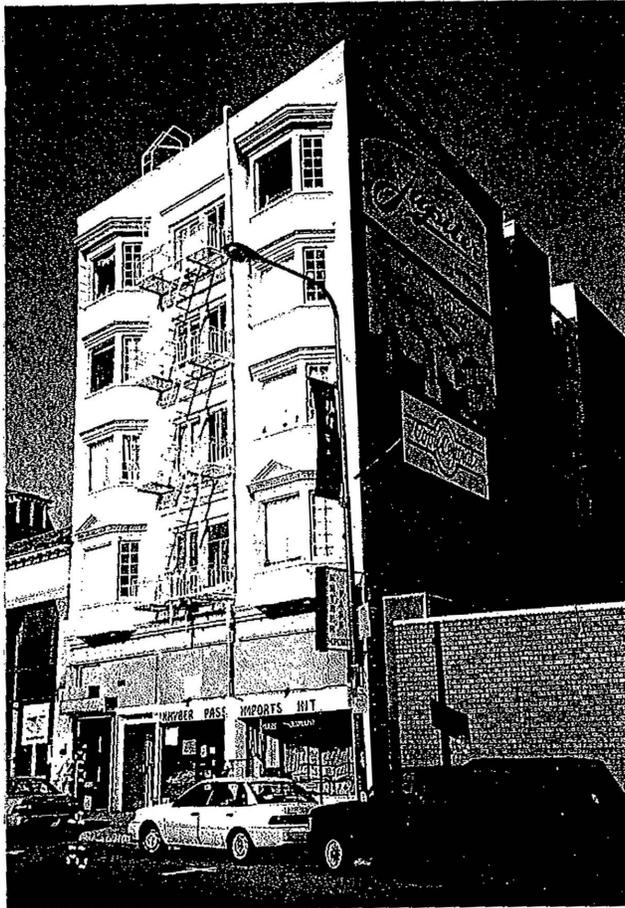
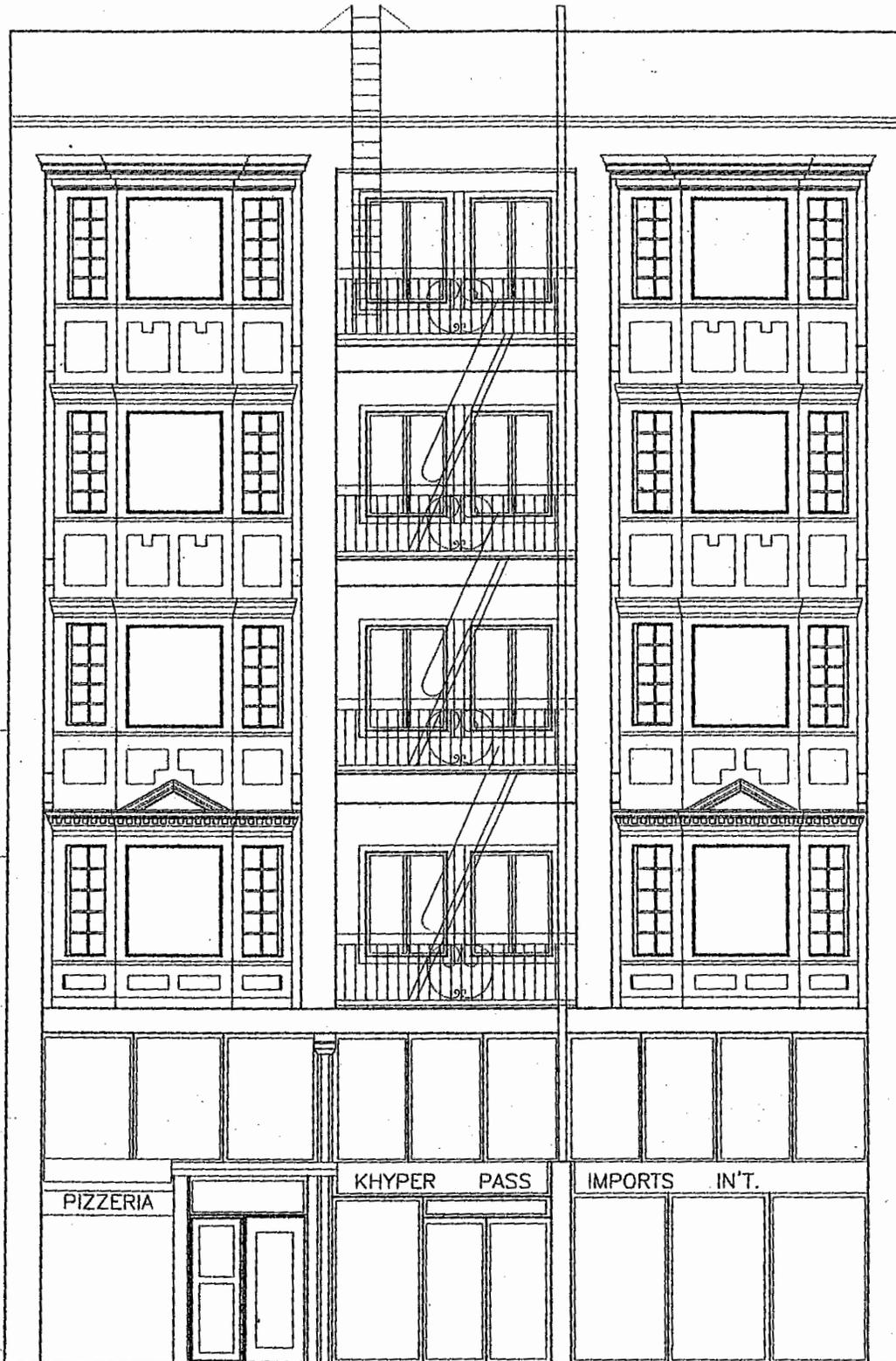


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F.D. Chase Building



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

F.D. Chase Building

1. **Street Address:** 2107-2111 Shattuck Avenue  
**County:** Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor's Parcel Number:** 01000 **Block:** 2032 **Book:** 057  
**Dimensions:** 41 feet (frontage) x 125 feet x 40 feet x 132 feet  
**Cross Street:** Addison to the north, Center to the south
3. **Is property on any survey?** Yes, *Berkeley Urban Conservation Survey (BAHA)*, 1978  
**State Inventory:** Yes, *Historical Resources Inventory* (California Department of Parks and Recreation) 1978  
**National Register:** No
4. **Application for Landmark Includes: Building(s):** Yes
5. **Historic Name:** F.D. Chase Building (named after F.D. Chase Real Estate). Other names include: The Opal Theater (1910), Hotel Crail (1924), Vernon Hotel (1942), Hotel Alexander (1956), California Terrace Inn (1970), Victorian Inn (1974)
6. **Date of Construction:** Original building completed, 1909. Converted to a hotel, 1915. Remodeled with new front bay windows, 1928.
7. **Builder:** A.M. Poulsen
8. **Style:** Classical Downtown Brick Building (5 Story). Classical Revival façade.
9. **Original Owner:** F.D. Chase Real Estate (1909-1928 circa)  
**Original Use:** Opal Theater and Pool Hall, ground floor; Offices, upper four floors.
10. **Present Owner:** Walter Embree, Embree Properties  
**Address:** 5337 College Ave., Suite 503, Oakland, 94618  
**Present Occupants:** Residential: 32 Units, Commercial: Arinell Pizza, Khyber Pass Imports
11. **Present Use:** Commercial Ground Floor: Occupied, carry-out pizzeria and import retail store  
Residences on 2<sup>nd</sup>-5<sup>th</sup> floors: Occupied, 32 units; 8 units per floor (7-1 bedroom, 1 studio)  
**Current zoning:** C-2 Central Commercial District (core)  
**Adjacent property zoning:** C-2 Central Commercial (core and buffer zones)
12. **Present Condition of Property:** Building exterior: Good, Interior: Fair, Rear Grounds: Fair
13. **Historic Value – City:** Yes **Neighborhood:** Yes **Commercial:** Yes  
**Architectural Value – City:** Yes **Neighborhood:** Yes **Architect:** Yes
14. **Is the property endangered?** No

**15. Description:**

The F.D. Chase Building, located at the center of downtown Berkeley, occupies a prominent position at 2107-2111 Shattuck Avenue, between Center and Addison Streets (Illus. 1-2). Across from the building is Shattuck Square, which has always been the center of Berkeley's downtown. Because of its close proximity to the University, to major downtown office buildings such as the Great Western and Wells Fargo, and to public transportation, Shattuck Square is critical in providing Berkeley's downtown employees, university community, and visitors with a wide variety of restaurants, shops, and residential spaces.

The building site is narrow, deep and rhomboid in plan and occupies a total of 5146 square feet. The site dimensions are 40' on the east, 132' on the south, 41' on the west (front) and 125.24' on the north. Both its rear and front property lines intersect at oblique angles to its parallel side property lines. The building is also rhomboid in plan with rear right angle corners and front oblique angle corners. Its wall lengths are 40' on the east (rear), 124' on the south, 41' on the west (front) and 114' on the north. It fills out its site except for a 10' to 7' rear setback. It is five stories high with an approximate height of 64'. The floors stack directly over each other except for the front window bays that cantilever over the sidewalk approximately two feet. The commercial ground floor is approximately 4760 square feet and each residential floor is 4556 square feet for a total building area of 22,984 square feet. This square footage does not include the basement level or some mezzanines at the ground floor.

There are two basic floor plans to the Chase Building: the commercial level and duplicate residential levels. The commercial plan is a classic column and beam open space plan of three structural bays. There is one retailer occupying the southern two bays from the façade to the rear, while the northern bay space is divided in two and occupied by the pizza parlor and the apartment entry lobby. Residential floors two through five are almost the same except for thicker walls at the lower floors. The plan has a double loaded corridor with apartments on each side. Residents access their floors from the ground floor lobby either through an elevator or an open stairway. Both are located at half the depth of the building from Shattuck Avenue. The corridor travels from the front to the rear to allow occupants access to fire escapes that hang off the facades. There are eight apartments per floor: one studio and seven one-bedrooms ranging in size from 300 to 558 square feet.

Constructed as a Type III-non rated building, as categorized by the Uniform Building Code, the Chase building is typical of late 19<sup>th</sup> century urban construction, when cities and builders built with brick as a precaution against recurring fires. Only the exterior walls of the Chase building were constructed from brick. The interior walls, floors and roof were still constructed of wood frame for ease and economy of construction. Exterior metal fire escapes, centered on the front and rear facades, provide two alternate means of egress from the structure other than the central interior stair. The brick walls themselves are thicker on the lower floors to support the weight of the structure above. More than two feet thick at the basement floor level, the brick wall tapers to 21" on the first and second floor, to 17" on the fifth floor and to 8" at the roof level.

The exterior side walls are on the property lines and originally contained no openings when the building housed offices. Long, four-story deep light shafts, concealed behind the continuous face of brick on the side walls, originally brought light to the interiors of the building (Illus. 7). The brick concealing the wells was most likely removed in order to provide more light and

ventilation to the interior rooms at the time the offices were converted into hotel rooms. Steel lintels, attached at each floor level above the second floor, compensate for the lateral loads originally supported by the brick (Illus. 8). Windows on the rear façade of the building are set into the original arched brick openings (Illus. 9-10). On the street façade and at the ground level, cast iron columns support the upper brick walls and frame three glass storefronts capped by a row of clerestory windows (Illus. 11). The upper portion of the street façade, now dominated by two rows of continuous four story bay window projections, was originally flat brick, framing a pair of double-hung windows on the second through fifth floors (Illus. 12).

In 1928, bay windows were attached to the outside of the brick facade on the upper stories of the building. The original double hung wood windows were removed along with some surrounding brick to create a walk-in bay window on the two outbound structural bays. Most likely the façade brick was removed in four story long strips from above the ground floor to the parapet brick. The bays were constructed of a combination of wood frame and sheet metal and contained wood casement windows (Illus. 13). The middle column of windows on the building remained as originally constructed.

The interior floors and walls are framed in wood, with standard western platform framing. The ground and second floors are supported on heavy timber columns and beams to accommodate the open ground floor for retail or theater uses. Large 10x10 Douglas Fir columns in the basement support the ground floor beams which transverse in an east-west direction. The ground floor joists are 3x12 at 12 inches on center transversing in a north-south direction. The second floor joists are also 3x12 at 12 inches on center. Use of larger and more tightly spaced joists at the second floor was standard practice in wood frame construction. This technique allowed the transfer of weight of the honeycombed residential floor walls to the beams and columns of the first floor. All floor joists were sheathed in 1x8 planks and covered with 1x4 tongue and groove decking for the walking surface. For the third, fourth and fifth levels, the floors are framed with 2x12 Douglas Fir Joists at 16 inches on center, which bear onto the residential unit walls.

