearing, staff mailed and posted ten-day advance public notices on (or before) September 26, 2022, in accordance with the requirements of BMC Section 3.24.230.

III. Project Description

The proposed tenant improvements project for the west wing of the American Trust/Wells Fargo building involves re-designing interior spaces and creating an ADA path of entry from the Center Street right-of-way to the re-configured lobby. Currently, ADA access is provided indirectly through a "back-of-house" emergency egress corridor.

The project would remove a portion of the window and wall in the central bay of the building wing and construct a new, universal access entrance in this location. Further, the work involves either removing the existing entrance in the adjacent bay that dates to the building's historic period and infilling the opening with a matching storefront and granite base, or retaining the historic entry. See Figures 6 and 7.

Figure 6: Design Option #1 – remove existing 1927 entry & create new ADA-compliant entry

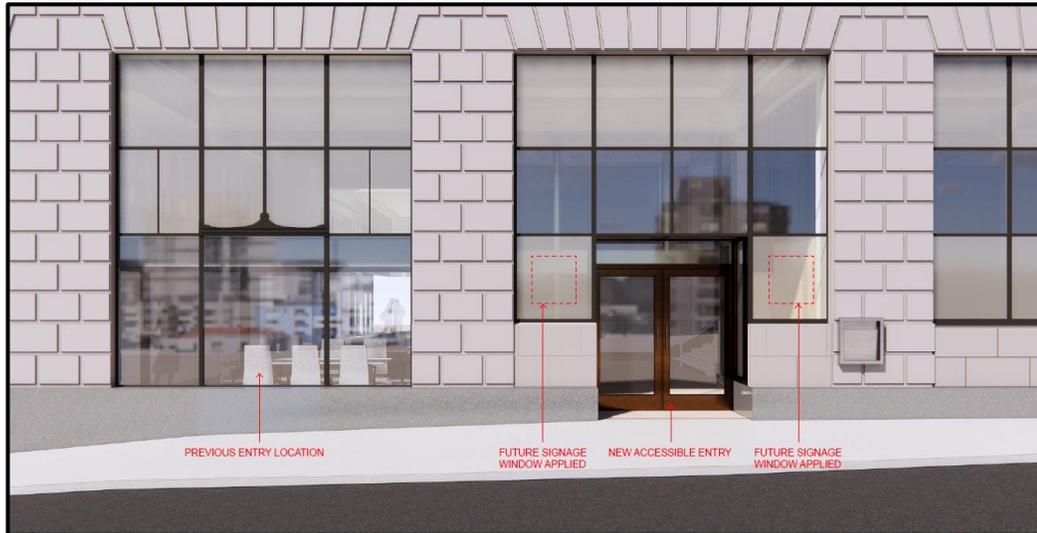


Figure 7: Design Option #2 – retain existing 1927 entry & create new ADA-compliant entry



The applicant provided design Option #2 in response to staff's request for an alternative to Option #1 that would preserve the original, character-defining building entrance. An impermanent planter has been incorporated in this scheme in order to re-direct pedestrian traffic to the new door and to discourage loitering.

The proposed new entrance would feature a recessed storefront constructed of glass and a dark-finished metal frame, double-doors with glazing and bronze frame, a travertine floor, and a granite base to match the building. Subject to approval by the Public Works Engineer, the sidewalk immediately adjacent to the new entry would be

raised and sloped to provide ADA-compliant access to the new entry door.

New window signage identifying the tenant would be applied to the storefront, in accordance with the standards of the Berkeley Sign Ordinance (BMC Chapter 22).

An Applicant Statement and Project Plans are provided as Attachments to this report. Page & Turnbull have prepared a Project Impact Analysis that includes a historic resource evaluation for the Wells Fargo Building; see Attachment 5.

IV. Issues and Analysis

Staff has identified the following relevant criteria pertinent to this project from the City's Downtown Design Guidelines (2012), the Secretary of the Interior's Standards for the Treatment of Historic Properties (1977), and the Landmarks Preservation Ordinance (BMC Section 3.24).

A. Downtown (DT) Design Guidelines

The City's adopted DT Design Guidelines include sections for *Storefronts & Entrances* and *Special Considerations* that address accessibility. Both contain directives specific to Landmark buildings and ADA improvements.

- **Storefronts & Entrances** – Landmarks

Guideline L4 (page 38): *Retain original storefront elements, such as entries, doors, windows, bulkheads, frames and hardware. Repair rather than replace them. Repair techniques should use the gentlest means possible, so as not to damage historic materials.*

Analysis: Design Option #2 responds to this directive by retaining the original entrance and storefront elements. Design Option #1 requires the removal of the original recessed entry doorway and would be counter to this DT Design Guideline.

- **Storefronts & Entrances** – Landmarks

Guideline L8 (page 38) Alterations required due to code compliance or changes of use shall respect the design and materials of the storefront. Consult the State Historic Building Code when code compliance issues arise.

Analysis: The Applicant may invoke the State Historic Building Code in order to maintain the building in its existing condition and consider alternative measures and configurations to improve existing ADA access path that serves the west building wing.

- **Special Considerations** – Accessibility

Guideline (page 80): *When new features are incorporated for accessibility,*

historic materials and features should be retained whenever possible.

Analysis: Design Option #2 is responsive to this directive because it would retain the original, character-defining entry door while Option #1 would not.

B. Secretary of the Interior (SOI) Standards for Rehabilitation

The SOI Standards for the Treatment of Historic Properties defines *Rehabilitation* as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The applicant’s proposal represents a *Rehabilitation* (Rehab) project because it attempts to make better use of the interior lobby configuration of the building’s west wing. The analysis below summarizes staff’s findings for this project with respect to the most relevant Standards.

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

Analysis: The historic Neoclassical character of the American Trust/Wells Fargo building lie in its design details, including decorative elements and materials that are period-specific and distinctive. This character is evident in the Center Street entry door design and, therefore, the loss of this feature as proposed in Option #1 would be inconsistent with this Standard. However, the retention of the recessed entry as allowed in Option #2 would more closely adhere to these directives.

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

Analysis: The design of the proposed, new universal access door and recessed storefront entry will employ a simple, streamline design and contemporary materials. The new entry would be similar in scale and proportions to the 1927 entry on Center Street, but visually distinct, thereby avoiding a false sense of historical affiliation.

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

Analysis: The new ADA-compliant entrance would feature high-quality materials that are compatible with the texture and tone of the building's historic materials. It's proposed location on the building elevation would mirror the placement, scale and pattern of existing openings. By foregoing decorative ornamentation, the new storefront entry would successfully differentiate itself from the Neoclassical building features and align with this Rehab Standard.

- **SOI Rehab 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.*

Analysis: If approved, the proposed work in design Option #2 could be removed in the future and the original storefront could be restored to match existing conditions.

Design Option #1 calls for a greater scope of demolition and would result in the loss of more historic material and character-defining elements (compared to Option #2). Therefore, it is less likely that the scope of work represented by Option #1 could be successfully reversed in the future.

C. Landmarks Preservation Ordinance SAP Findings

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

BMC Section 3.24.260, Paragraph C.1: *“For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features...”*

Analysis: The proposal to create a direct ADA access path from the sidewalk to the lobby of the west wing can be achieved without adverse effects to the architectural design of the American Trust/Wells Fargo Building. Design Option #2 would result in minimal removal of historic building material as compared to Option #1, and would preserve a character-defining features of the historic building design – namely, the original recessed Center Street door entry.

The design of the new universal access door appears to be compatible with the architectural elements of the building, and features high-quality materials that are contemporary and yet in-keeping with the historic materials. The new storefront vestibule design is understated and simple, would be constructed of a dark-finish metal and clear glazing, and would feature an oil-rubbed bronze and

travertine floor. These materials are similar to the those that comprise the adjacent, historic storefront entry and are of comparable caliber.

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

Analysis: The proposed work is limited in scope, would affect only a small portion of the overall building façade, and would not result in substantial change to the building’s Neoclassical design. The special character of the American Trust/Wells Fargo Building would be retained and particular features, like the details and decorative elements of the Center Street pedestrian entrance, could be retained under Design Option #1.

For all of these reasons, staff finds that the proposal is generally permissible and consistent with applicable codes and guidelines, and could be received favorably provided all character-defining historical design elements are preserved to the greatest extent possible.

V. Rationale for Recommendation

The proposal to create ADA-compliant access to the low-rise wing of the American Trust/Wells Fargo City Landmark building would result in a direct path of travel from the Center Street sidewalk to the interior lobby. Currently, the lobby is accessible via a circuitous “back-of-house” route and not through the historic, 1927 entrance that features two steps.

The applicant has identified at least two options for achieving ADA access, and staff recommends approval of Option #2 because it would preserve the extant entrance from the property’s historic period, which is a character-defining feature of the Landmark building.

Further Refinements – active historic entry

Recommended Option #2 could be further improved if the historic entrance would remain an active entry point for the west wing along with the new ADA-compliant door. Rather than closing off the historic door and installing a planter within the vestibule, the applicant should be encouraged to re-design the proposed interior program so that the lobby could be served by both entry doors rather than only the proposed, new door. An active historic entry would eliminate the need for a planter and ensure that this Landmark building feature’s historic use and function are preserved and valued.

VI. Recommendation

In accordance with BMC Section 3.24.220, staff recommends that the Commission resume and conclude the public hearing on this Structural Alteration Permit application and, after receiving a presentation from the Project Applicant:

- Discuss the preferred design options;
- Recommend further refinements as need; and
- Take favorable action pursuant to BMC Section 3.24.260.

Attachments and web links:

1. Draft Structural Alteration Permit Findings and Conditions for Approval
2. Applicant Statement, received August 22, 2022
3. Project Plans for Design Option #1, received June 6, 2022
4. Project Plans for Design Option #2, received August 22, 2022
5. Project Impact Analysis prepared by Page & Turnbull, received September 15, 2022 provided via web link here:

https://berkeleyca.gov/sites/default/files/documents/2022-10-06_LPC_Item%207_ATT5_Project%20Impact%20Analysis_2081%20Center.pdf

6. Notice of Decision for Landmark designation, dated December 17, 1984, provided via web link here:

https://berkeleyca.gov/sites/default/files/documents/2022-10-06_LPC_Item%207_ATT6_Notice%20of%20Decision_Wells%20Fargo%20LM_2081%20Center.pdf

Prepared by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@cityofberkeley.info (510) 981-7410

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

2081 Center Street – American Trust/Wells Fargo Building

Structural Alteration Permit #LMSAP2022-0006

Structural Alteration Permit to create a new storefront entry in order to provide direct ADA-compliant access to the western wing of the Wells Fargo building, and to install new window signage for the subject tenant space.

FINDINGS REQUIRED UNDER CEQA

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

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

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

1. The proposed tenant improvements project does not require a change of use. The property will retain its historic commercial use.
2. Specific to design Option #2 that retains the extant vestibule entry, the project will retain the historic character of the property and avoid removal of distinctive materials and the alteration of features that characterize the property.
3. The new storefront entry and signage will not resemble or replicate designs from the property’s historic period. These new features are contemporary and will not result in a false sense of historical development.
4. Changes to the property that may have acquired significance in their own right are not affected by this project.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as the terra cotta façade material and

historic metal windows and storefront systems, will be substantially retain and preserved with this limited-scope project.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project does not have the potential to affect any archaeological resources because the applicant proposes no excavation.
9. The proposed new work is designed with complimentary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the building. Owing to these aspects, new work will be sufficiently differentiated from the historic design.
10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
 - A. The proposed tenant improvement will require limited removal of exterior historic building materials and will retain the original Center Street building entrance, which is a character-defining feature of this City Landmark structure.
 - B. The special character of the subject property may lie in its Neoclassical, early 20th-century skyscraper design, and the proposed work will not substantially alter the design features and qualities this exhibit this connection to Berkeley's Downtown and its historic development.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

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

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

5. Indemnification Agreement

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

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

6. The proposed project is approved as shown on the drawings dated “received **August 22, 2022**” subject to the following conditions.
7. No changes can be made to these approved plans without prior approval.
8. **PUBLIC WORKS PERMIT** This Structural Alteration Permit approval is contingent upon Public Works permit approval.
9. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
10. **COLORS** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
11. **CLEAR GLASS** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.
12. **DETAILS** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.
13. **SIGNAGE** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.
14. **LIGHTING** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
15. **PLANTERS** The proposed planter is an optional but not required feature. If planters are installed, they shall be designed to avoid leakage and damage to the building and exterior materials.
16. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

17. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
18. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
19. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

Aug 22, 2022

To

Dept. of Planning & Development,
1947 Center Street, 3rd Floor
Berkeley, CA 94704

From

Studio Skaggs Kennedy
2315 Prince St, Studio
Berkeley, CA 94704

Re:

Applicant Statement - 2081 Center Street Accessible Entry Upgrades - Revision 1

To Whom it May Concern,

This statement has been revised in response to comments issued on June 22, 2022.