Although the roof frame was not available for viewing, it is most likely framed with carpenters trusses at 2'-8" on center. Composed of 2x4 bottom chords, 2x6 top chords and 1x4 to 1x6 diagonal and vertical web membranes, the frames are called carpenters trusses because they perform like an engineered, pre-fabricated truss to carry the weight of the roof, but they are assembled on site by carpenters using simple nailed connections. Roof sheathing is probably straight 1x8 planks over which building paper and a waterproof membrane were placed.

The current interior of the Chase Building provides very little information about the original use of the building as a movie theater and offices. The load bearing wall, which divides the residential entry from the commercial space occupied by Khyber Pass, spans the length of the building from front to rear (approximately 125'). Because the longitudinal load-bearing wall contains no openings, it is impossible to access one side of the commercial space from the interior of the other. Various non-original mezzanine level lofts, primarily at the rear of the building, exist throughout the ground floor and provide storage for the commercial tenants. It appears that the original residential entry was on the north side of the street façade and of fifteen feet in width. The partition wall that separates Arinell Pizza from the present narrow residential entrance lobby is the result of the 1970's renovations. Prior to its existence, a barrel-vaulted ceiling spanned the breadth of the 15' high entrance lobby. An original staircase leads

to an original mezzanine level landing, where an office, enclosed by partition walls perforated by a modern fixed fire window and a sliding glass door, is located (Illus. 14).

The staircase continues to residential units on the second through fifth floors and onward to the flat roof (Illus. 15). The original 1909 elevator shaft and cab, next to the staircase, still functions to transport residents to all levels of the building (Illus. 16). Each of residential floors contains a total of eight units (7-1 bedroom and 1 studio), the interior of which derive the extent of their natural light from the side light-wells. Each unit is equipped with a kitchenette and separate bathroom. There are also two original interior light-wells which bring light and air to the kitchens and bathrooms of the front eight street facing units (Illus. 17-19).

The basement, accessible by either the staircase or elevator at the residential entrance, is in poor condition. Visible water damage and structural settling are the most noticeable signs of deterioration. A concrete masonry block wall and steel I-beam has replaced part of the original rear brick wall probably in efforts to curb settling (Illus. 20). Vertical I-beams support a new lateral I-beam load. Although no longer in use, a chute and opening under the sidewalk at the west end of the basement allows for direct street level to basement deliveries (Illus. 21). The original furnace and elevator equipment in the basement is in good condition and working order (Illus. 22-24).

The current state of the commercial space, occupied by Arinell Pizza and Khyber Pass Imports, reflects the 1970's renovations. The façade has painted wood panels over the original clerestory, a metal roll down door over the Arinell entrance and the modernized glass entry to Khyber Pass have changed the original storefront design (Illus. 25). Only the two cast iron columns of the original façade remain. Gradual structural improvements have occurred over the years. Most prominently is the (CMV) at the basement level. Plans for soft-story structural improvement are in process. Walter Embree, the new owner, plans to conduct a full-scale seismic upgrade as per the requirements of the Berkeley URM ordinance.

## 16. History:

From an early point in Berkeley history, Berkeley Square marked the center of downtown. In 1852, Francis Kittredge Shattuck and three partners received the legal title for a one square mile of central Berkeley of what was then undeveloped grazing land of the Spanish land grantee, Jose Domingo Peralta. The parcel was bounded by Strawberry Creek on the north and Russell Street to the south, College Avenue on the east and Martin Luther King Jr. Way on the west. The four partners divided the land into four equal quarter-mile by one-mile strips for use in farming and land speculation. Francis Shattuck acquired the northwesterly portion of the land, which is where much of downtown Berkeley is presently located. Soon after acquisition of the land, the partners leased their land in parcels to farmers for cultivation.

Eventually, the land was subdivided for residential and commercial development. By 1876, Stanford Place, now called Shattuck Square, was the transit center of Berkeley and the terminus station for the East Bay stretch of the Central Pacific railroad (Illus. 26). Stanford Place boasted the stately Berkeley Station, surrounded by extensive freight yards and several rows of railroad tracks. By the time Berkeley was incorporated in 1878, the area around Berkeley Station was the established civic and business center of Berkeley. Beginning in the 1890's, Berkeley experienced rapid population growth. The combined factors of a growing University in the 1890's, the development of the electric rail linking Oakland and San Francisco in 1891, and the earthquake in 1906 intensified the population boom. As a response to the growth in population and in civic importance, many of the original single and multi-story wood frame buildings from the late 1800's were rebuilt in brick and masonry between 1901 and 1916.

The first recorded structure at the site of the Chase Building was the S. Taylor's Saddlery and Harness shop, which also housed the office of Kidder and McCullough Contractors and Builders. A photograph, from George Pettitt's *Berkeley: the Town and Gown of It*, shows a split level façade with at least fifty percent devoted to advertising the wares and services of the building's occupants (Illus. 27). Ads boasted that war and Indian relics, wampum beads and baskets, "beautiful shells," as well as antiques and "everything under the sun" could be bought and sold from Taylor's shop. One could also obtain "harness & carriage trimming" and "fine saddlery" at the "Lowest City Prices." The saddlery was a high, single story, wood frame building with a wooden roof that covered the sidewalk in front of the harness shop. Entry to the contractor's office was through an elevated, five foot high landing on the right side of the façade which contained separate signage. The sidewalk was made of wood boards continuing in front of both adjacent properties. This building illustrates perfectly how Berkeley's present downtown area was originally a "frontier" community and agricultural service center.

By the time the F.D. Chase company selected architect William Wharff to design a new building for the site of S. Taylor's Harness shop, Wharff was already an established architect in the Bay Area (Illus. 28). Originally recognized as a residential architect in San Francisco and later Berkeley, Wharff's early commercial projects include the wood frame Carlson Block at 3228 Adeline Street (1903) and the Pfister Knitting Mill at 2602 Eighth Street (1906) (Illus. 29). Wharff's masterpiece, however, is the Masonic Temple at 2105 Bancroft Way (1905) (Illus. 30). The Masonic Temple is indicative of the scale and neo-classical design desired for a prosperous, coming of age town like Berkeley. Classically proportioned in a pseudo-Italianate style, the Masonic Temple was one of the first buildings of its stature and magnitude to frame the southern entrance to Berkeley's downtown at the corner of Bancroft and Shattuck. The Chase Building helped to frame the other end of Shattuck (albeit on a much less prominent

parcel of land) and, at five stories, was important in establishing a height precedent for buildings to follow (Illus. 31).

Following a typical Classical design scheme, the Chase building incorporates a graceful three part Greek Column composition consisting of a ground storefront base, an upper shaft punctuated by three columns of windows, and cornice ornamentation. Completed in 1909, the structure was originally intended to serve as a theater, pool hall and office building (Illus. 32). Named the Opal Theater, manager P.H. Doll charged five cents admission and featured movies and illustrated songs. Later in 1914, building permits indicate that a laundry moved into the facility, although it is unclear which business moved out to accommodate it. A building permit from 1915 indicates that the building was converted into a 64-room hotel. In 1924, the building reopened as the Hotel Crail. California Cafeteria and Mina Williams' millinery shop occupied the commercial floors. A 1928 renovation brought the addition of wooden bays to the building. In 1930 the name and potentially the owner of the restaurant changed to the Hotel Crail Coffee Shop.

By 1937, owners Maurice and Annie Moskowitz put the Hotel Crail on the market for sale. Mr. and Mrs. Paul Vernon eventually purchased the hotel for \$100,000 in April of 1941 and changed the name to the Vernon Hotel. Their ownership of the hotel did not last long, however. The property was put on the market and purchased by Charles Tesseyman in June of 1942, and once again sold in 1948 to Albert Atherley, an experienced San Francisco hotel proprietor, who changed the name to Hotel Alexander. Under Atherley's ownership, Radston's Office Supply and Perkins Office Equipment moved into the ground floor commercial space (Illus. 33). Ownership of the Hotel Alexander changed several more times in the following decades, with minimal building alteration. The name changed once again to the California Terrace Inn, and a Scientology office moved in downstairs.

In 1974, Kammy Akaka purchased the California Terrace Inn for use as a halfway house for mental patients. The name changed to the Victorian Inn. Arinell Pizza moved into one half of the commercial space in 1975 and has remained ever since. Interlude Massage, later the infamous California Girls massage studios, moved into the ground floor during the same year (Illus. 34). The residential portion of the building disintegrated to slum-equivalent conditions during its life as a halfway house. Seven fires between 1969 and 1977, broken plumbing, and lack of garbage service prompted residents to go on rent strike at one point and to form a night watch coalition for fire prevention. Numerous code violations, aggravated by a final fire in the residential quarters, prompted the city to close the building in January of 1977 for code violation (Illus. 35).

Adrian Scharlach purchased the ramshackle hotel in August of 1977 with intentions of conducting a major renovation to convert the 64-room hostelry into a 32-unit apartment. As early as 1970, a building permit was granted for extensive renovations that would bring about this conversion. Builders combined the sixteen rooms on each floor into groups of two to create the existing eight units per floor. By coupling the rooms on each floor, Scharlach created the current arrangement of seven 1-bedroom and one studio apartment per floor. Very little renovation has been conducted on the building since Scharlach's ownership.

The latest owner, Walter Embree, acquired the property in 1998. He is methodically making improvements to the residential units, as they become vacant. Recently, he has acquired the services of the Bay Architects and of a structural engineer in order to seismically upgrade the property to the requirements of the Berkeley Seismic Ordinance. Work will also include relocating and improving Arinell Pizza and is anticipated to begin in the summer of 2000.

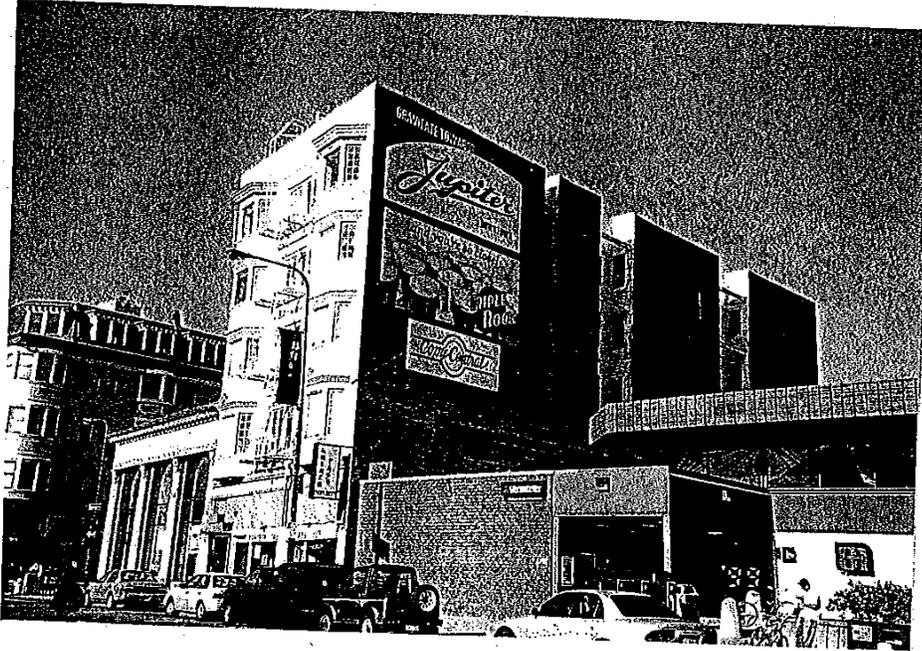
**17. Significance:**

Built by William Wharff in 1909, the F.D. Chase Building is one of two remaining buildings in downtown Berkeley built by Wharff. The other, the Masonic Temple, is already a landmark and a prime example of the stately Neo-Classical style favored for a city that referred to itself as the "Athens of the West." Wharff himself was a prominent member of the Berkeley community. His other landmark buildings are located in South and West Berkeley.

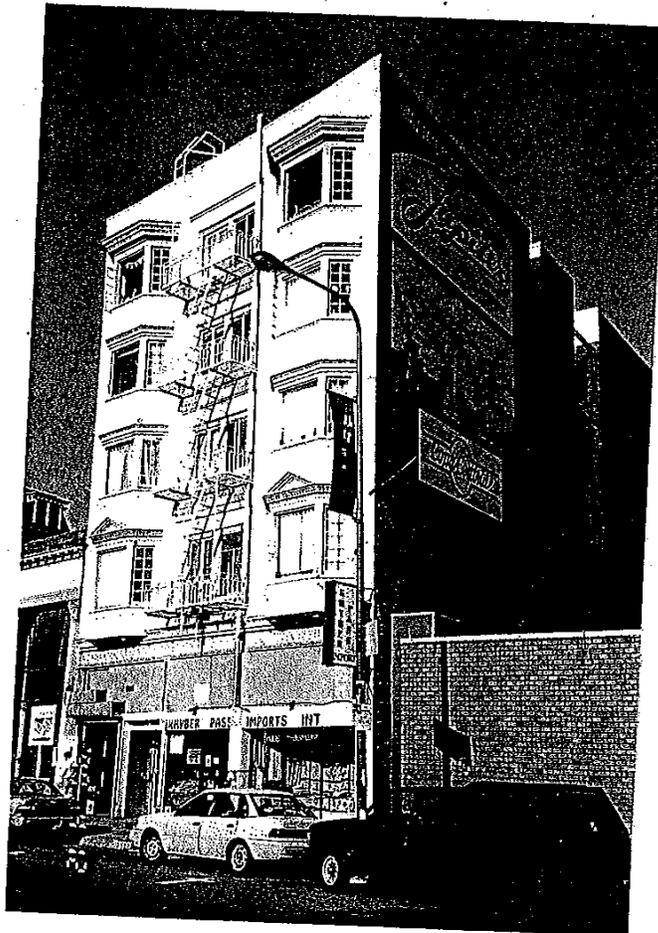
Maintaining downtown Berkeley's historical setting is a cornerstone of the Berkeley Downtown Plan. As stated in the Plan: "Historical Preservation: The plan encourages adaptive reuse of existing buildings, to encourage economic revitalization while preserving Downtown's early 20<sup>th</sup> Century historic character." The F.D. Chase building is a product of the turn of the century building boom, which transformed the cityscape of Berkeley and gave it architectural importance. Buildings such as the F.D. Chase building were instrumental in establishing the multi-storied brick and masonry streetscape along Shattuck Avenue as Berkeley's central business district.

The Shattuck and Berkeley Square sections of the downtown are an example of the benefits of historical preservation. Because of the efforts of the City, the Landmark Preservation Commission, and the Berkeley Architectural Heritage Association to preserve the character of Berkeley, the downtown has enjoyed a hundred years of 24-hour use. The dovetailing of commercial and residential uses within the downtown district has shaped Berkeley into a community of vitality and diversity. According to the Plan: "Housing in Downtown would help meet an urgent need for the City, and would create an interesting 24-hour environment. Zoning regulation would offer incentives for housing, and the City would seek financial help for residential development and preservation." The Chase Building, with its 32 residences, functions as one of the main apartment buildings in downtown. Efforts should be made to encourage the historical preservation and upkeep of the structure. Landmarking would aid the owner in maintaining some of historical elements of the building such as the elevator and lobby.

The F.D. Chase building is located in the midst of this intact urban core and will join a cluster of landmark historical buildings, which provide both residential and commercial space to the community. Neighbored by the Mason-McDuffie Co. Building (2101 Shattuck Avenue) and the Studio Building (2045 Shattuck Avenue), the F.D. Chase building is also in close proximity to the Underwood Building (2110 Addison Street), the Shattuck Square Building (48, 64 and 82 Shattuck Square), the Heywood Building (2014-18 Shattuck Avenue), the S.H. Kress Building (2036 Shattuck Avenue), the Francis K. Shattuck Building (2108 Shattuck Avenue), the Chamber of Commerce Building (2140-44 Shattuck Avenue) and the Mikkelsen & Berry building (2126 Center Street). All of these buildings together function to create a textured and varied cityscape and to promote a beautiful city center attractive to the City's residents, visitors, university students and commercial interests.



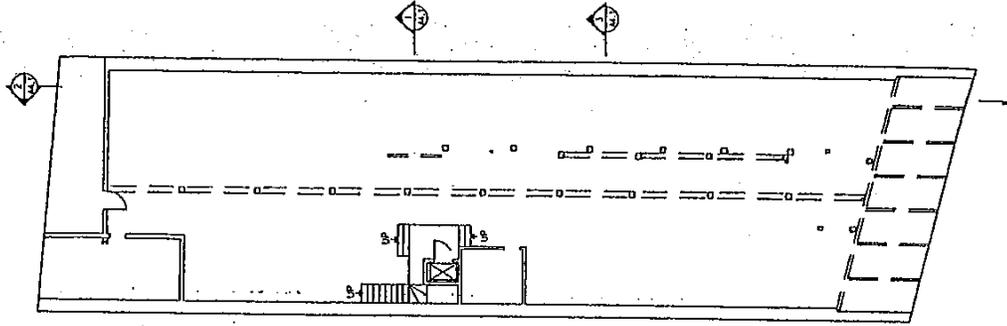
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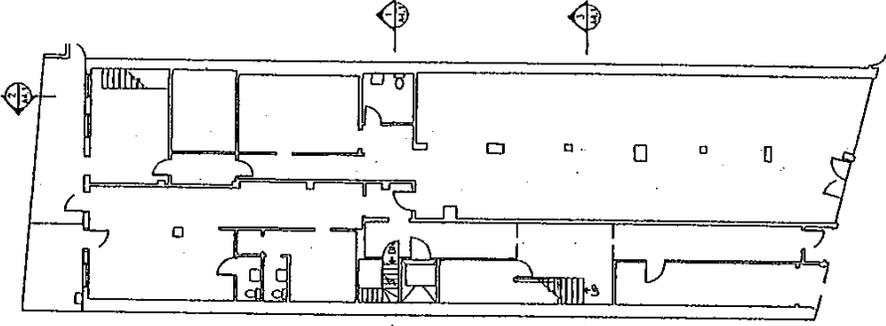
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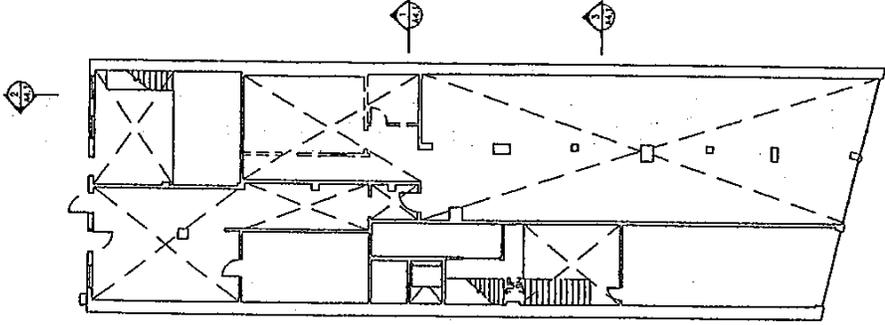
<p><b>CENTRAL AS-BUILT NOTES:</b></p> <ol style="list-style-type: none"> <li>1. THESE AS-BUILT NOTES ARE PREPARED BY ARCHITECTS FOR THE ARCHITECT'S RECORD AND TO BE USED IN CONNECTION WITH THE ORIGINAL CONTRACT DOCUMENTS. THESE AS-BUILT NOTES DO NOT CONSTITUTE A CONTRACT DOCUMENT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIMS OR DAMAGES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH ANY LITIGATION.</li> <li>2. THE ARCHITECT'S RECORD IS THE AUTHORITY FOR THE AS-BUILT NOTES. THE ARCHITECT'S RECORD IS THE AUTHORITY FOR THE AS-BUILT NOTES.</li> <li>3. THE ARCHITECT'S RECORD IS THE AUTHORITY FOR THE AS-BUILT NOTES.</li> </ol>	<p><b>PROPERTY TITLE</b></p> <p><b>CHASE BUILDING</b></p> <p>2109 SHATTUCK AVE      BOSTON, MA 02114</p>	<p><b>PROPERTY OWNER</b></p> <p>WALTER EMBERS /      EMBERS PROPERTIES      500 COLLEGE AVE      BOSTON, MA 02116      617 552 1200</p>	<p><b>ARCHITECT</b></p> <p>James Novosel      the bay architects      15409 Alameda Ave      Berkeley, CA 94705</p> <p>510 420 1464      (fax) 510 420 1165</p> <p>DESIGNED AND DRAWN BY ARCHITECT</p> <p>DATE: 10/15/15</p>	<p><b>A2.1 AS-BUILTS</b></p> <p><b>BASEMENT, GROUND AND MEZZANINE PLANS</b></p> <p>DATE: 10/15/15</p>
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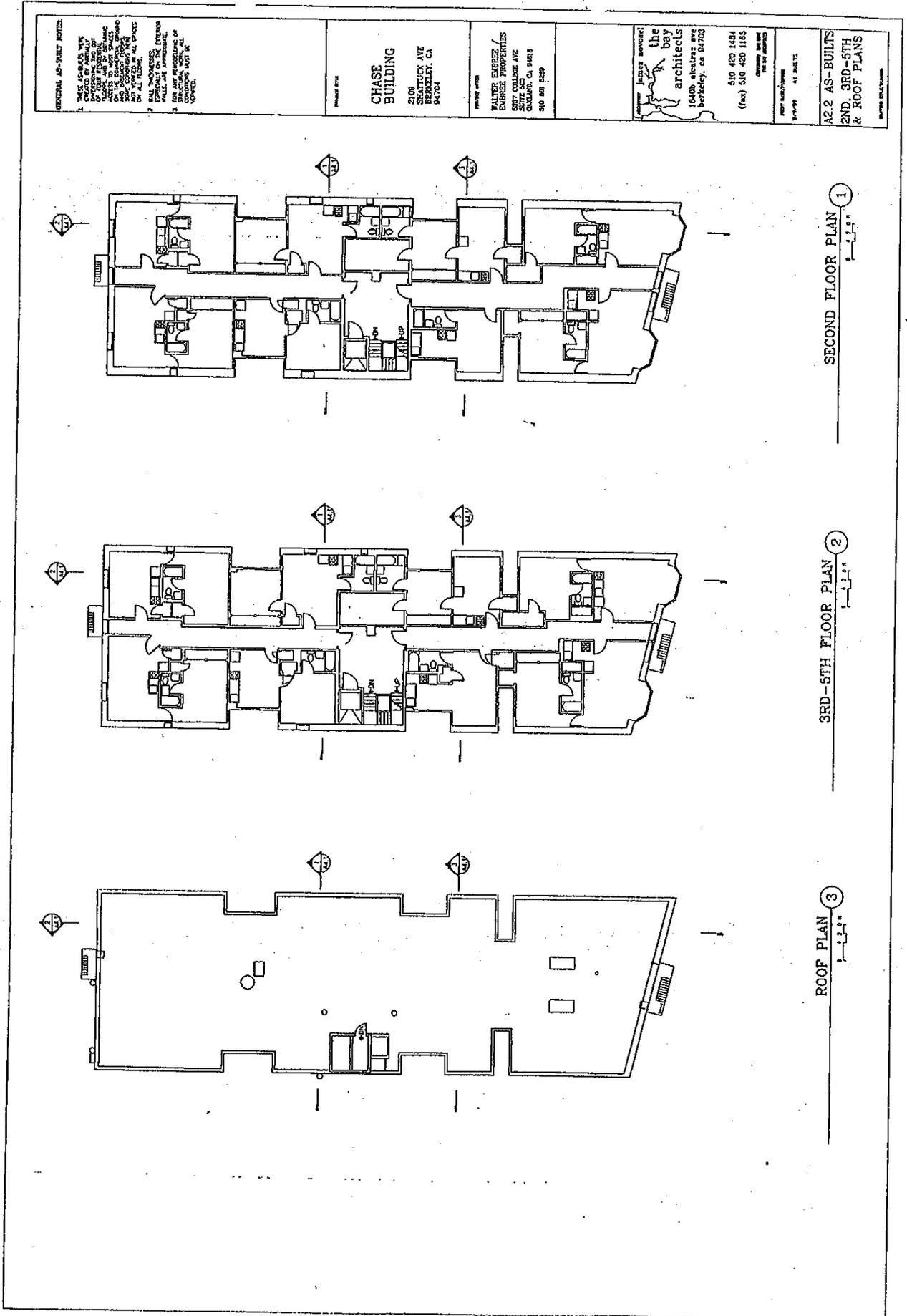
BASEMENT PLAN 1



GROUND FLOOR PLAN 2



MEZZANINE PLAN 3





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**GENERAL AS-BUILT NOTES:**

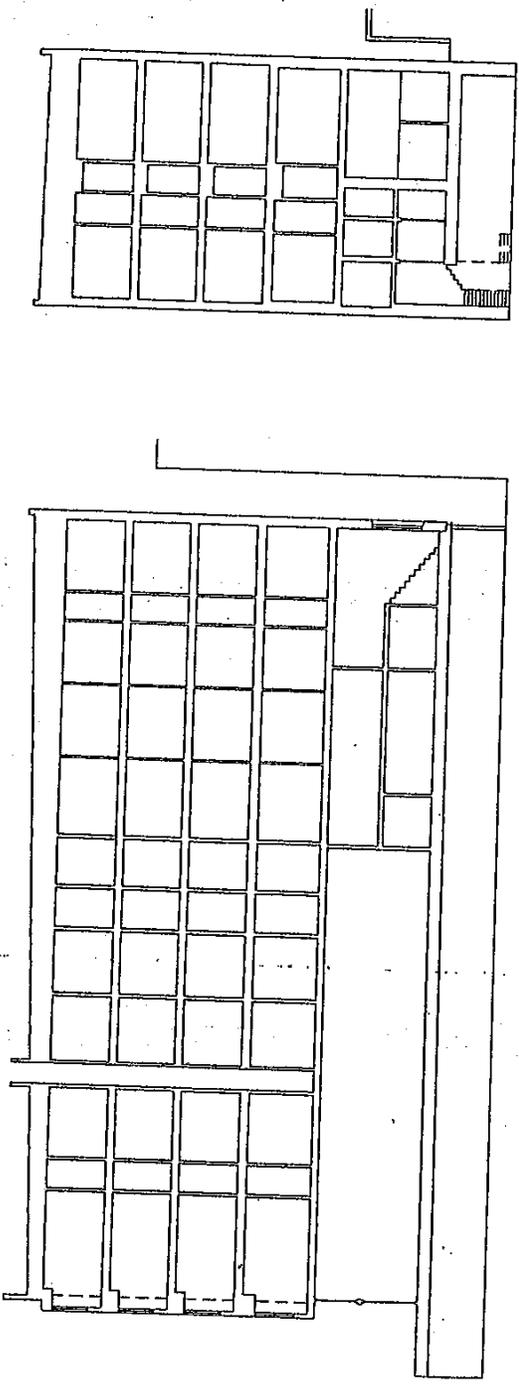
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**CHASE BUILDING**  
 2109 BENTLEY AVE  
 BENTLEY, CA 94704