The proposed project is located at the Wells Fargo Building (2140-2144 Shattuck Avenue), which is a City of Berkeley Landmark and listed in the National Register of Historic Places. It features a Beaux-Arts Neoclassical style 12-story office tower at the corner of Shattuck Avenue and Center Street, and a two-story wing along Center Street. The primary entrances to the building are on Shattuck Avenue, accessing the office tower lobby and the main banking hall lobby; a secondary entrance on Center Street accesses the Center Street wing which now has additional tenant space. The proposed project scope includes work at the entrance and lobby of the Center Street wing, addressed 2081 Center Street.

The existing entrance at 2081 Center Street is not accessible, and the only ADA-compliant accessible entrance to the tenant spaces is through a long corridor that is immediately adjacent the vehicle entrance to the underground parking garage, making the location precarious. This entrance has a back-of-house feel, serves as an egress corridor, and does not afford a pleasant entrance experience to visitors that require an accessible entrance. The proposed project would *retain* the existing entrance vestibule on Center Street and install a new accessible entrance vestibule at the existing window bay immediately to

the east. In consultation with the building's owner, we propose to place a fully removable planter in front of the existing entry in order to reduce the potential confusion of having two entry doors next to each other, and to help improve the security of the vestibule. The new interior configuration of the lobby will also provide additional usable space for the Center Street wing tenant, including a conference room along the Center Street wall. This will create a more activated space visible from the sidewalk. The Wells Fargo Building has had an evolving history, including a full redesign of the ground floor and exterior base design just one year after its original construction. This project will help facilitate the continued viability of the tenant spaces into the future, and create an equitable entrance experience for tenants and visitors at the Center Street wing. No alterations are proposed to any other exterior features or the two main lobby spaces along Shattuck Avenue as part of this project.

Thank you for your consideration of our proposed project.

Sincerely,

Sean Kennedy

Principal
Studio Skaggs Kennedy

NEW CENTER ST. ACCESSIBLE ENTRY

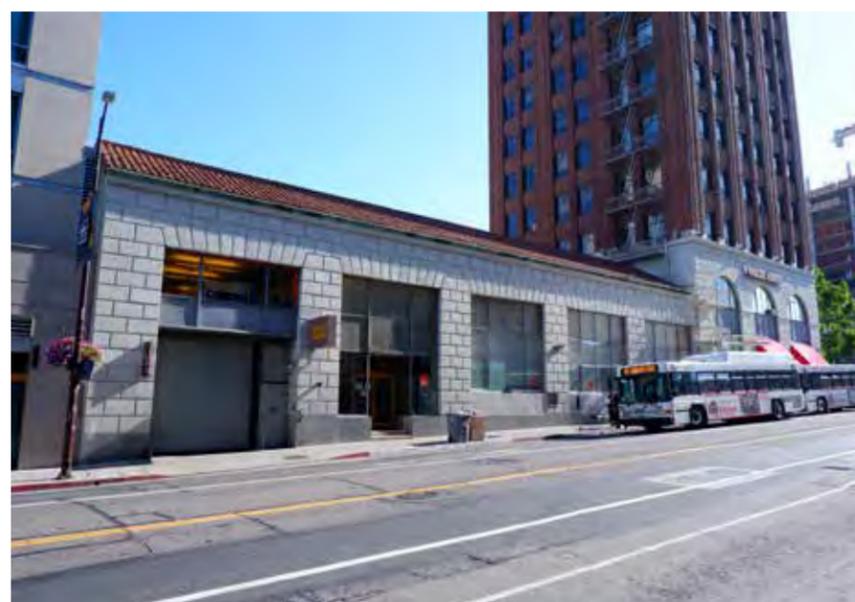
Landmark Preservation Committee Review
2140-44 Shattuck St.



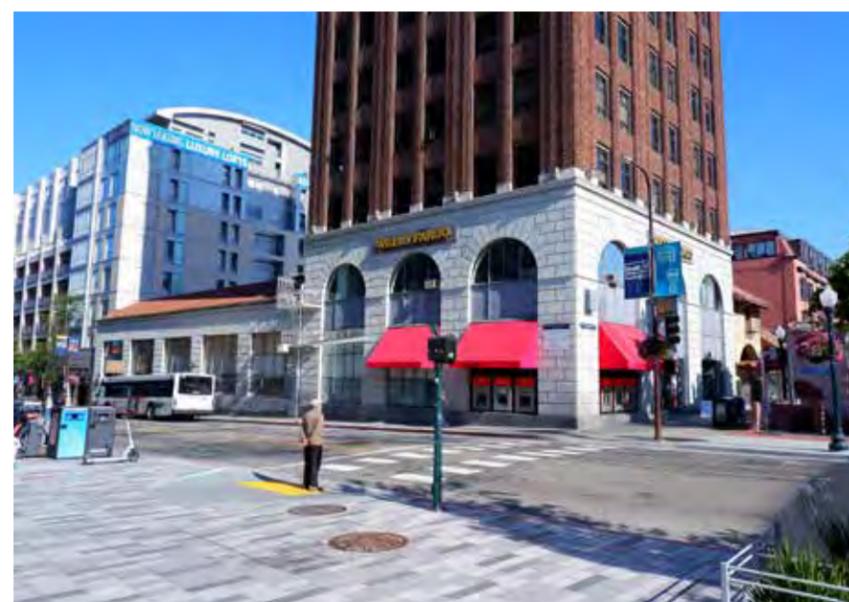
Key Map: Existing Conditions



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



1. Overall view looking northeast from Center Street.



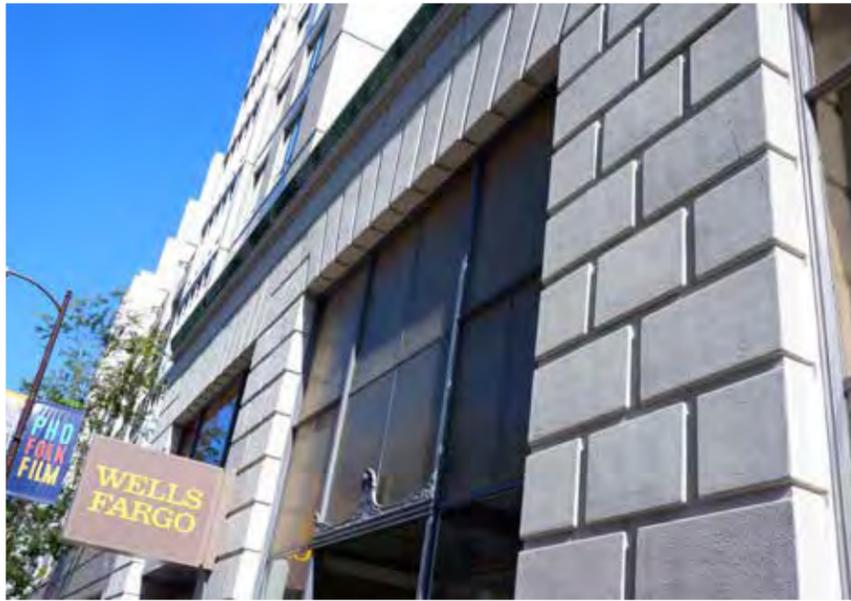
3. View looking northwest from Shattuck Avenue.



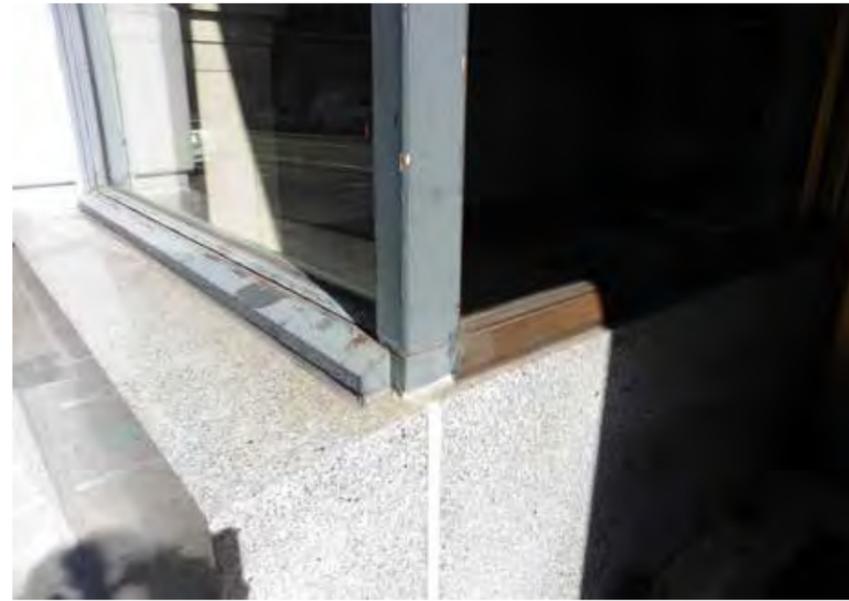
4. View of office tower, looking northwest from Shattuck Avenue.

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.



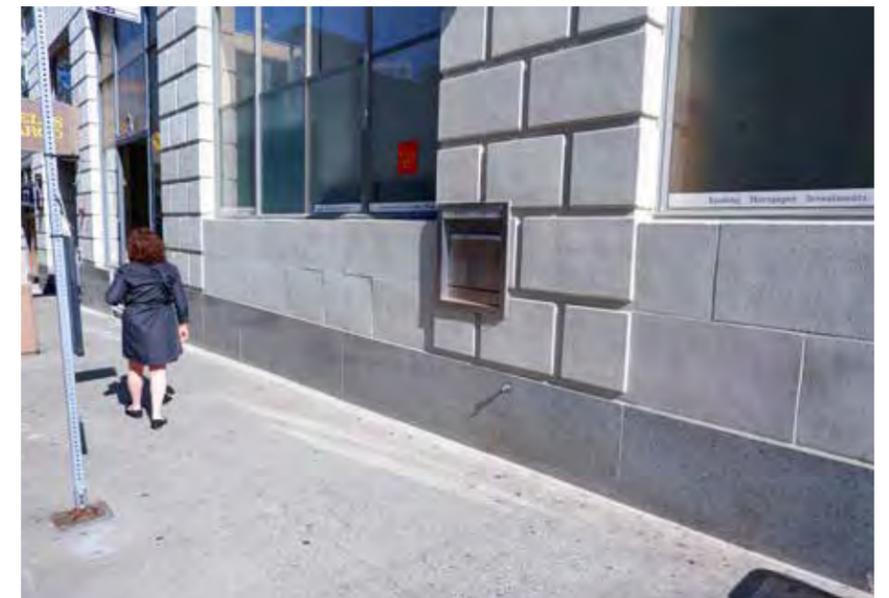
6. Closeup view of existing windows at area of work on Center Street.



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

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

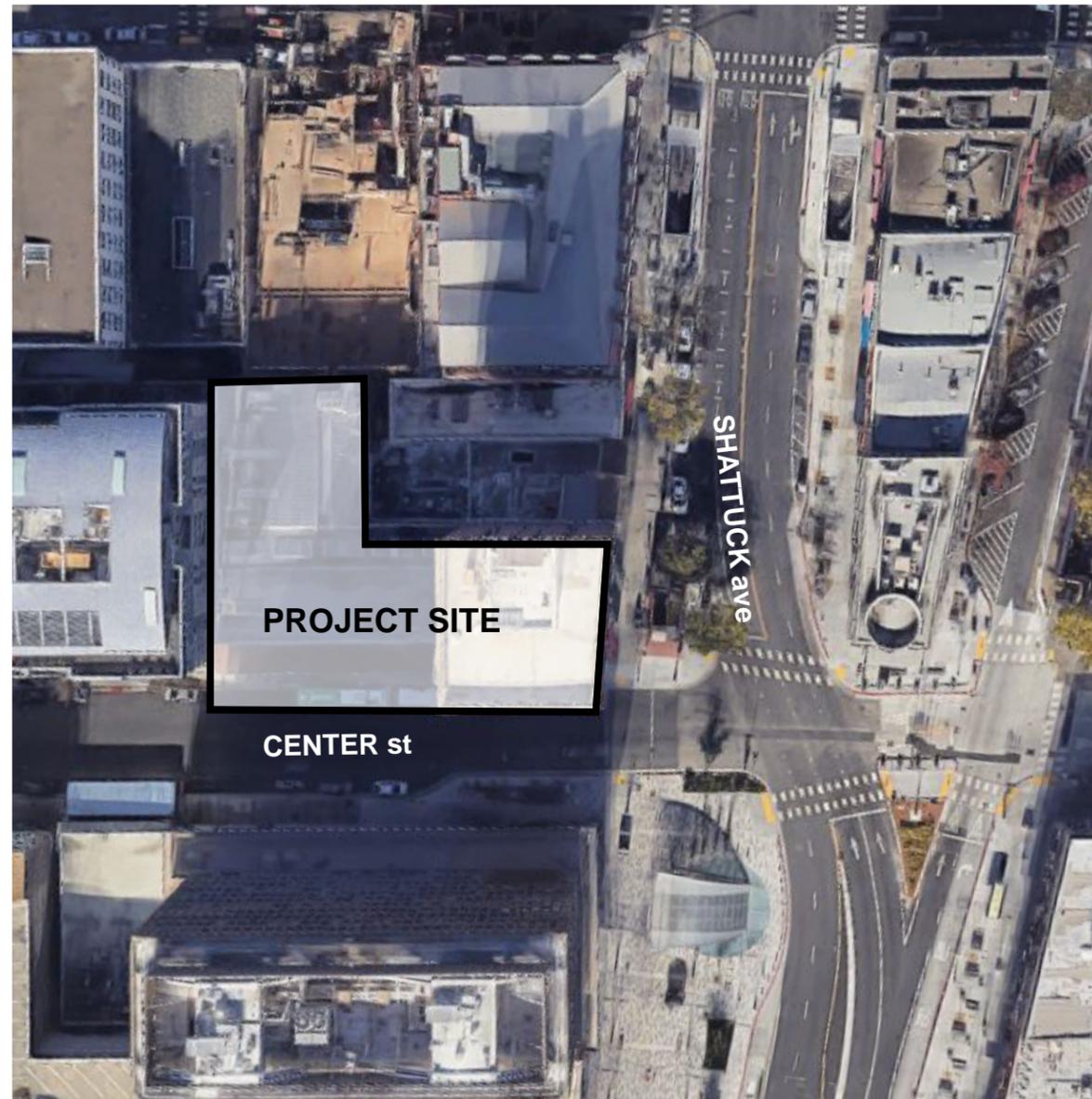
Area of Work: 146sf

Special Designation:

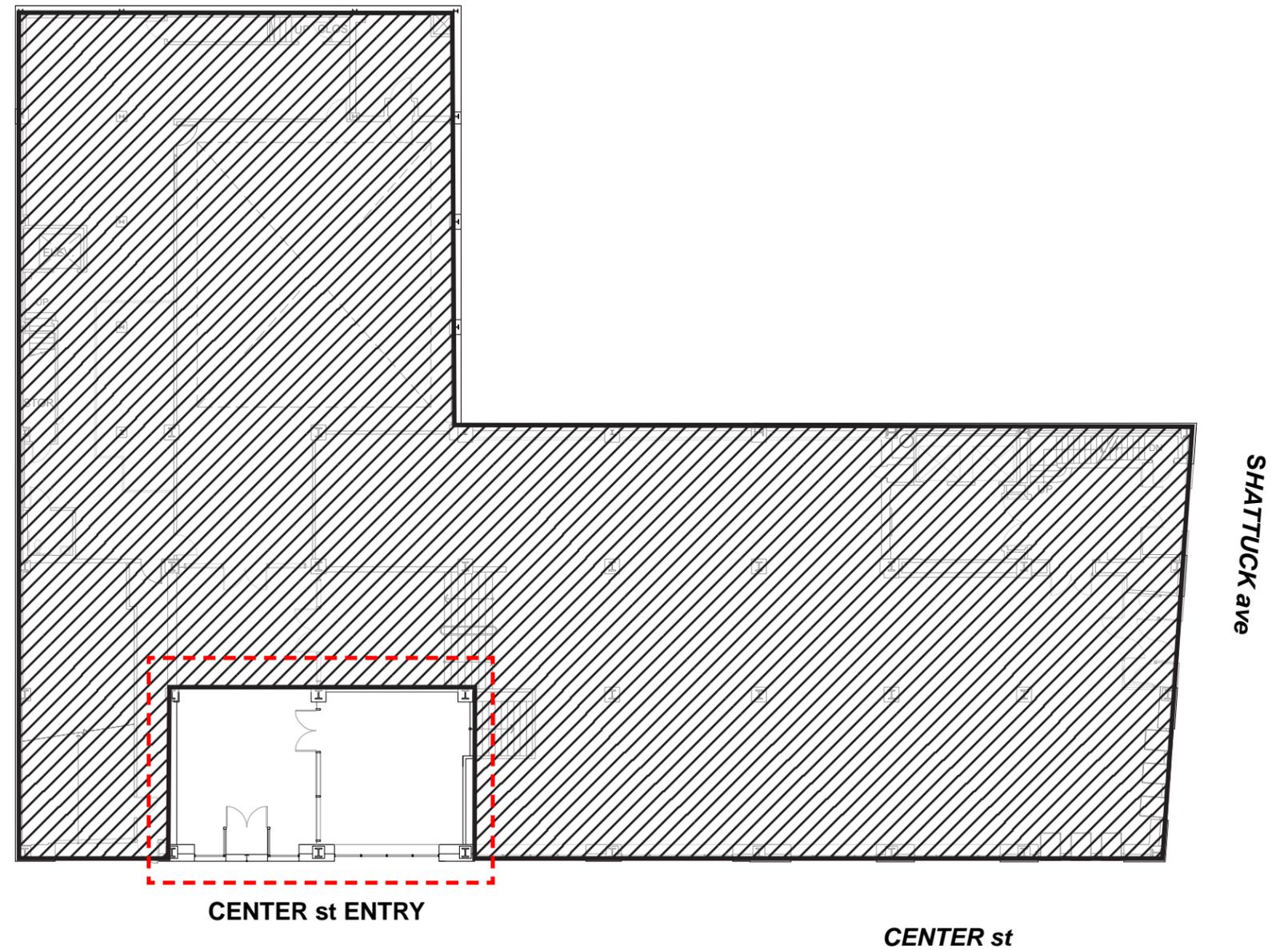
City of Berkeley Designated Landmark; Listed in National Register

Project Description:

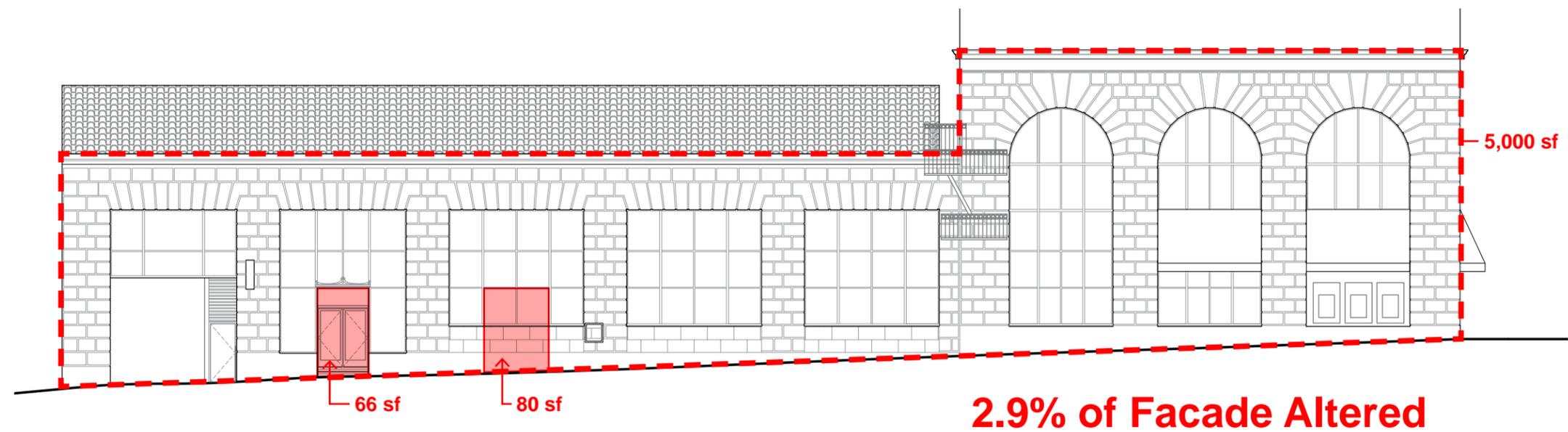
The project consists of relocating one set of doors to create a new accessible entry and the reconfiguration of the interior lobby to improve its efficiency and provide a conference room for tenant use. All new materials will be compatible with the existing materials.