**WALTER EMBREE / EMBREE PROPERTIES**  
 687 COLLEGE AVE  
 OAKLAND, CA 94618  
 510 861 5289

**James Novosel the bay architects**  
 1840 Alcatraz Ave  
 Berkeley, CA 94702  
 510 420 1484  
 (fax) 510 420 1185  
 ARCHITECTS AND INTERIORS  
 5/1/77 AS BUILT

**A-1 AS-BUILT BUILDING SECTIONS**  
 SCALE: 1/4" = 1'-0"



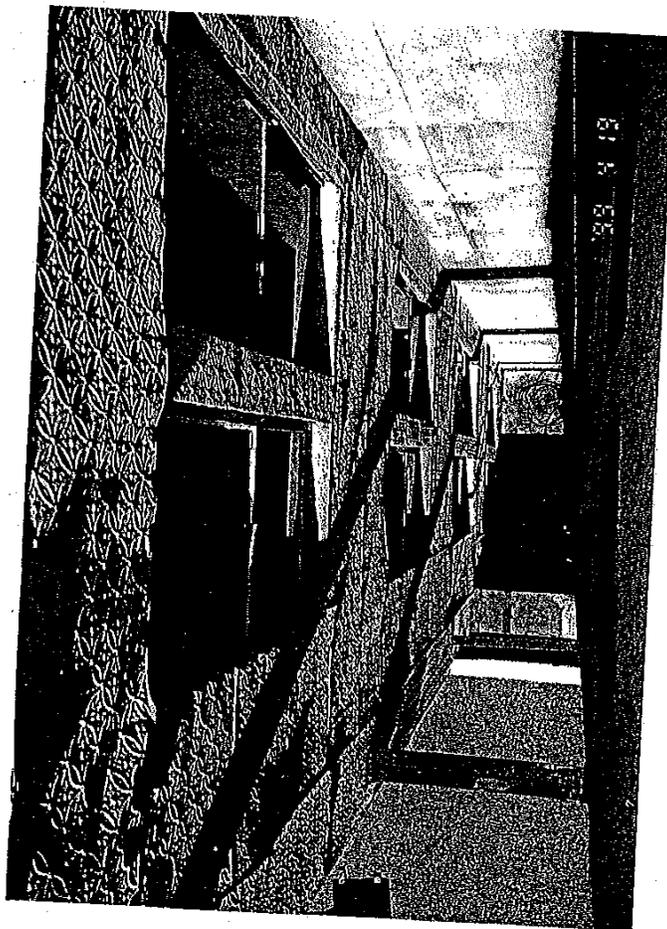
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CROSS SECTION 1  
 1/4" = 1'-0"

CROSS SECTION 3  
 1/4" = 1'-0"



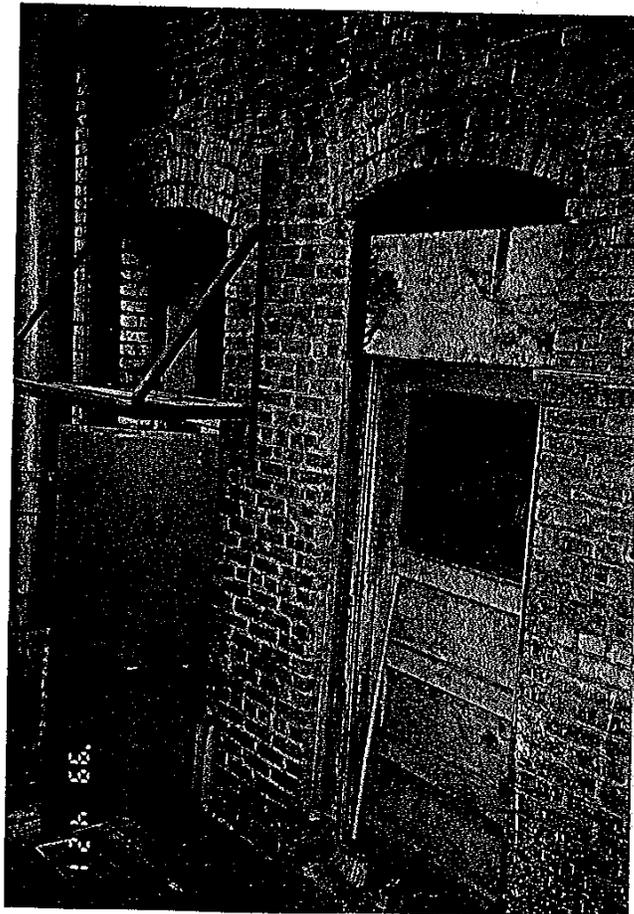
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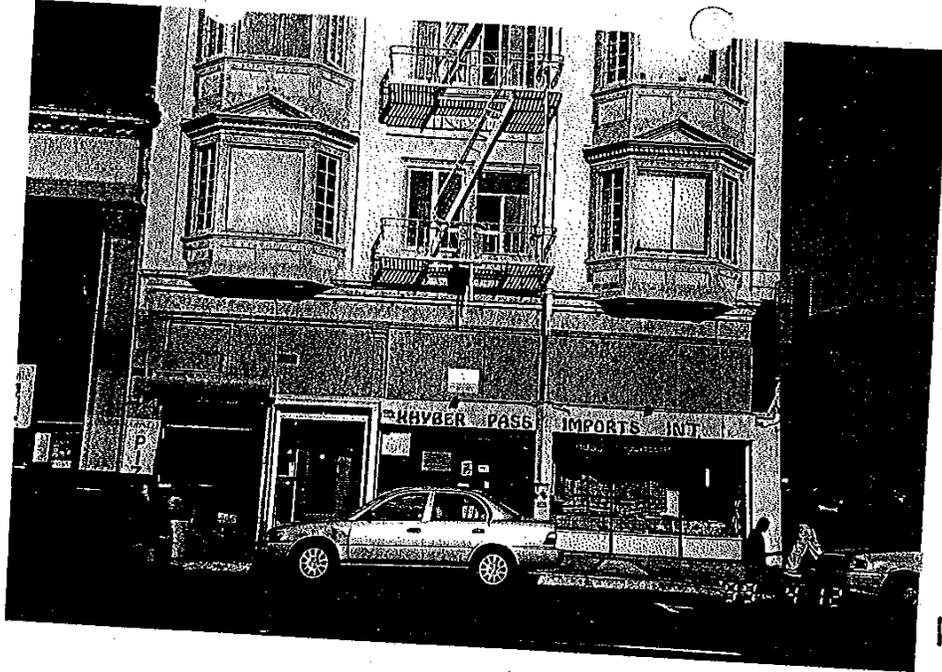
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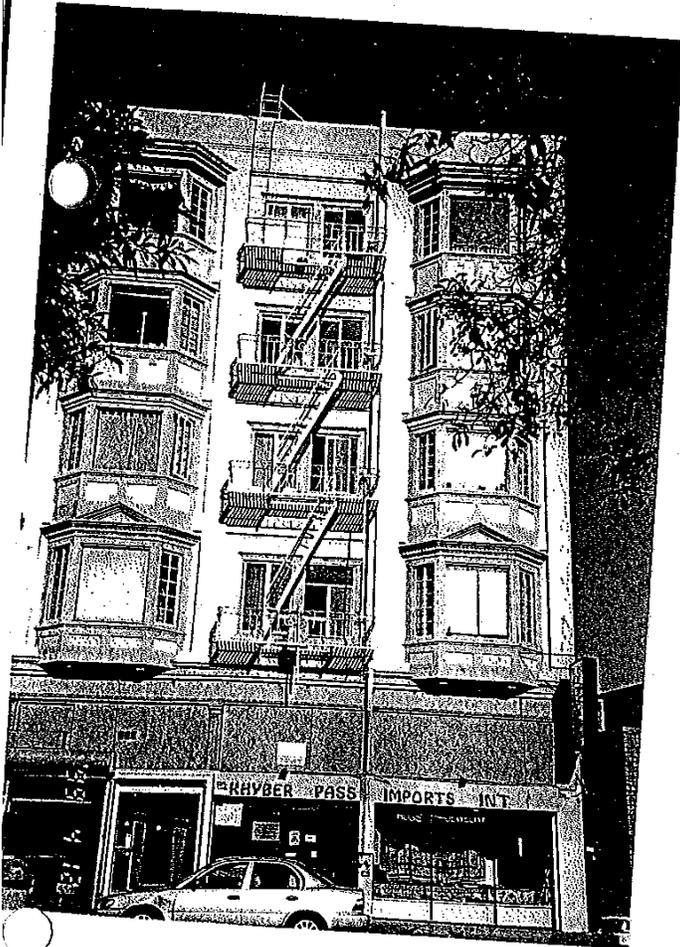
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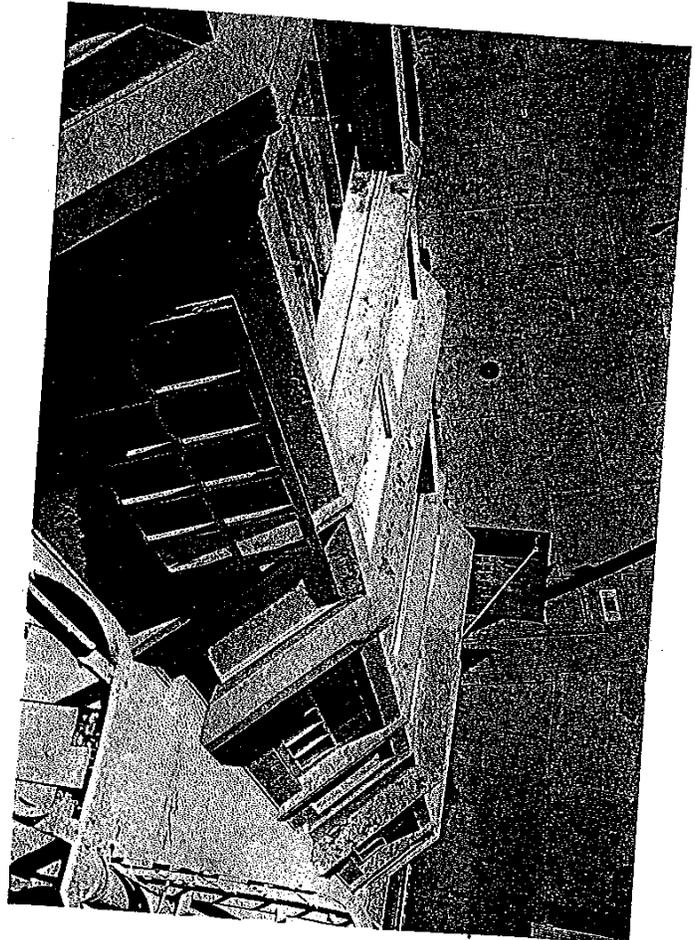
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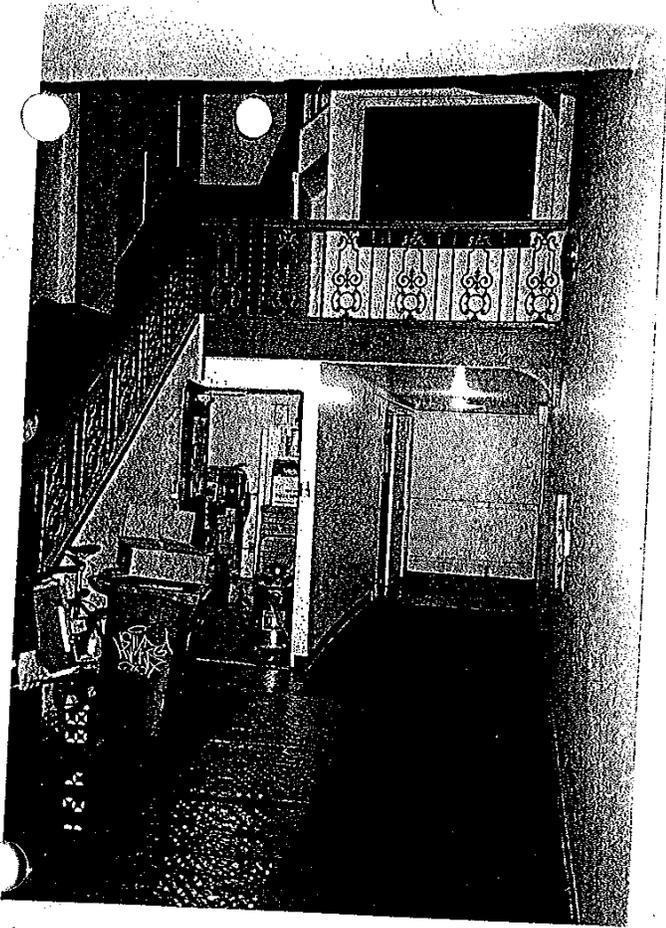
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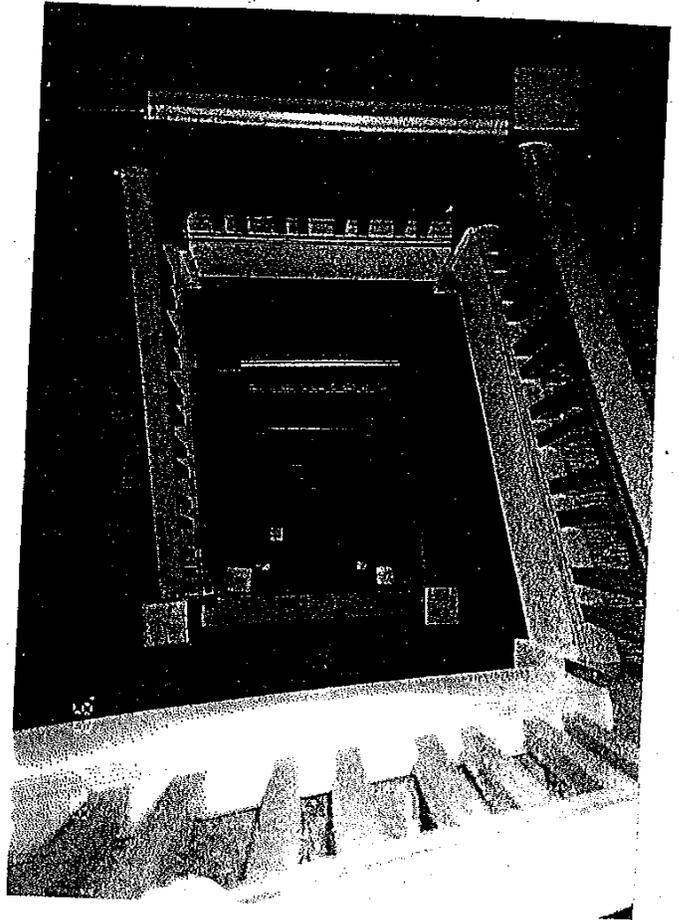
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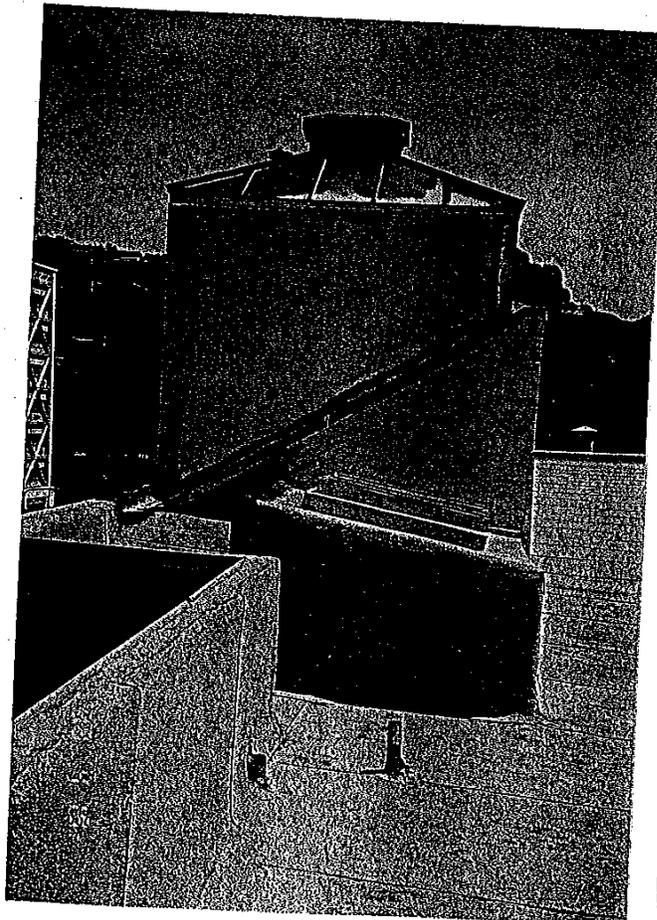
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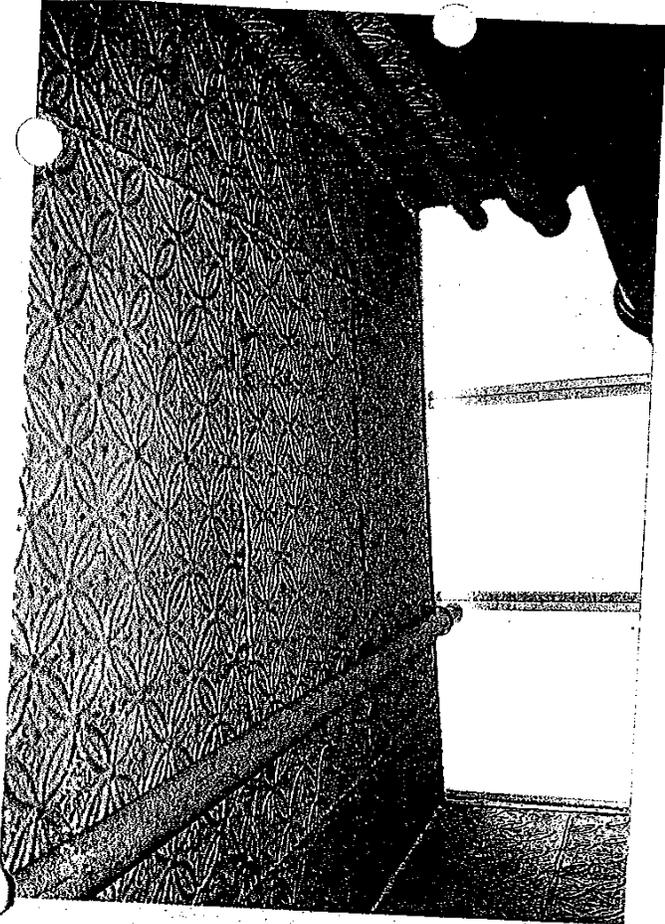


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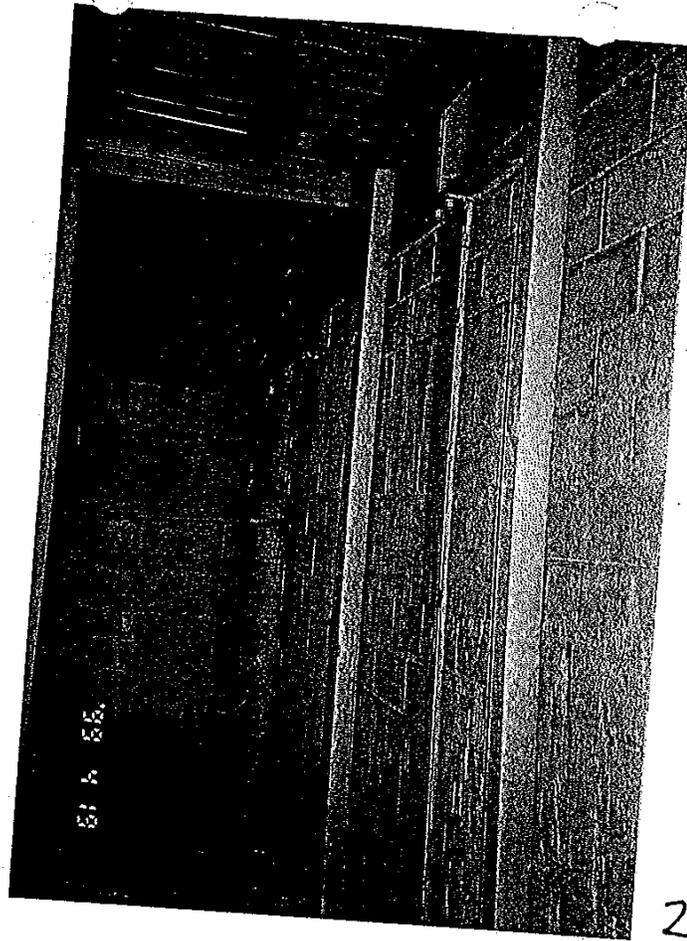
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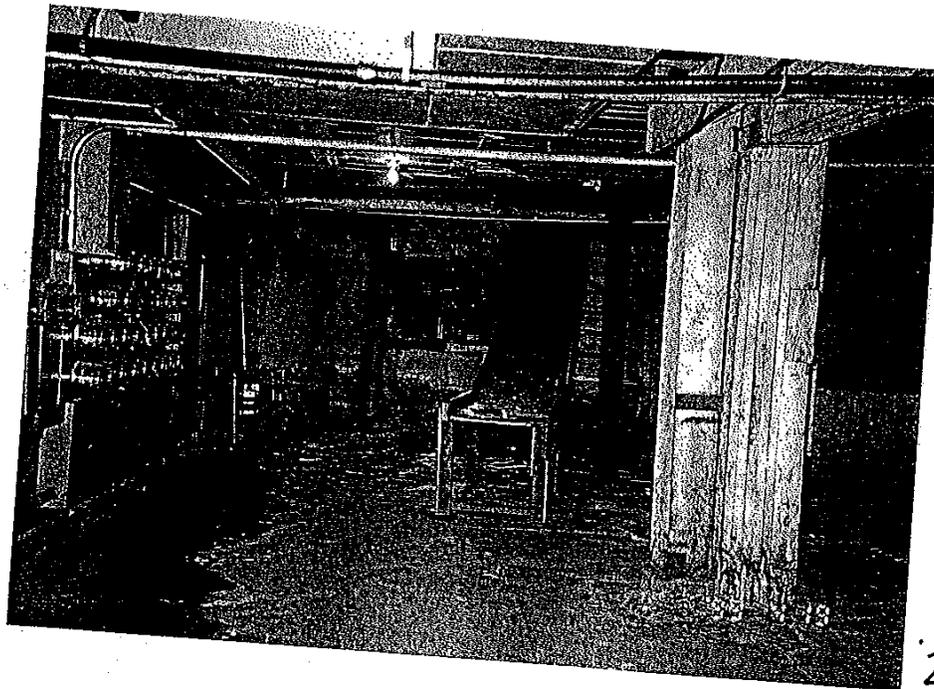
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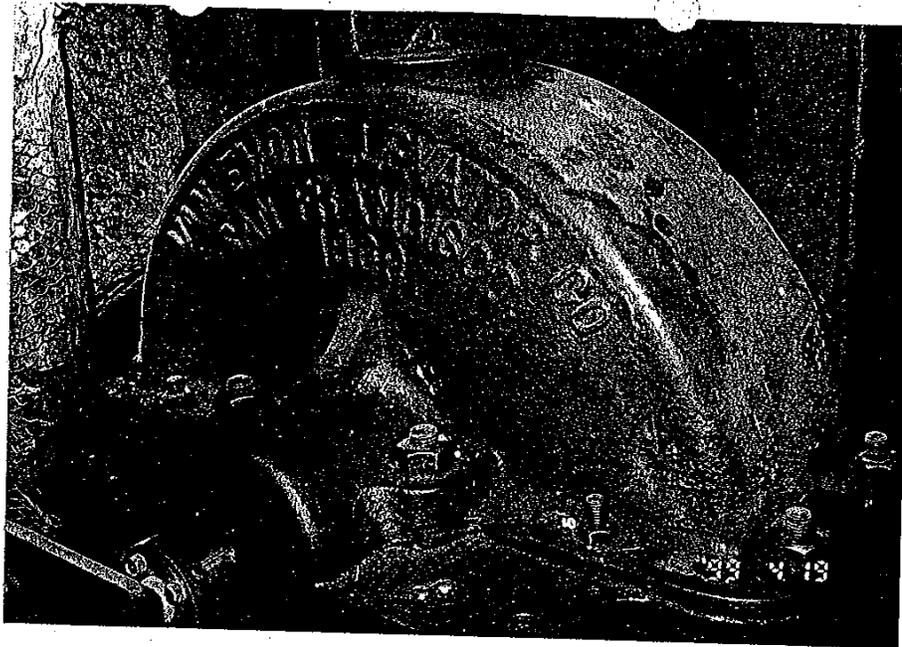