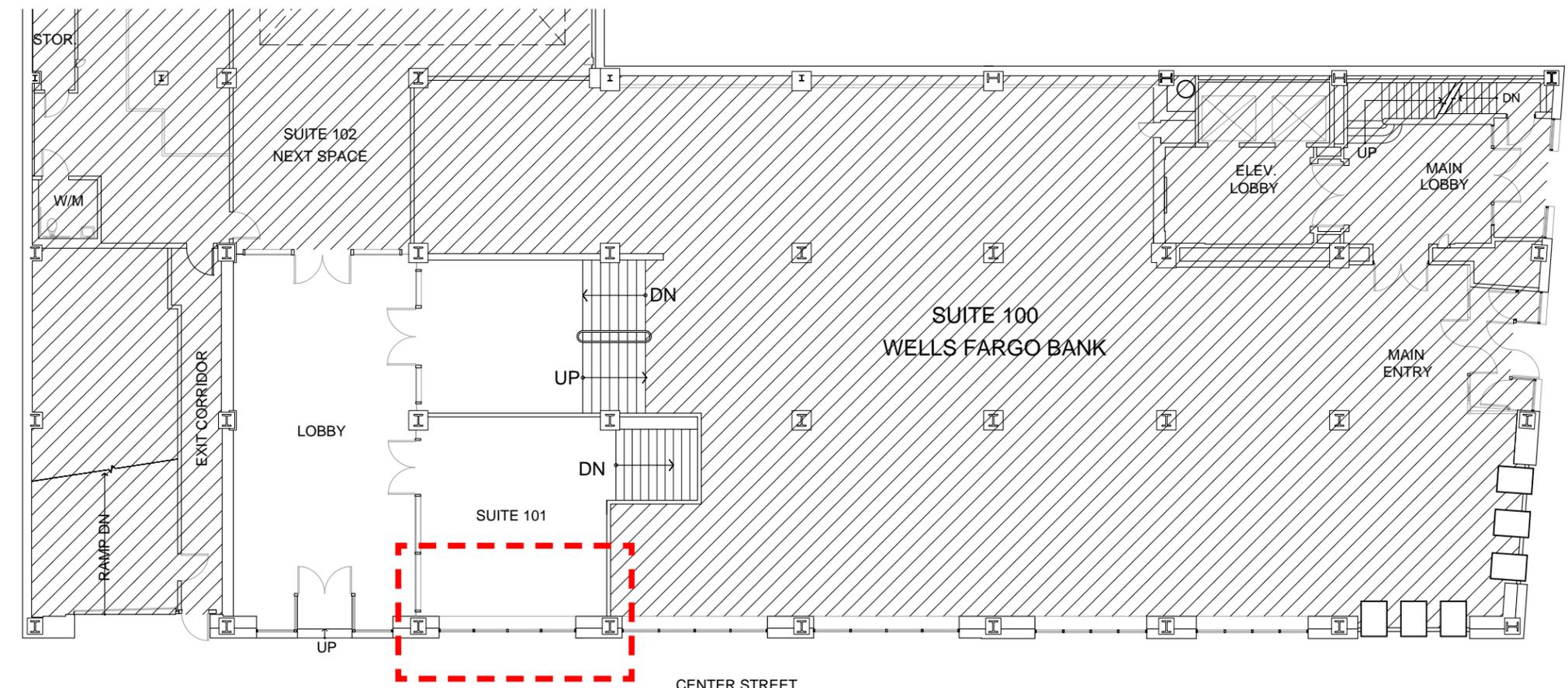
VICINITY MAP



SCOPE DIAGRAM

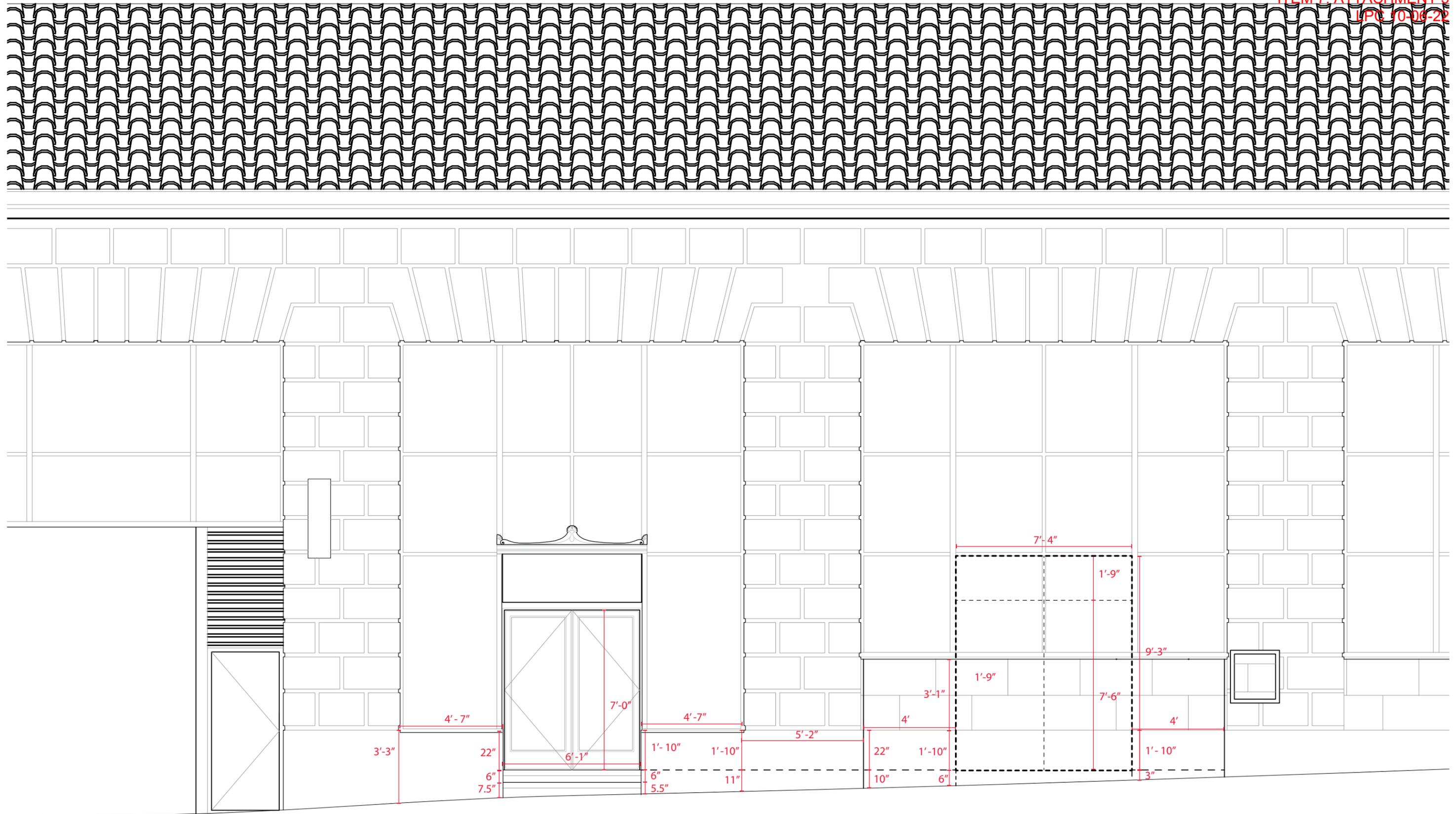


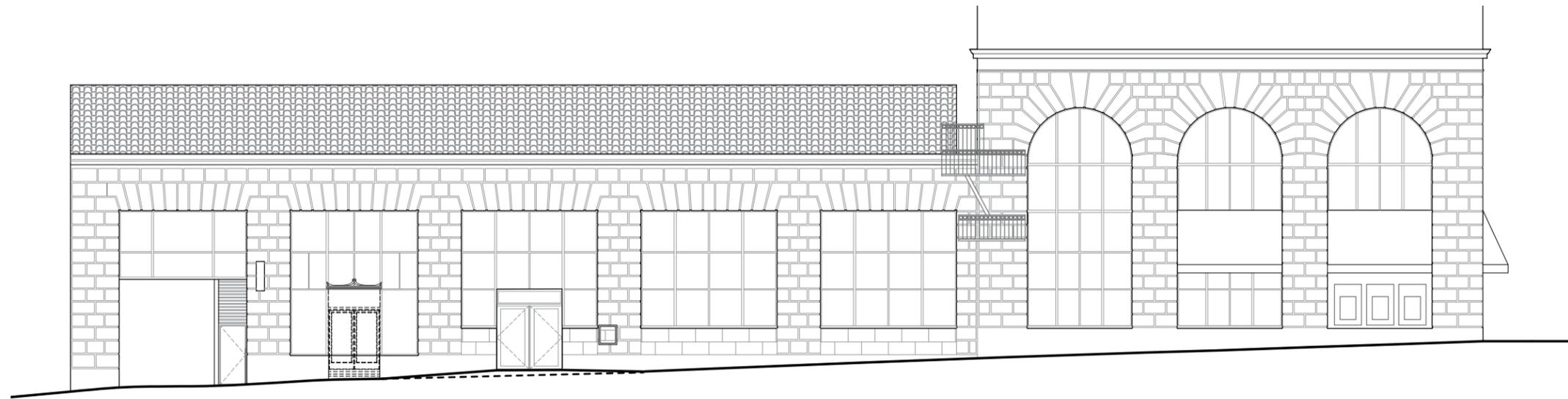
CENTER STREET ELEVATION



AREA OF PROPOSED ENTRY

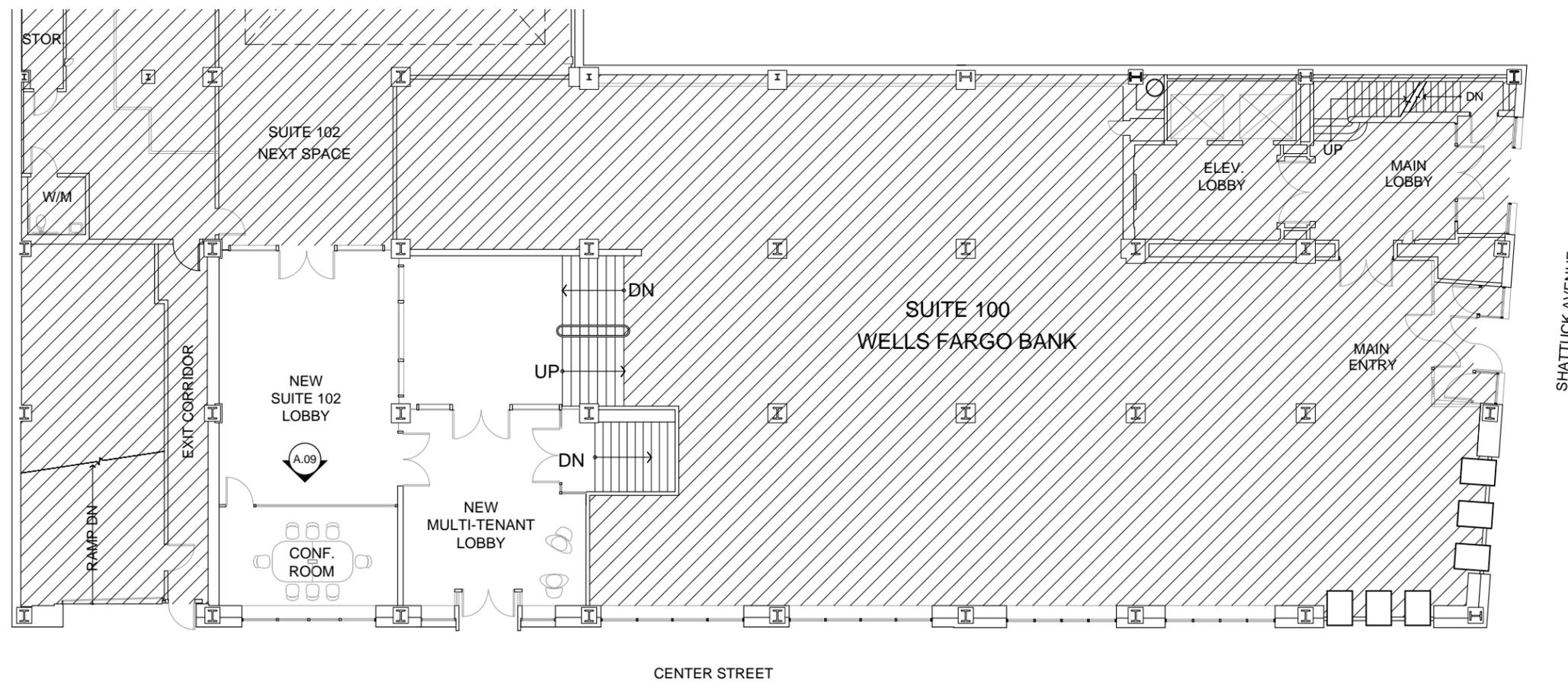






CENTER STREET ELEVATION

0 2' 4' 8' 16'



CENTER STREET

SHATTUCK AVENUE

0 2' 4' 8' 16'

NORTH

NEW CONFERENCE ROOM HEADER
TO MATCH EXISTING INTERIOR
STOREFRONTS

CLEAR GLASS TO MATCH

ALIGN TO (E) GLASS

MATCH EXISTING

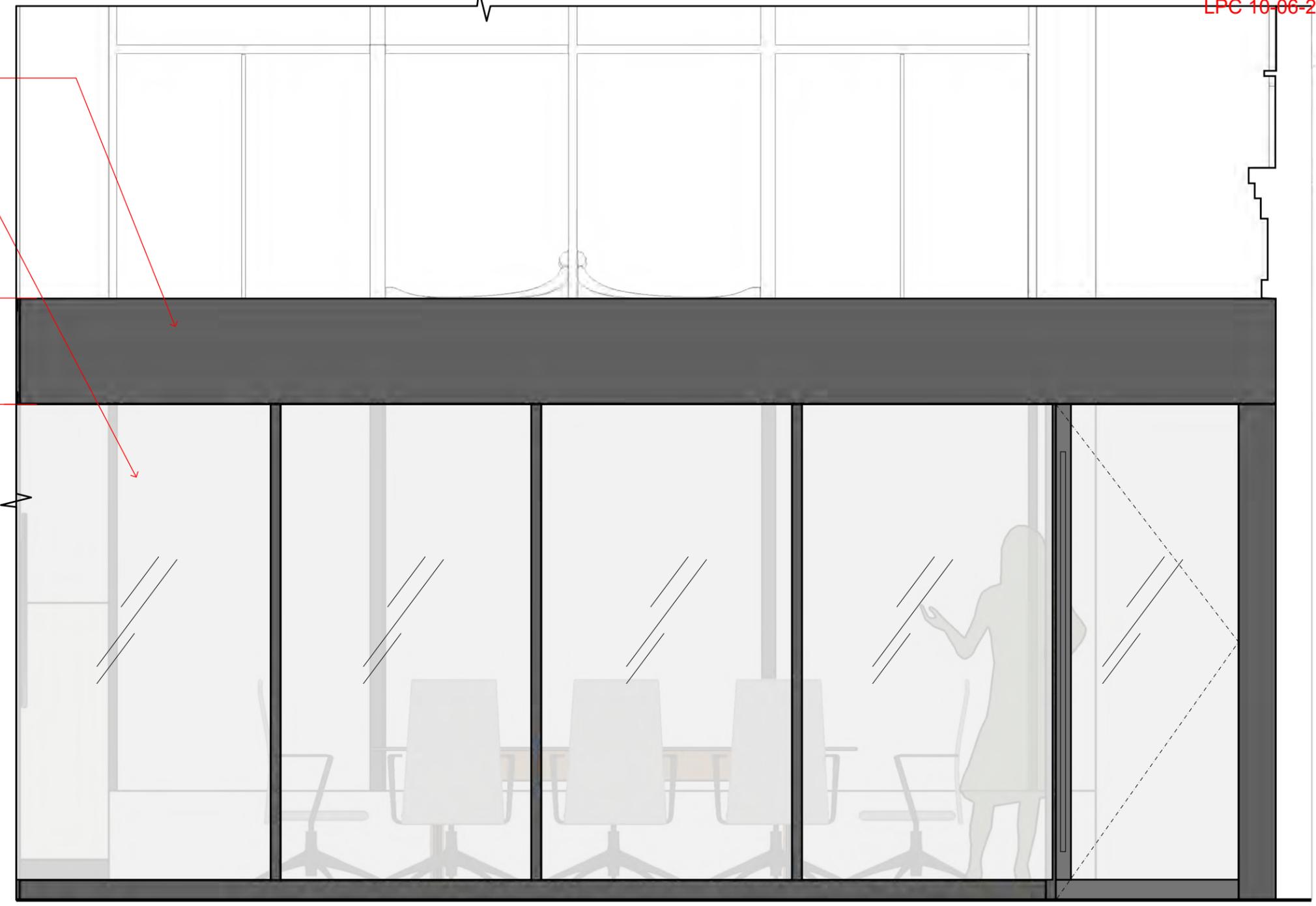
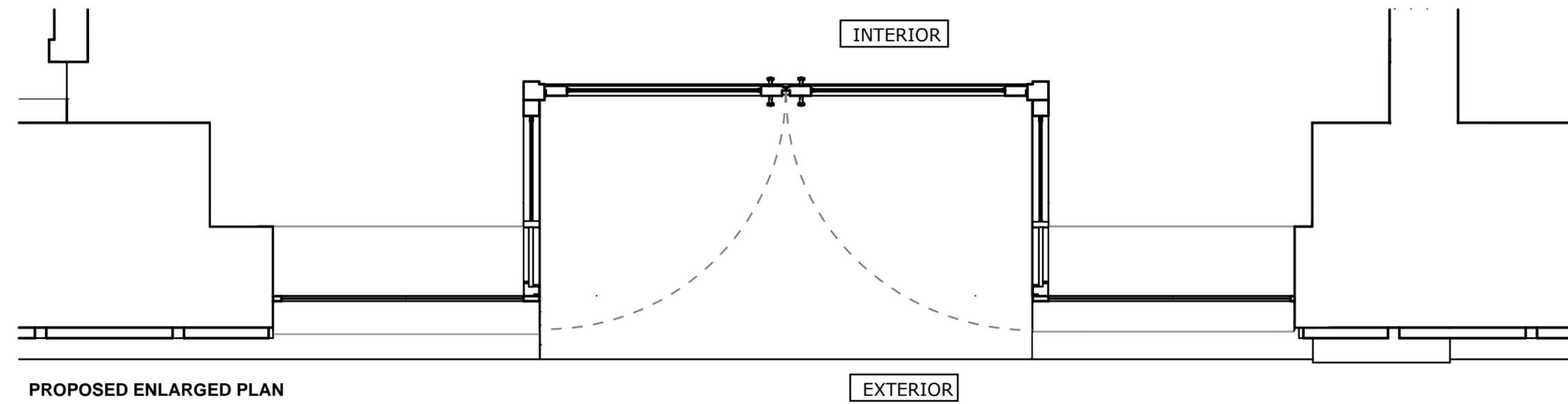
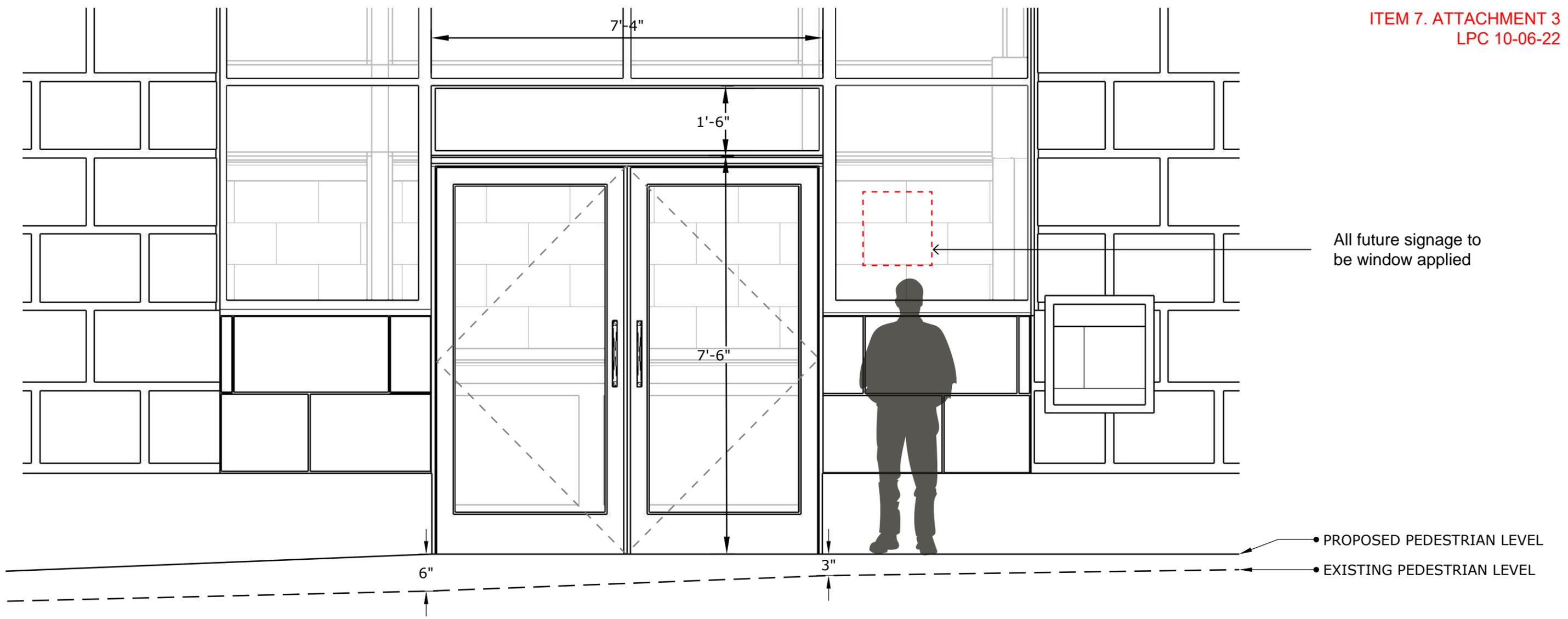


PHOTO OF EXISTING GLASS WALLS TO MATCH
APPROX LOCATION OF NEW CONF. WALL

ELEVATION OF NEW CONFERENCE ROOM FROM LOBBY
Scale: 1/2"=1'-0"





PREVIOUS ENTRY LOCATION

FUTURE SIGNAGE WINDOW APPLIED

NEW ACCESSIBLE ENTRY

FUTURE SIGNAGE WINDOW APPLIED



Travertine Floor



Granite Wall Base



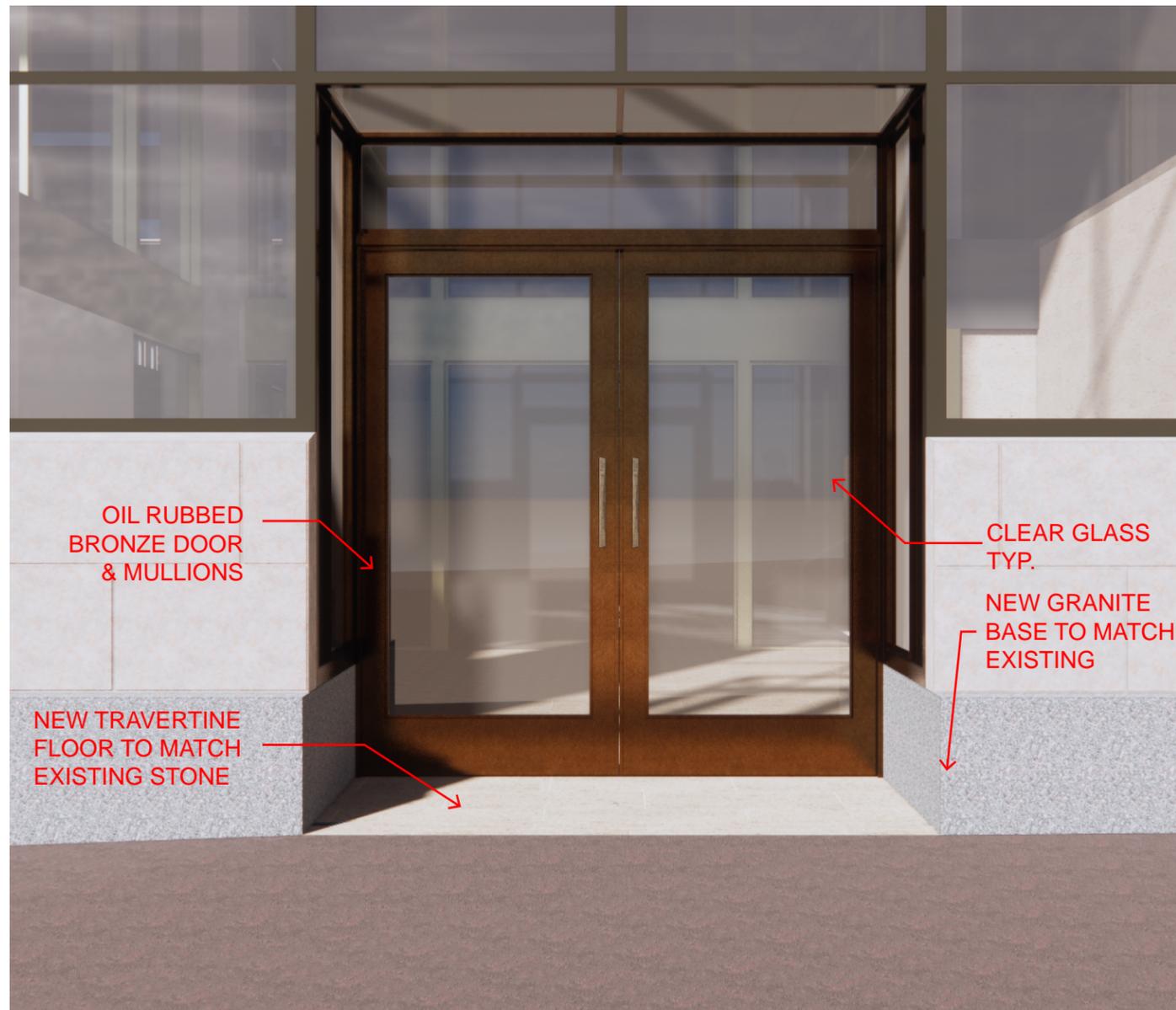
Oil Rubbed Bronze Door



Walk-Off Mat



Clear Tempered Glass



New Entry Doors Seen from the Sidewalk



New Entry Doors Seen from the Sidewalk



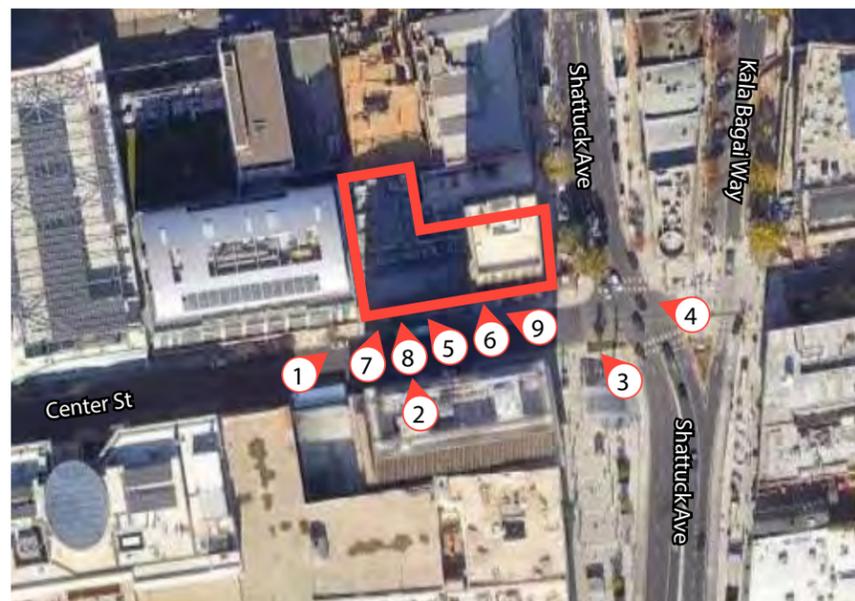
New Entry Doors Seen from the Sidewalk



New Entry Doors Seen from the Lobby

NEW CENTER ST. ACCESSIBLE ENTRY

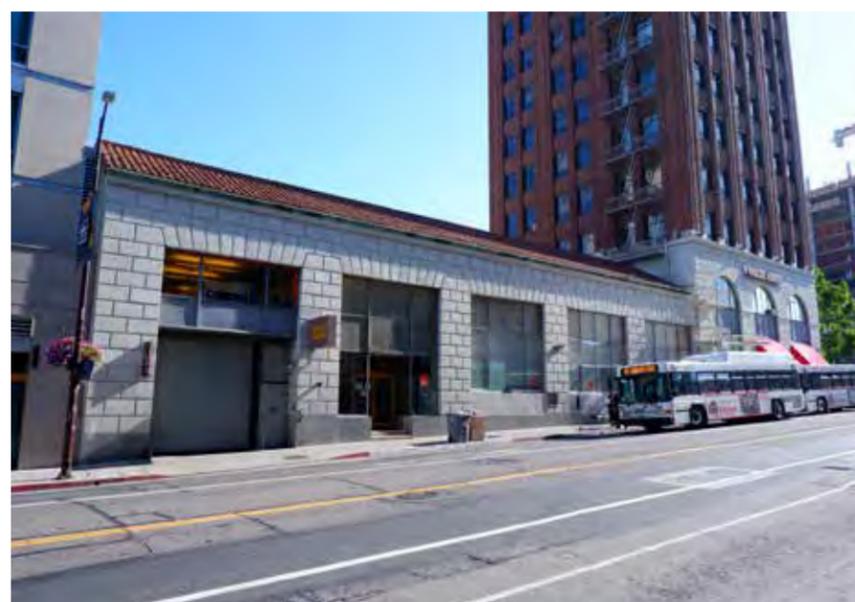
Landmark Preservation Committee Review
2140-44 Shattuck St.



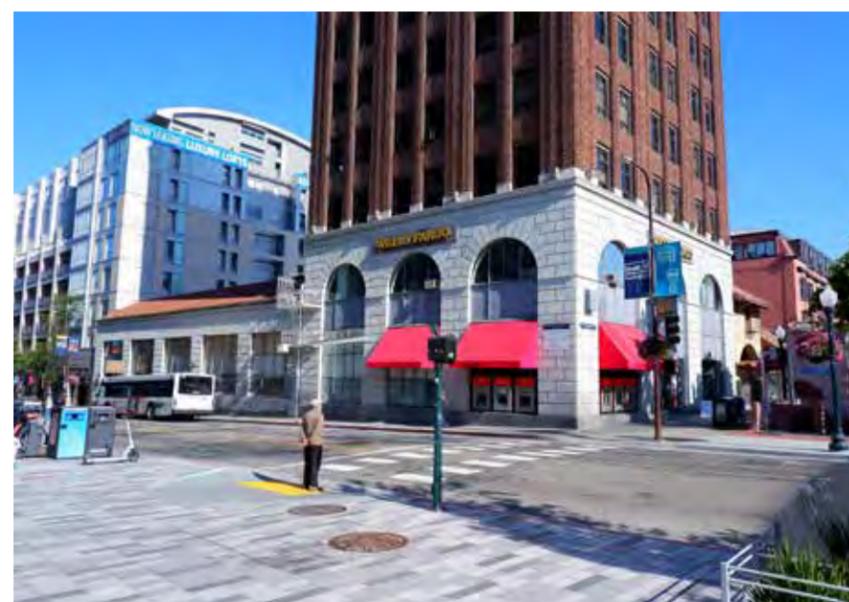
Key Map: Existing Conditions



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.