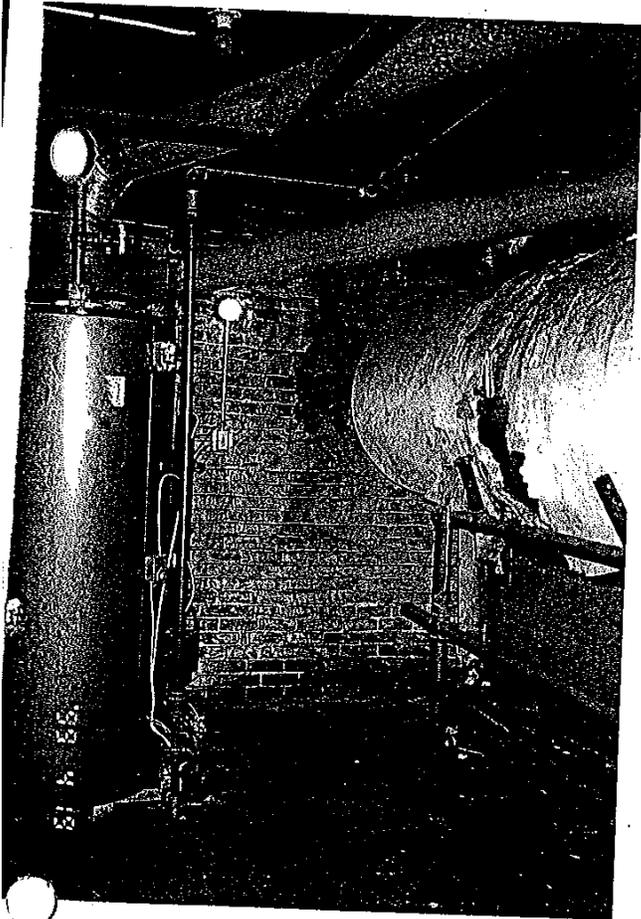
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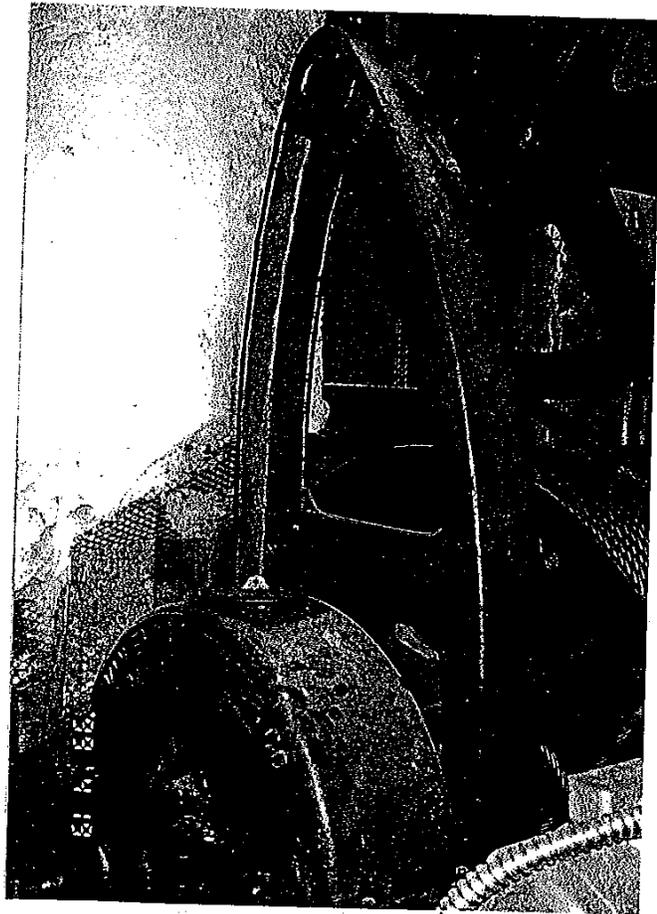
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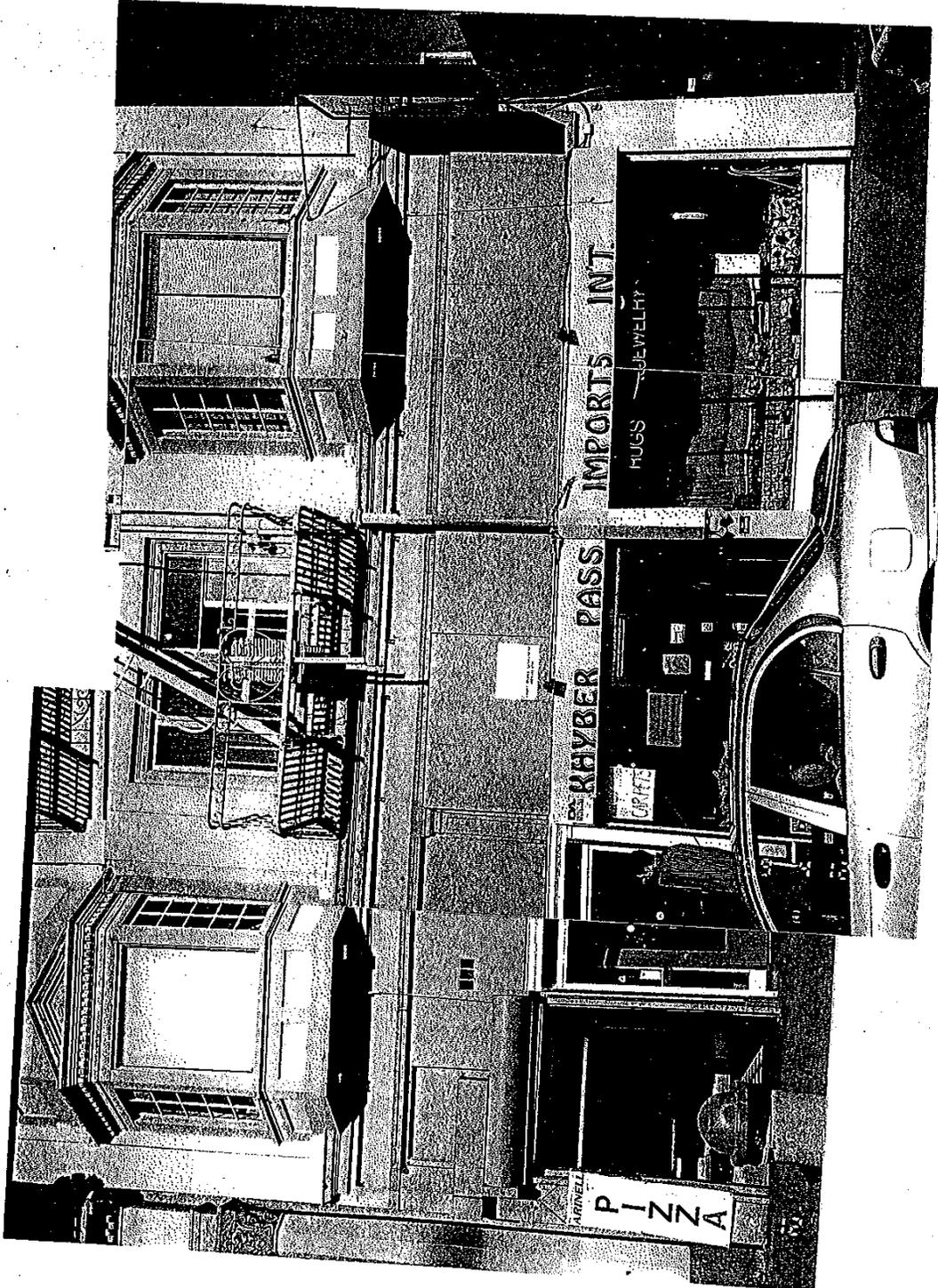
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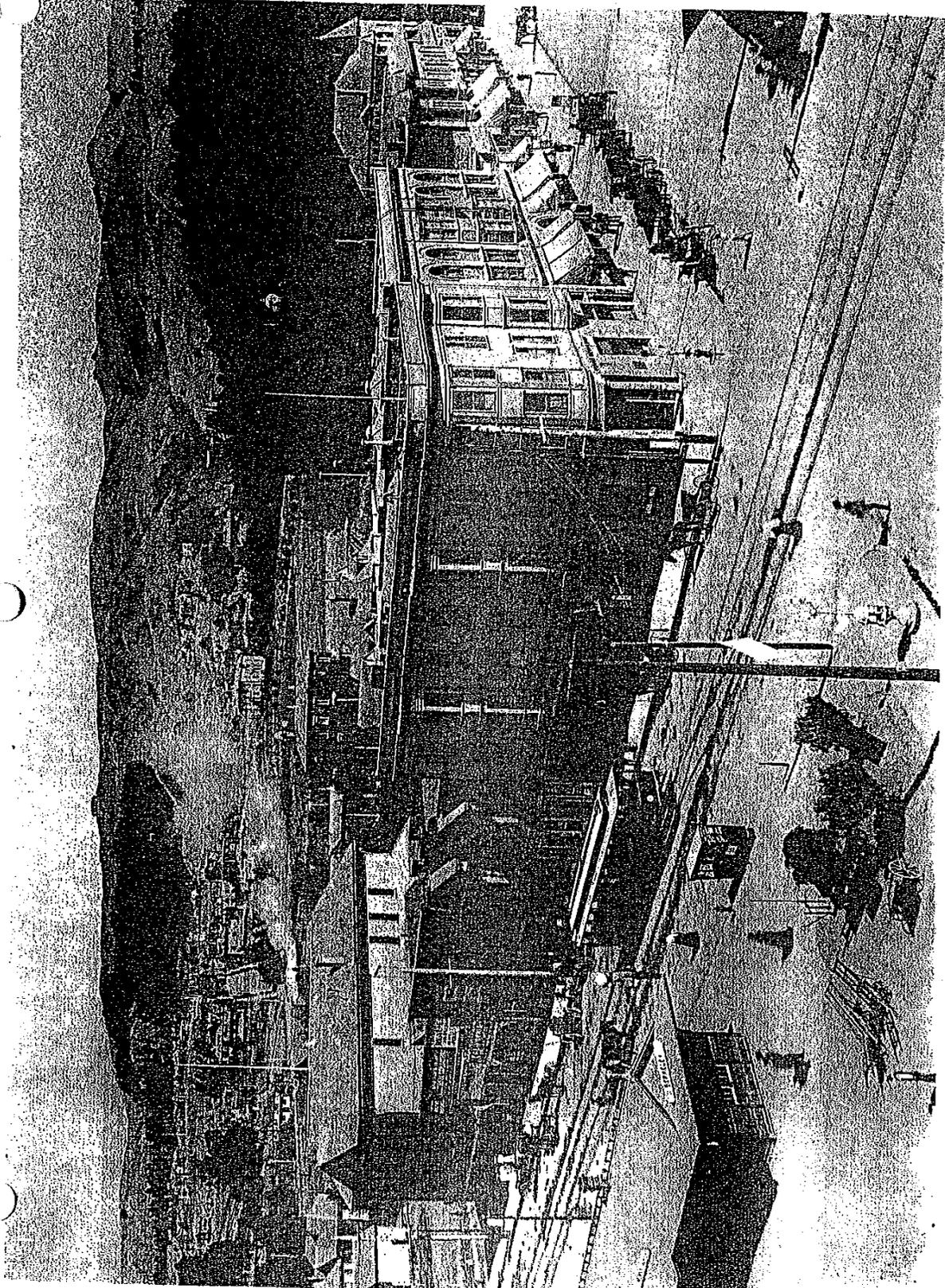