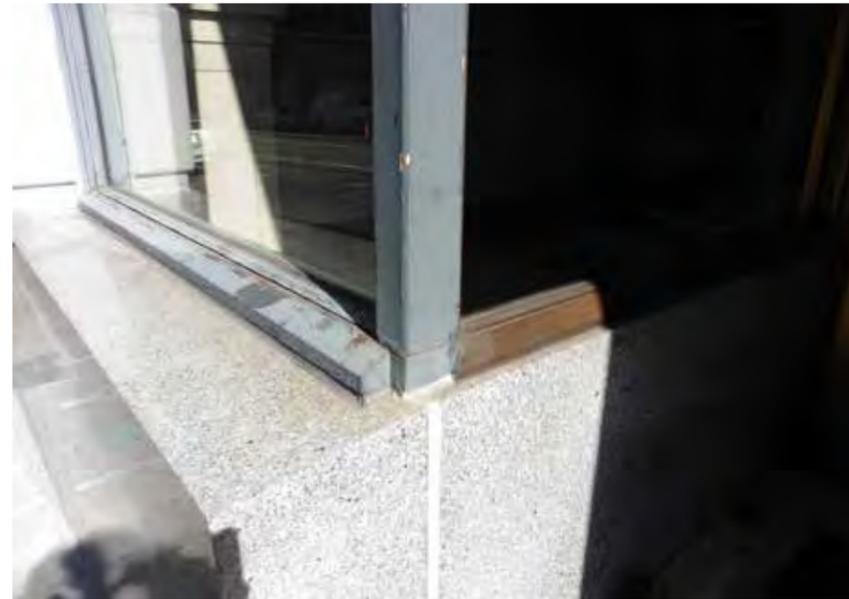
4. View of office tower, looking northwest from Shattuck Avenue.

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.



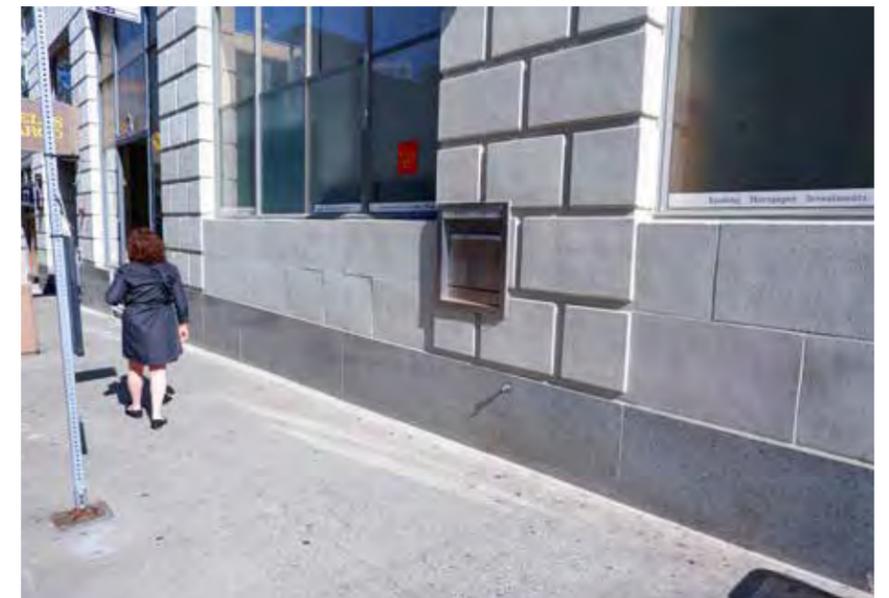
6. Closeup view of existing windows at area of work on Center Street.



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

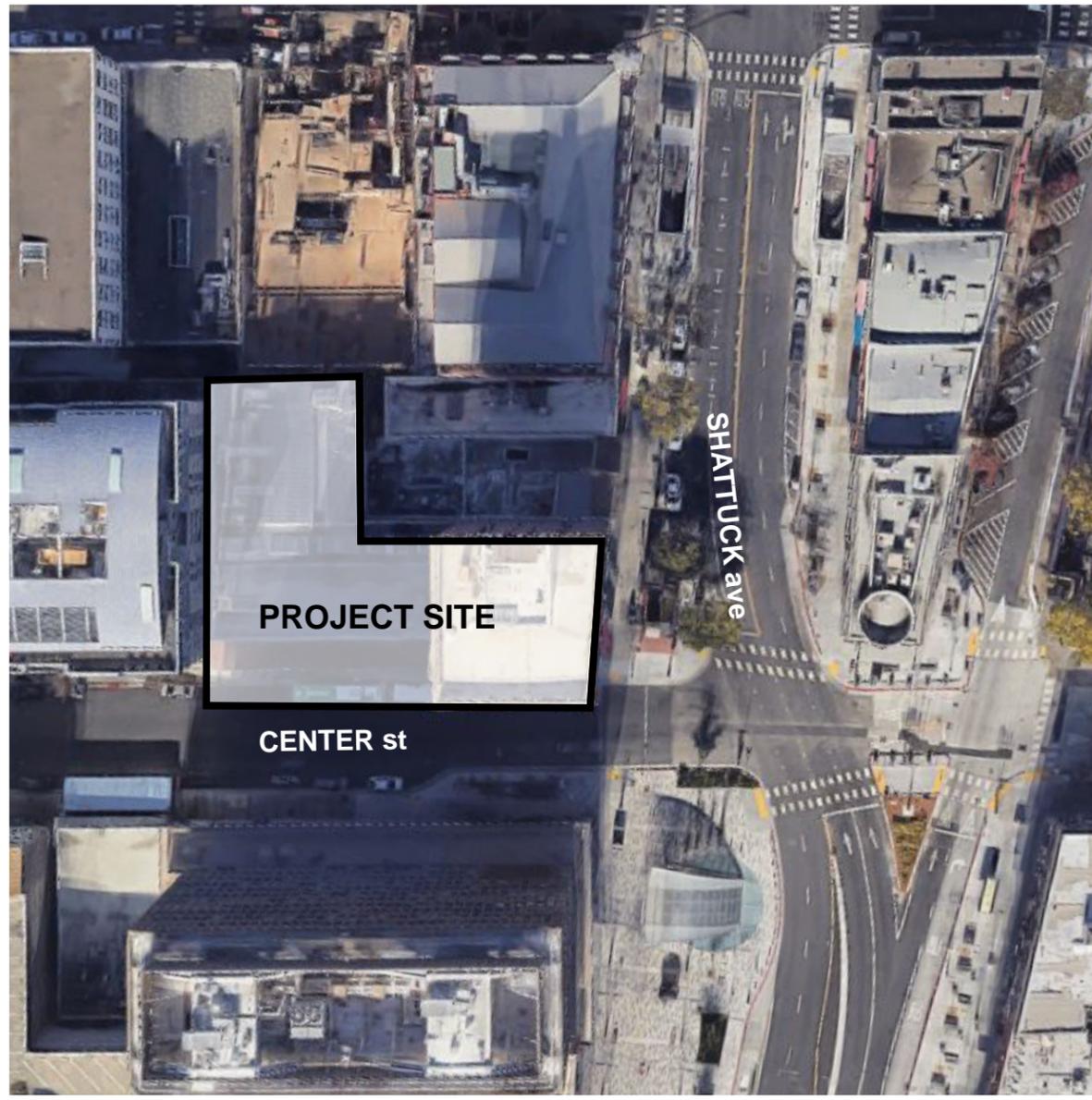
Area of Work: 80sf

Special Designation:

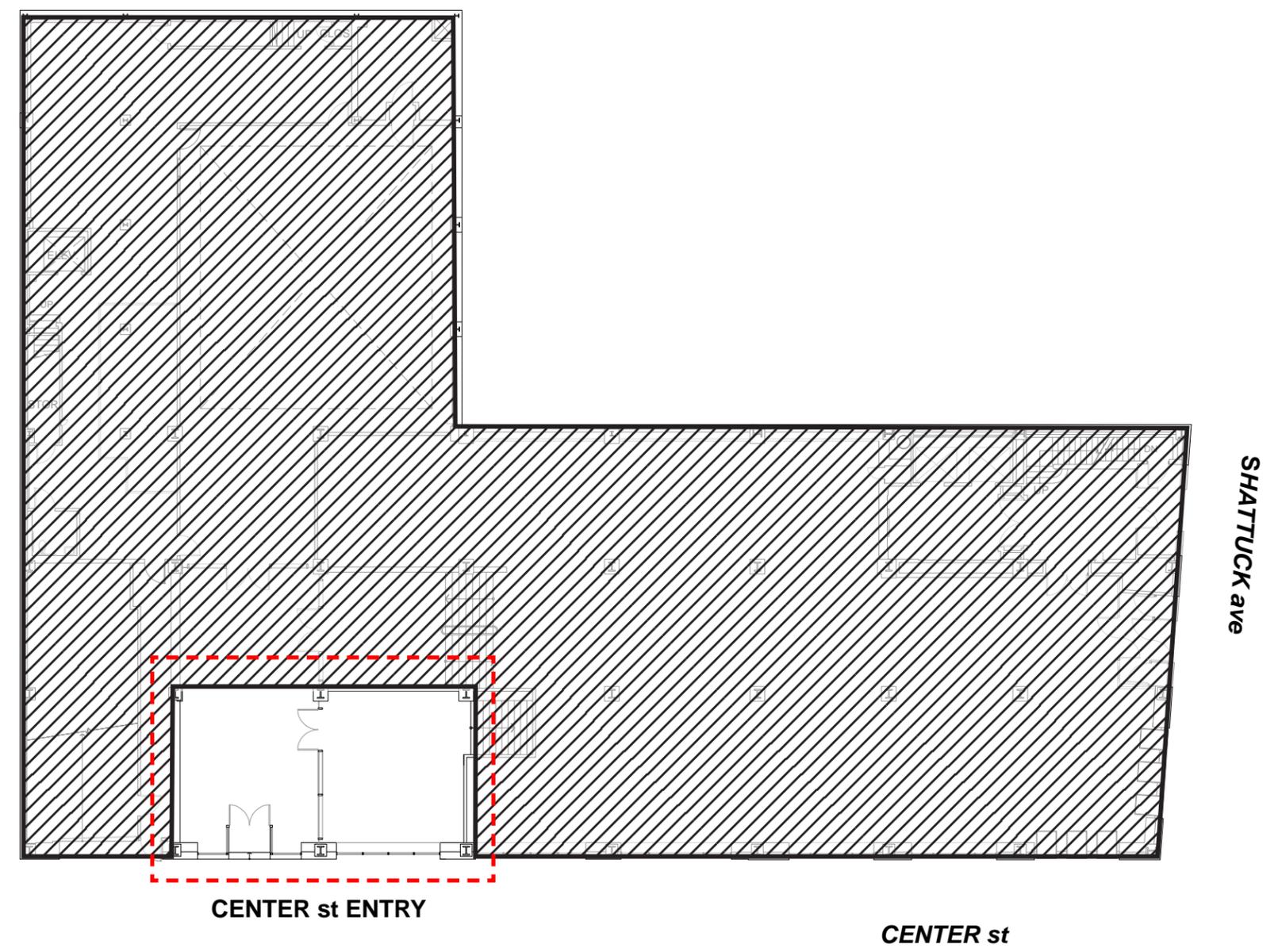
City of Berkeley Designated Landmark; Listed in National Register

Project Description:

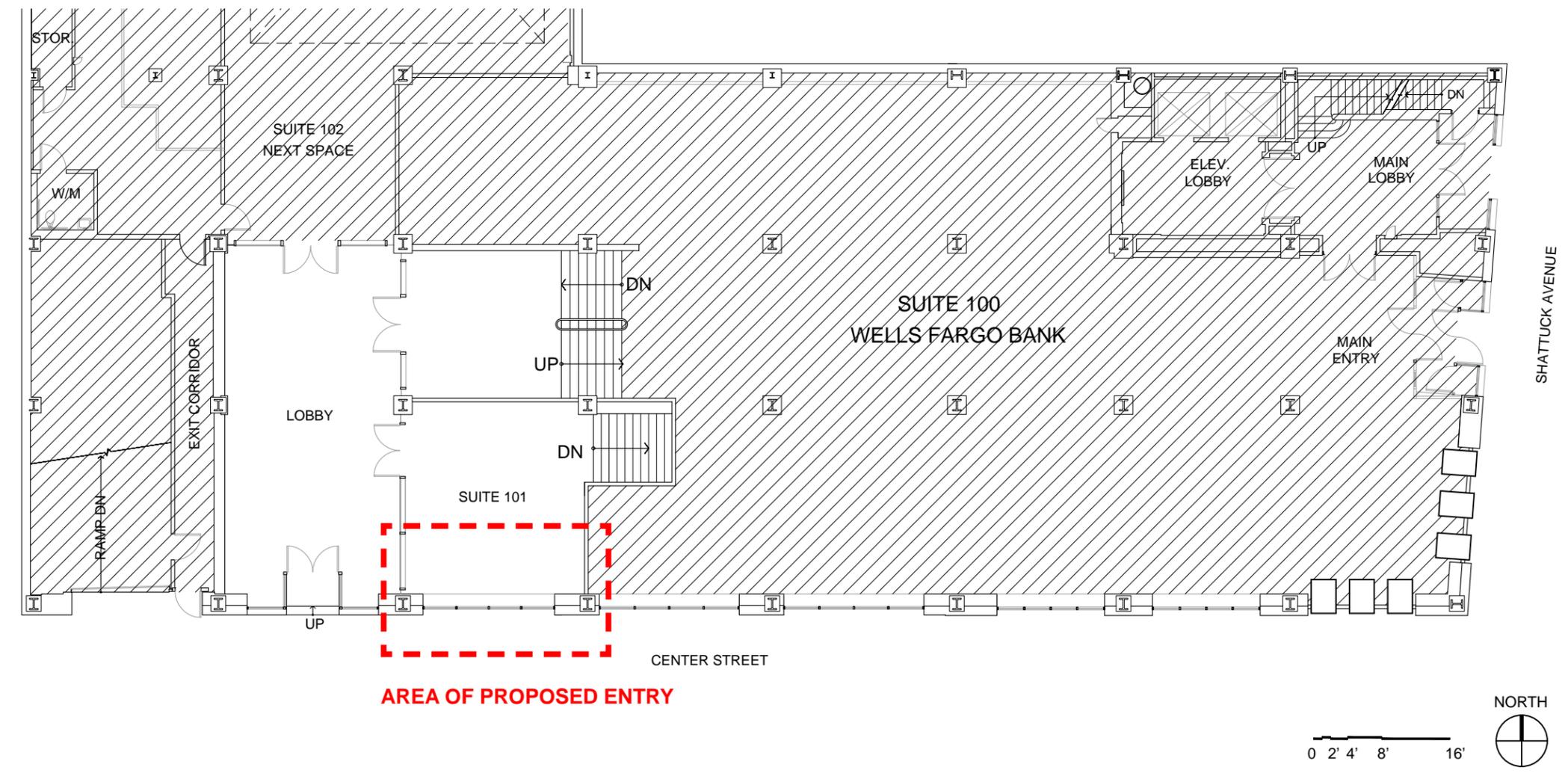
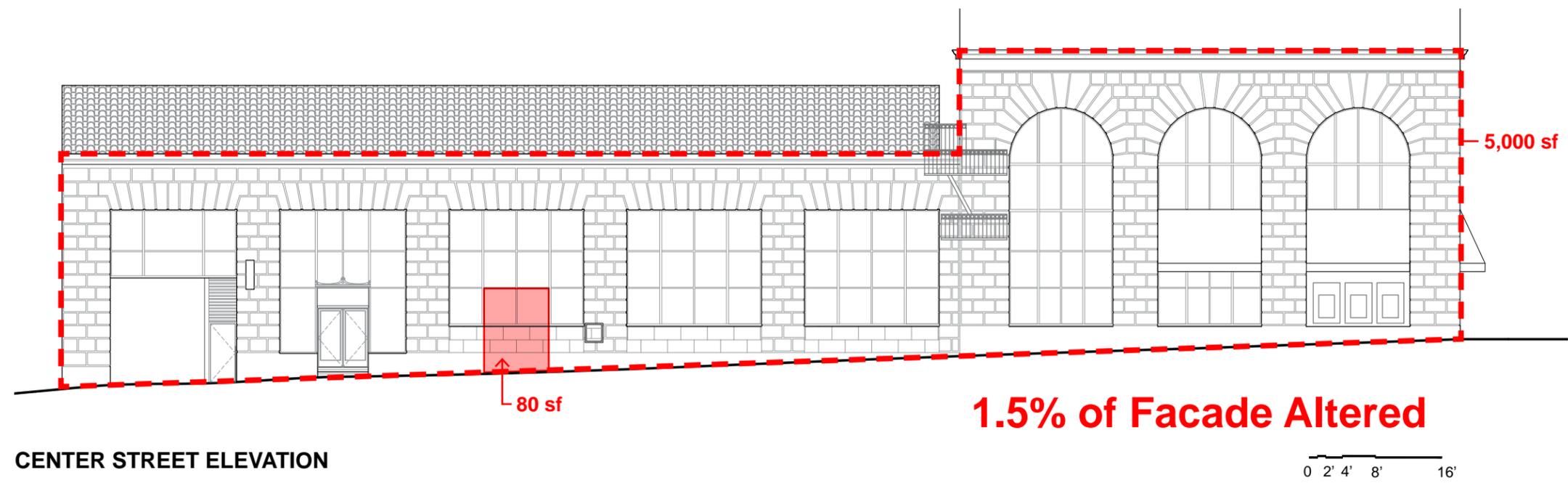
The project consists of adding one set of doors to create a new accessible entry and the reconfiguration of the interior lobby to improve its efficiency and provide a conference room for tenant use. All new materials will be compatible with the existing materials.