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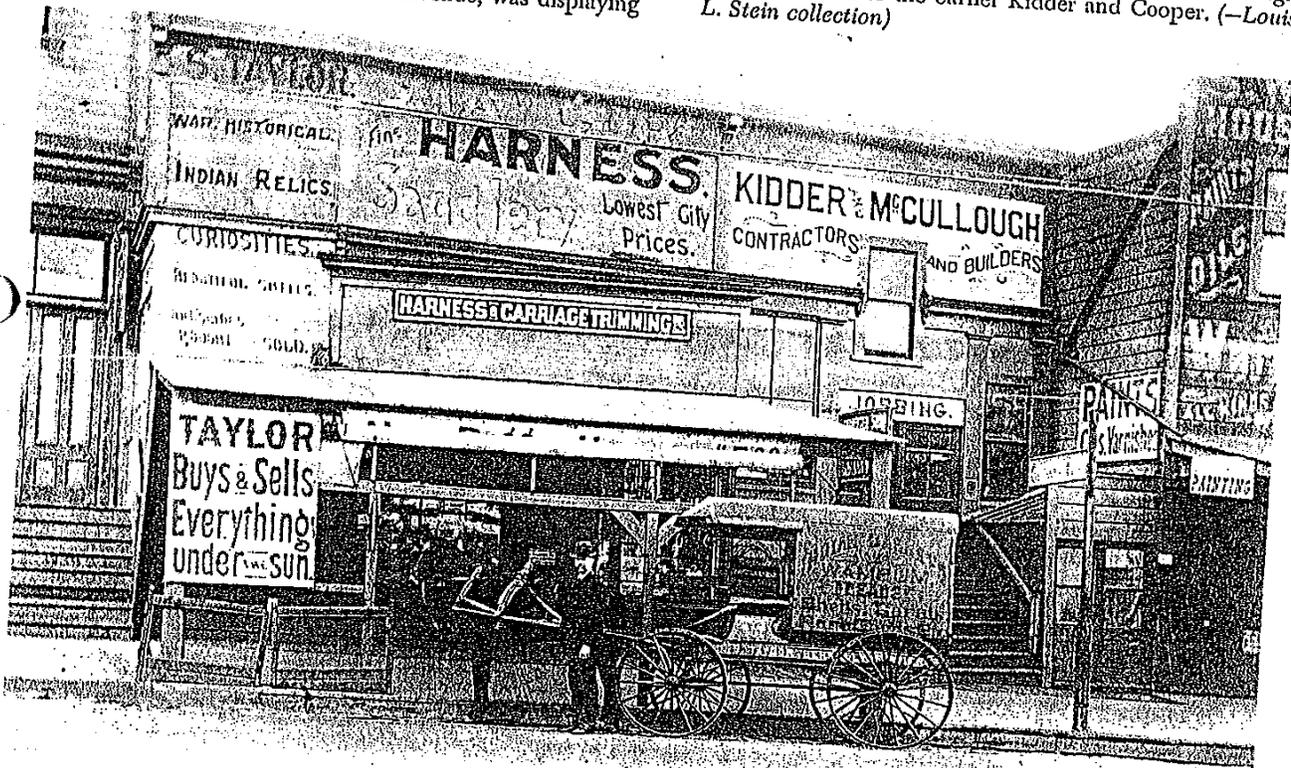
21



SHATTUCK & CENTER ST. AROUND 1900? *San Francisco Herald*, 1905  
Compliments Mason-McDuffie - Real Estate in Berkeley Since 1887

Harness shop proprietors with foresight could see that the automobile was not going to be good for business and began to diversify. S. Taylor, whose place of business still exists on the east side of Shattuck Avenue, was displaying

Indian relics, antiquities, and offering to buy or sell anything under the sun. The firm of Kidder and McCullough were successors to the earlier Kidder and Cooper. (*-Louis L. Stein collection*)





29

**Pfister Knitting Mill**  
2602 Eighth Street  
William H. Wharff  
1906

The Pfister Knitting Mill was built on land which was once a tobacco and wheat farm owned by Henry E. Carleton (Carleton Street). It was built by John J. Pfister, a Swiss immigrant born in 1844. Pfister settled in San Francisco in 1869 and operated a successful knitting mill (he was one of the first manufacturers of knitted bathing suits). After the 1906 San Francisco earthquake and fire destroyed his home and two manufacturing buildings, he moved to Berkeley. Pfister hired architect William H. Wharff, who had just completed the Masonic Temple on Shattuck and Bancroft, to design the building. By 1914 the Pfister Knitting Company had about 150 employees. Pfister lived next door to his factory at 2601 Eighth Street.



29a. Pfister Knitting Mill, with original brown shingles, c. 1907



29b. Pfister Knitting Mill, 1978

2

**Carlson's Block**  
3228 Adeline Street  
William H. Wharff  
1903

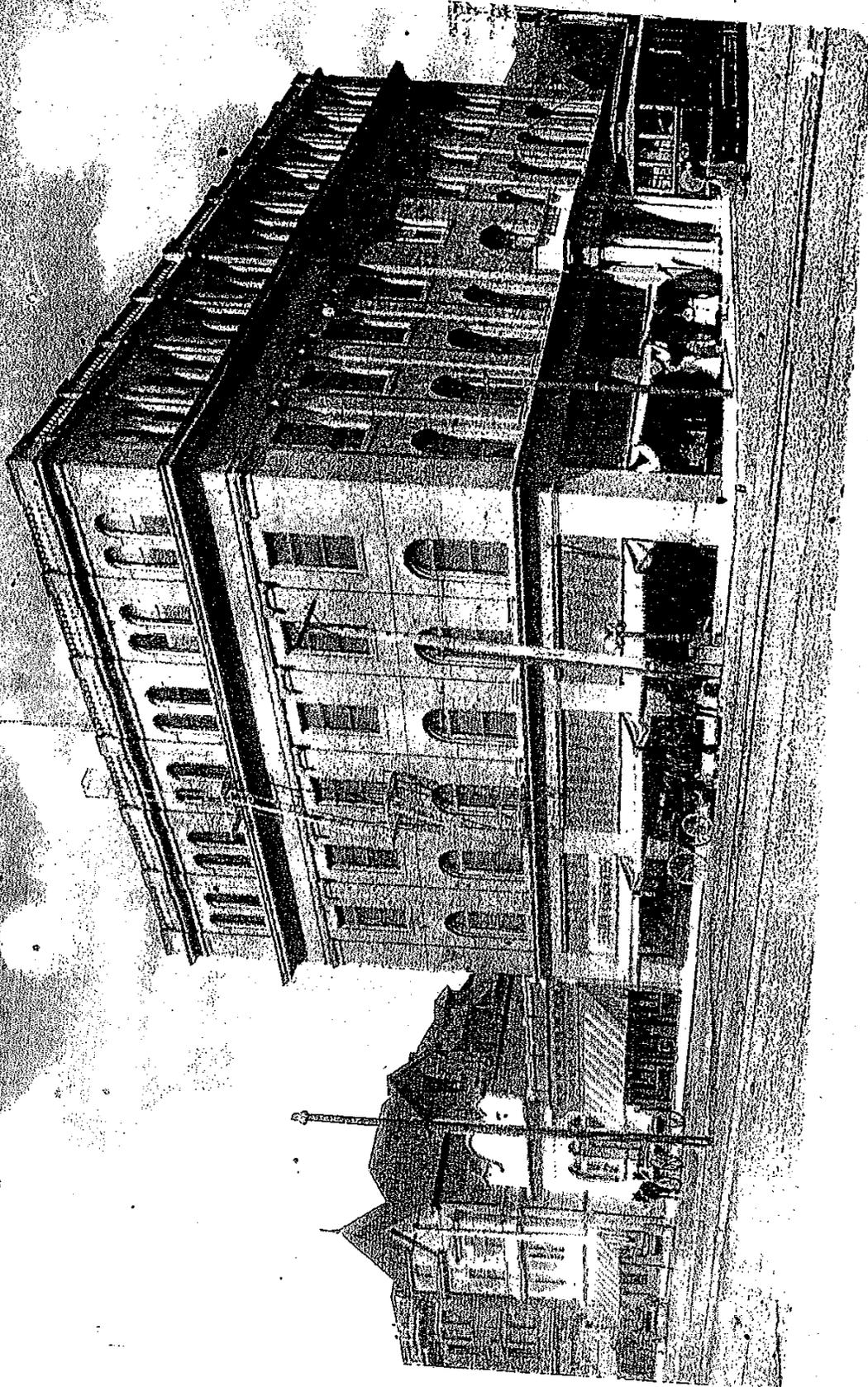
Carlson's Block is an example of a late Queen Anne-style commercial building. It has a circular corner tower topped with a turned finial and a high gabled roof. It is a three-story wood-frame building with painted board siding.

Carlson's Block was designed by architect William H. Wharff who designed several downtown buildings including the Masonic Temple. It was built by Erlan P. Carlson, a fruit merchant who had an orchard west of Adeline Street between Fairview and Harmon streets. Carlson erected at least five buildings on his land. Carlson's Block and the building at 3240 Adeline Street are still standing.  
(Landmark #64, 1982)



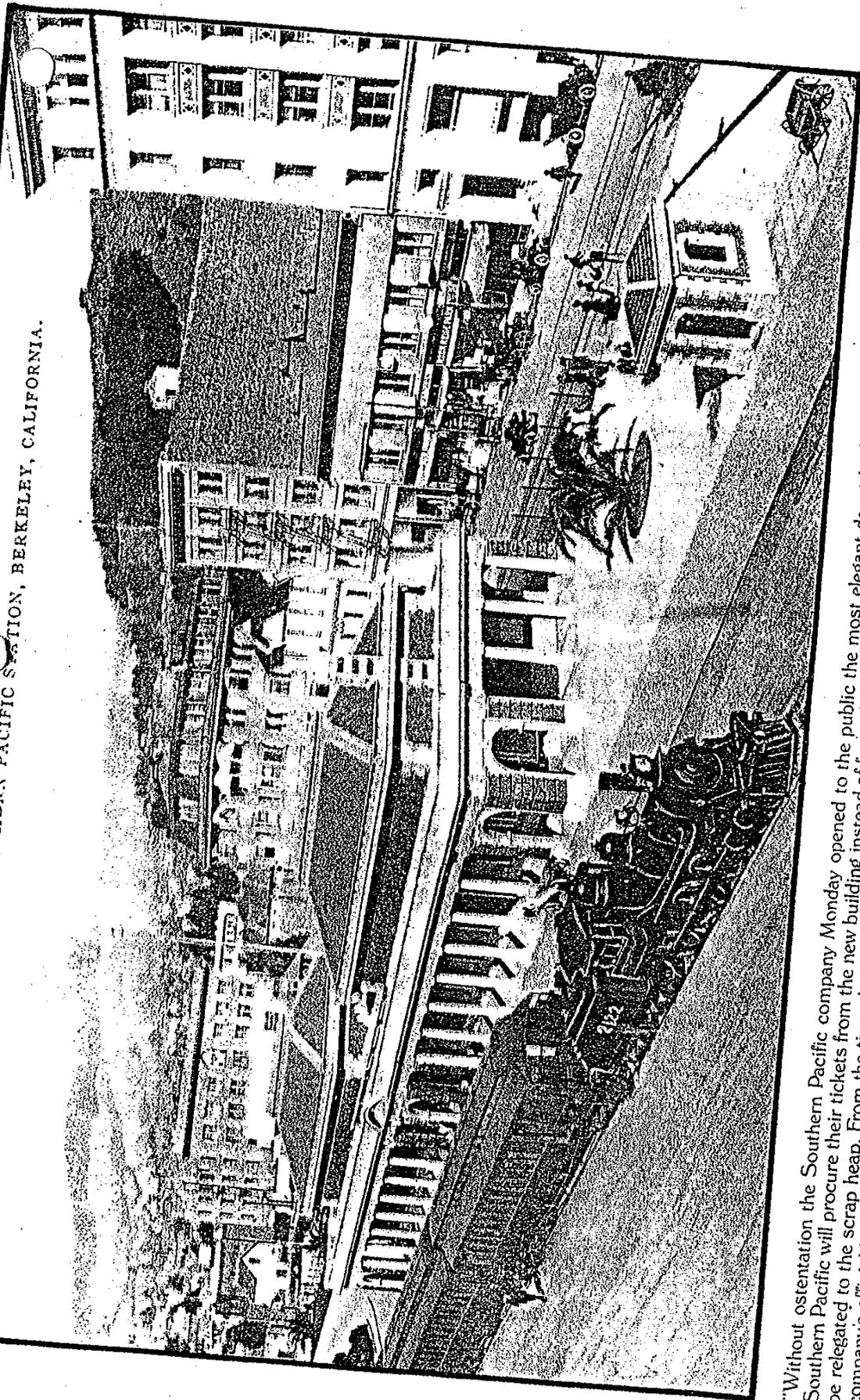
2. Carlson's Block

6. 80. Berkeley, Cal. Masonic Temple.