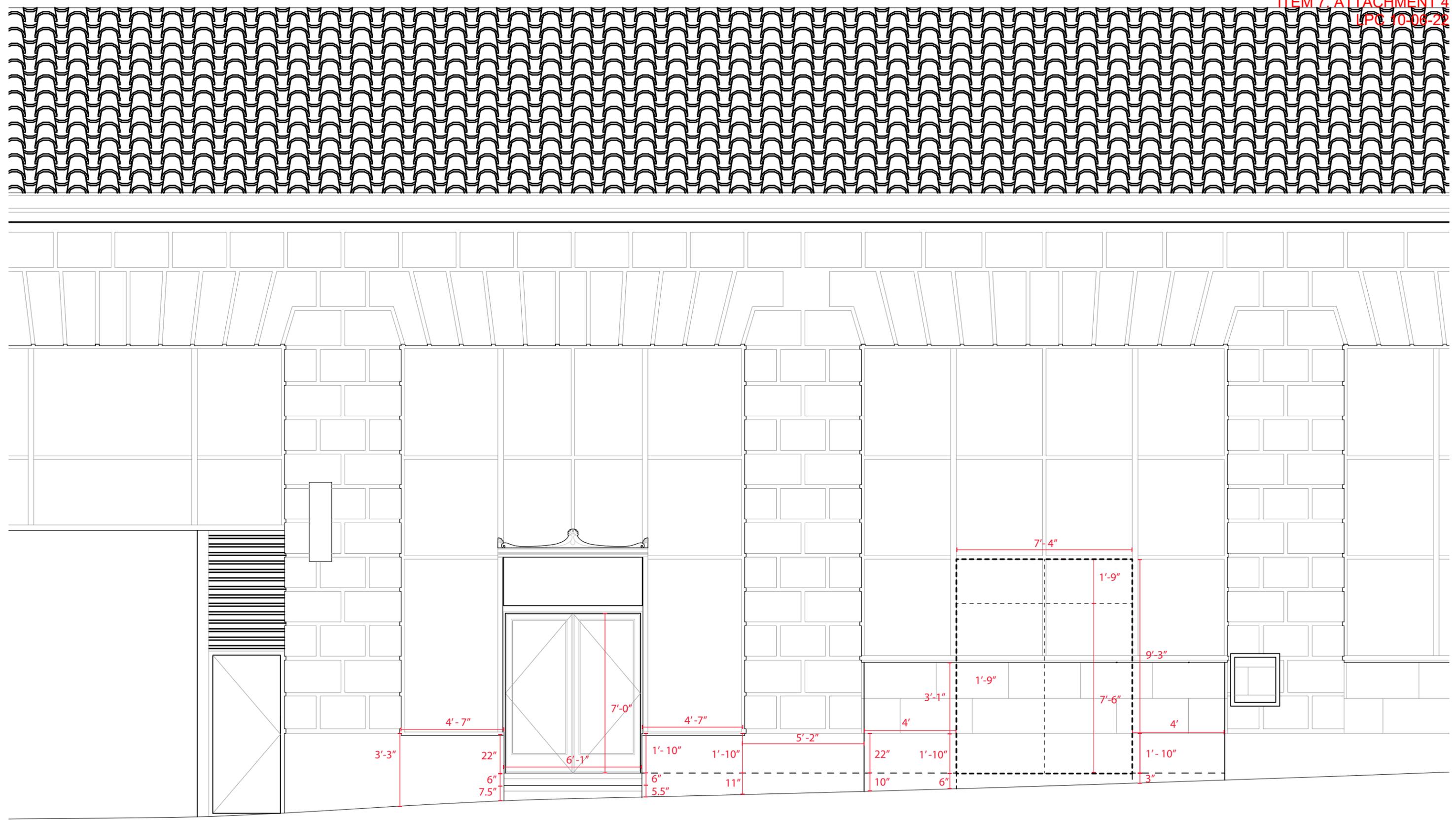


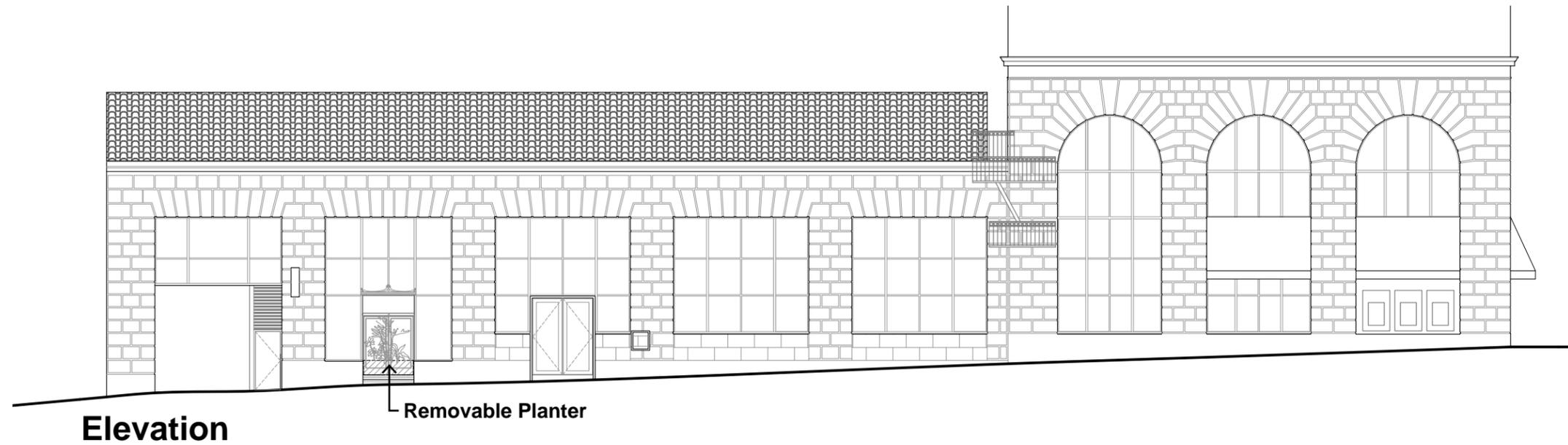
VICINITY MAP



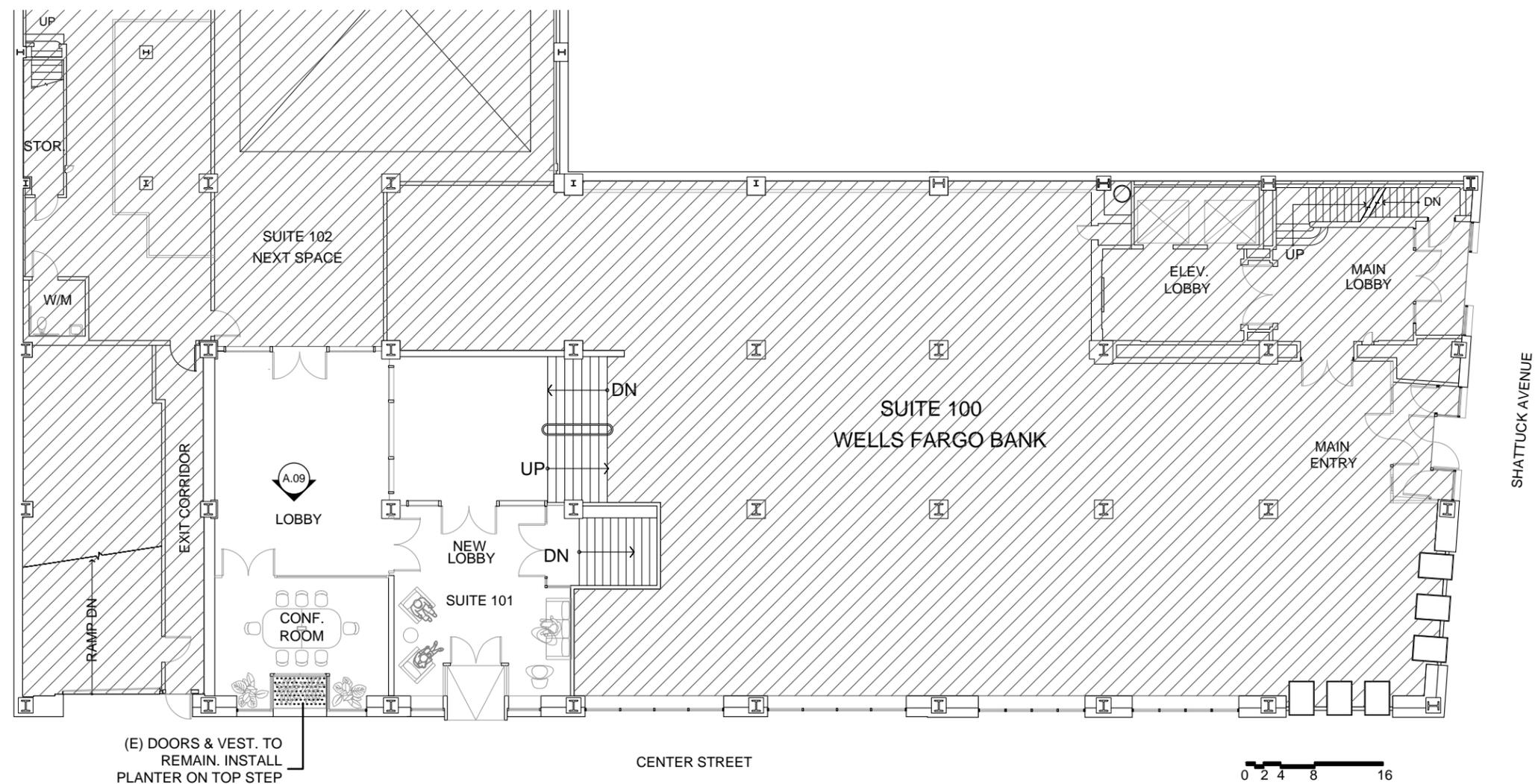
SCOPE DIAGRAM







Elevation



Floor Plan

NEW CONFERENCE ROOM HEADER
TO MATCH EXISTING INTERIOR
STOREFRONTS

CLEAR GLASS TO MATCH

ALIGN TO (E) GLASS

MATCH EXISTING

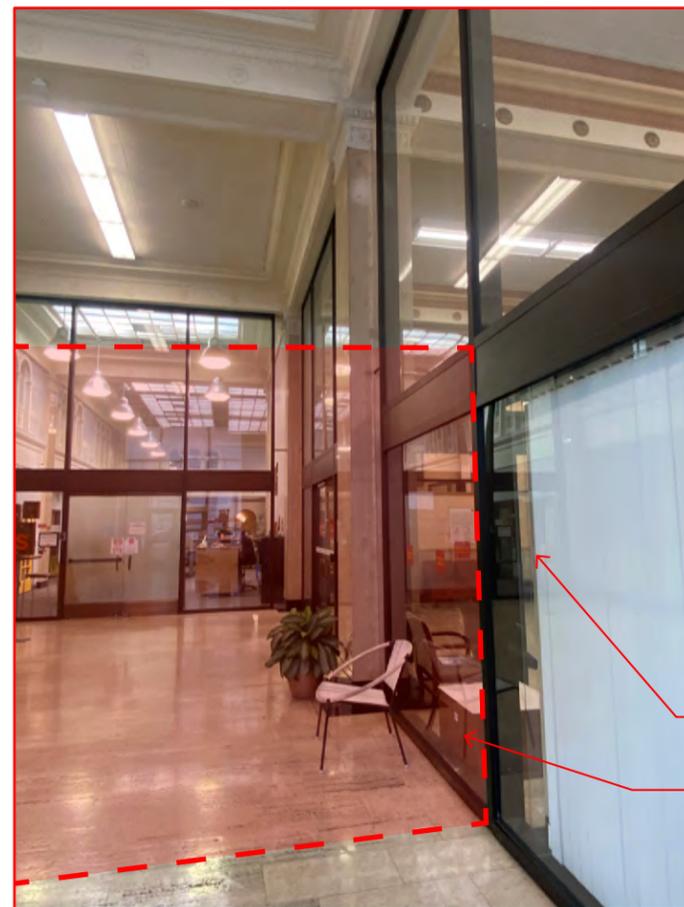
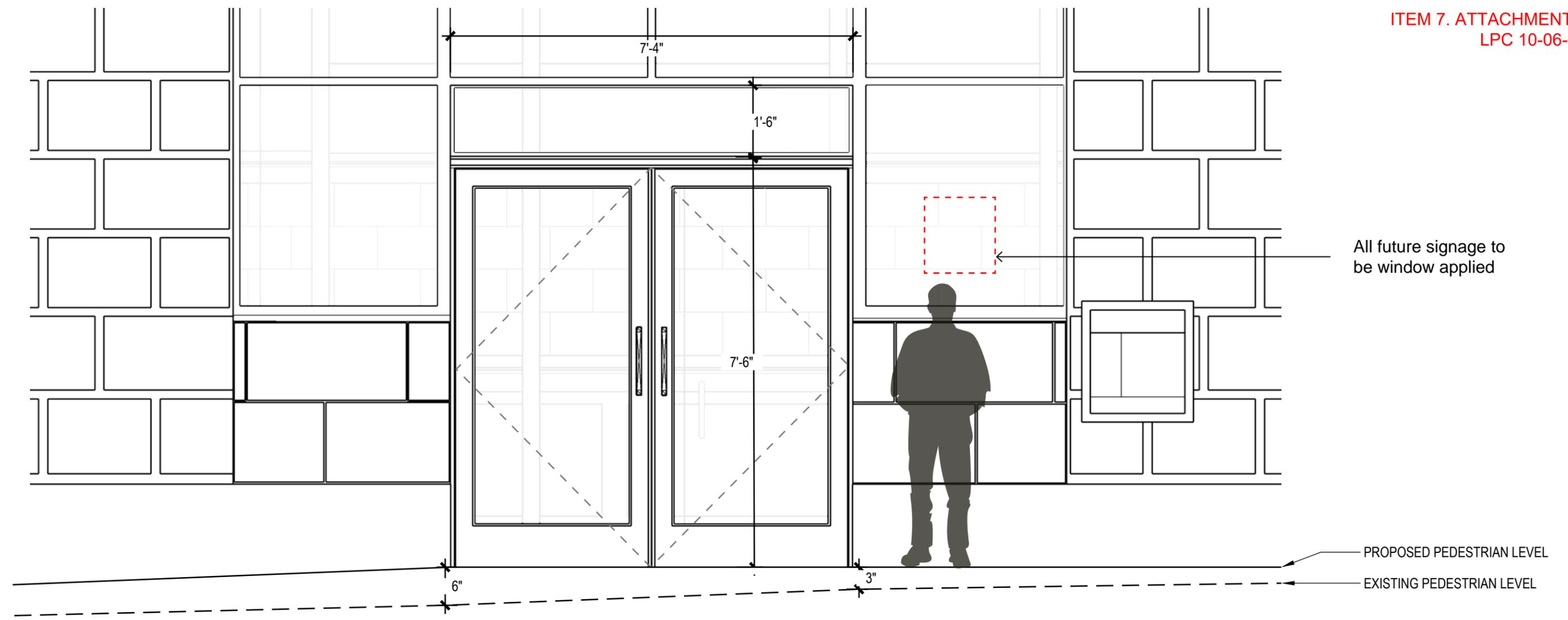


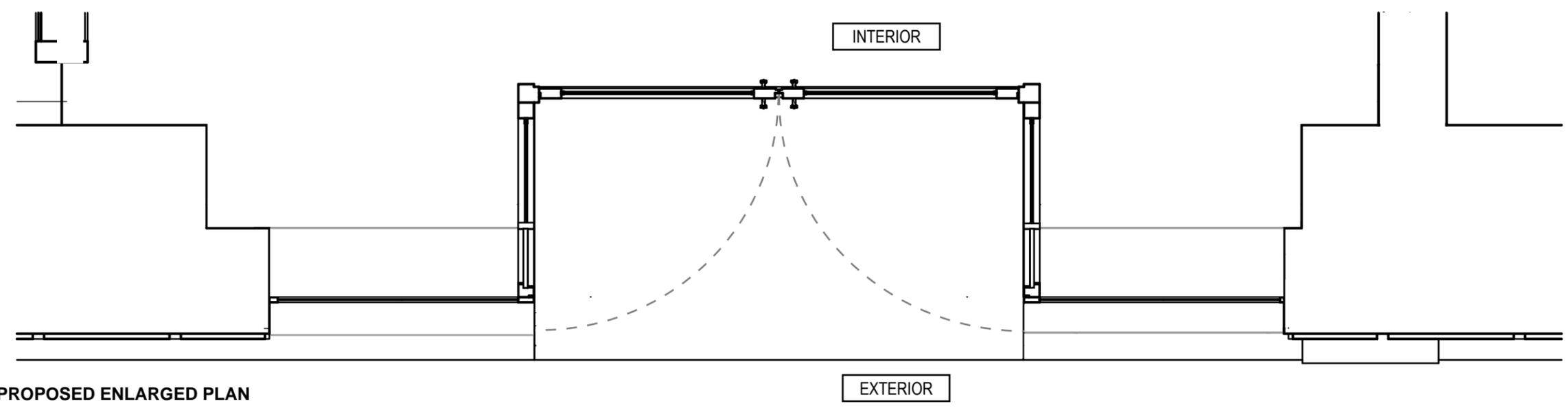
PHOTO OF EXISTING GLASS WALLS TO MATCH

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



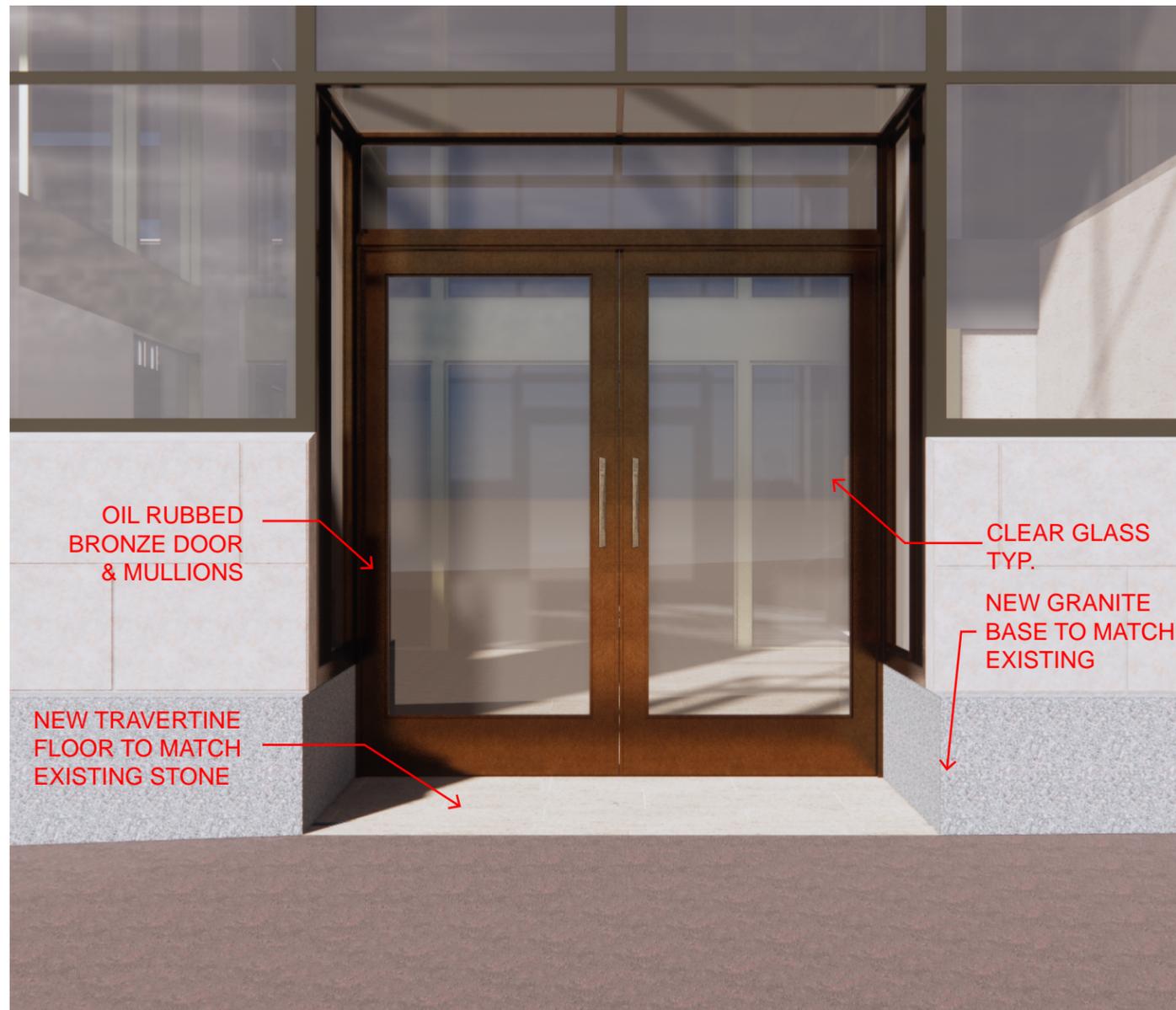
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