28

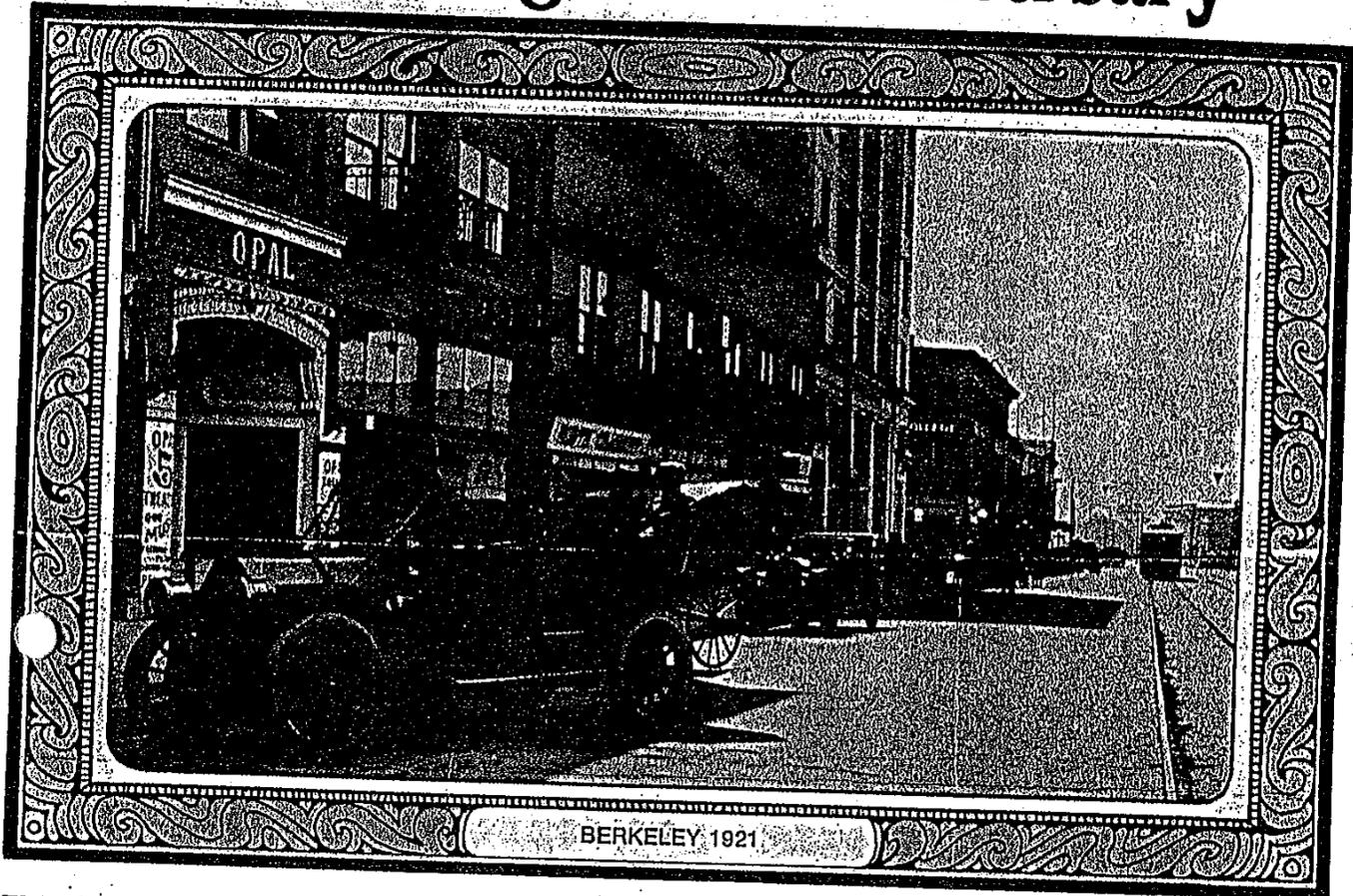
2261 - SOUTHERN PACIFIC STATION, BERKELEY, CALIFORNIA.



"Without ostentation the Southern Pacific company Monday opened to the public the most elegant depot in the state, and henceforth the patrons of the Southern Pacific will procure their tickets from the new building instead of from the old wooden structure which has outlived its period of usefulness and will be relegated to the scrap heap. From the time the last ticket was sold at the old depot last night, the elegant new brick and concrete structure has been the company's official headquarters in Berkeley and during all of today interested spectators have been looking over the building and without a dissenting voice have declared it to be a work of art, a credit to the university city and a substantial building that will stand the test of time, and will be just as attractive in the future as it is at the present time." **Berkeley Sun and Letter**, April 11, 1908.

PUBLISHED BY FIDELITY SAVINGS & LOAN ASSOCIATION • VOLUME 6, NO. 3

# Celebrating our 50<sup>th</sup> anniversary



This is Shattuck Avenue, Berkeley, as it was nearly a half century ago, when Fidelity Savings opened its first office. Today, the Berkeley office of Fidelity is still at the same site on Shattuck.

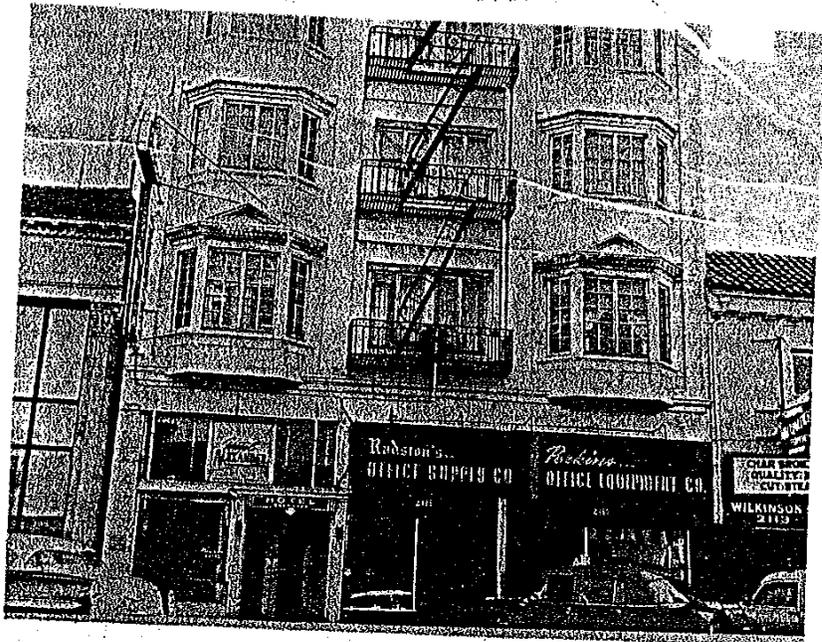
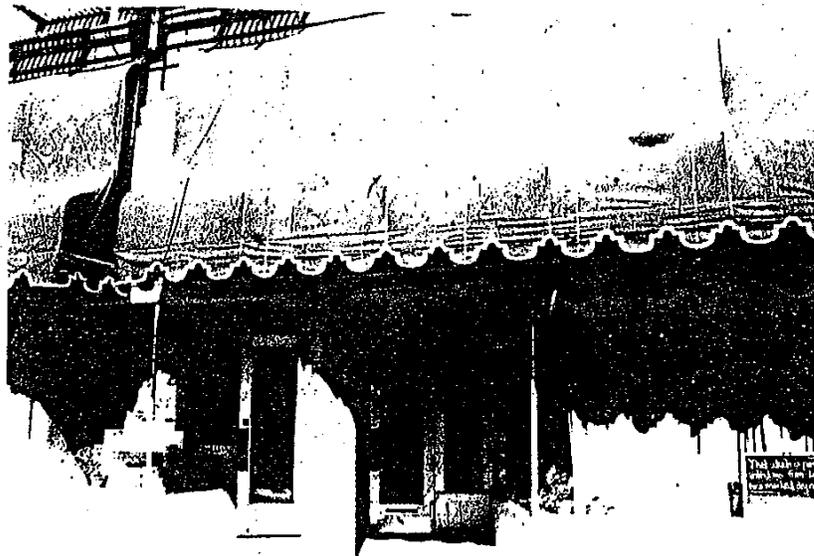
Horse-drawn buggies were not uncommon when Fidelity Savings opened its doors in 1921—the first savings and loan association in Berkeley. Fidelity's growth was gradual until mid-1963, when a new management group headed by A. C. Meyer, Jr. began a selective, planned expansion move. Since 1963, Fidelity's assets have increased from \$30 million to over \$450 million. The trend will continue under present Fidelity plans to expand services and facilities for a growing California.

At present Fidelity is the third largest savings and loan association based in Northern California. Two hundred-thirty employees in twenty-one branch locations, from San Jose to Lake County, serve savings and loan customers.

The Association prides itself in being an innovator in financial services. Today some 30 special services are offered through Fidelity offices.

Our market also grows. The related story on the inside of this issue is evidence of a continuing expansion program.

Let us hope the next 50 years are as prosperous and productive, both for Fidelity and its family of savers.



# California Girls Massage Studios

*For a relaxing pleasant and  
memorable massage!*



Dee Dee



Velvet

Ladies Welcome! Masseur available by appointment.

All major credit cards accepted.  
Personal checks o.k.

**NOW  
TOP RATED  
NATIONALLY  
IN A COAST  
TO COAST  
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2111 Shattuck  
2628 Telegraph

**843-3737**



# DIANNE'S

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- Friendly Women to converse with
- Special Party Favors—New low rates
- New added attractions
- 24 Hours—Air Conditioned
- Relaxed Casual Atmosphere
- Senior Citizens Special!

**549-3622**



**\$100,000 Hotel Deal Reported**

Sale of the 64-room hotel, Crall in downtown Berkeley for a price "in excess of \$100,000," was revealed today by the Lang Realty Corporation of San Francisco. The transaction was completed by Orin Geas and Richard Schriver of the San Francisco firm.

The new owner is Mrs. Mary A. Vernon, formerly of New York City and recently of Southern California. She will reside at the hotel, 2109 Shattuck Ave. The deal included property at La Grande in Merced County.

Mrs. Vernon purchased the hotel from Maurice Moskowitz of San Francisco. Mrs. Vernon today stated that she is planning a modernization and redecoration program at the hotel.

**Local Hotel Is Purchased**

Berkeley's largest downtown real estate transaction in months was completed today when Athlerley, San Francisco hotel operator for 30 years, purchased the Vernon Hotel property, 2109 Shattuck Ave. The reported price was \$135,000.

Atherley announced that he plans to spend a large sum on conditioning and improving the hotel under his new management. The hostelry has 69 rooms.

Erected originally in 1909, the structure was completely rebuilt from the ground up in 1929 by E. J. Whitman, purchased by Crall until it was sold in 1938 and renamed the Vernon.

Atherley has been manager-lessee of the Hotel Windsor, 440 O'Farrell St., San Francisco, for several years and has been identified with several other hotels across the Bay.

The transaction was negotiated by Frank H. Loughor of the firm of Mason-McDuffie Co. on behalf of the former owner, Charles E. Ryan of the Belvedere Hotel, James I. Wilson for the City Realty Co., San Francisco, and Athlerley, San Francisco.

# Ramshackle inn to be transformed into apartments

The Victorian Inn, the ramshackle transient hotel which has been closed since fire destroyed part of the upper floor in January, is undergoing a rehabilitation and will open again as an apartment house for young professionals.

The hotel at 2109 Shattuck Ave., which had become a roach-infested halfway house for state mental patients and welfare recipients before the fire prompted the city to close it for code violations, has been bought by Sausalito realtor Adrian Scharlach and his partners.

The new owners are converting the hotel's 64 rooms and communal baths and kitchens into 32 two-and-three room apartments, each with

its own modern bath and kitchen. The building, under the supervision of Berkeley fire and housing officials, is being fireproofed, and new wiring and copper piping is being installed.

Scharlach said renovation efforts will total about \$200,000 and will not be completed until the spring of 1978.

Scharlach and his associates bought the building, which was built around 1909, several months ago from the mortgageholders, who had foreclosed on the previous owner, Kammy Akaka, her the fire.

Before the fire, some of the 84 tenants had been out of rent strike protesting the run-down condition of the

hotel. The only public phone in the building had been removed, and the tenants had formed fire patrols to keep watch all night. The fire on Jan. 16 which closed the hotel was the ninth.

At that time only one shower worked, the toilets were broken, garbage was piled in the bathrooms, leaking plumbing was eating away at the plaster, and several windows had been smashed.

Scharlach said the building was in "terrible, terrible shape" when he bought it, and it took three workers a month just to clean it of trash before any remodeling could begin.

Scharlach would not reveal the

sale price, and he said the rental rates, not yet set, would be "at the lower end of the scale." One person within the city government familiar with the project said rents for one bedroom apartments will start at \$200.

"We feel there will be no problem once we get it completed to rent out the apartments," Scharlach, who once owned the Leanington Hotel in Oakland, said. According to Scharlach, there is a need for rental housing in the downtown area for graduate students, professors, young professionals, and downtown employees.

The new owners have tried to keep

the hotel's turn-of-the-century character as much as possible in the renovation, Scharlach added, saying the new apartments will "have the feeling of the old with modern conveniences." The building's exterior will also be refinished.

The owner of another old downtown building, the Studio Building at 2045 Shattuck Ave., has tried unsuccessfully for several years to raise enough money to renovate the building for a hotel or apartment.

Robbie Ahmadi, the owner of the Mansard-roofed building and the steak restaurant on its ground floor estimated \$300,000 would be needed. (Turn to Page 4, Col. 1)

**Hotel Sells for \$125,000**

...the largest downtown property... sold today... the Vernon Hotel... consists of... rooms... with two stores... which have... and leased as the... House Restaurant and operated... of the hotel... in the vicinity... many years the hotel... Mr. Vernon purchased... 1941, changed the name... and made... Mrs. Vernon... The new owner is... Santa Barbara... California. Her has a daughter in the Unive... understood... home in Berkeley... of Mrs. Vernon... the sale... Mrs. Vernon... their... hope to... Berkeley... the Vernon Hotel... into a first class...

## 18. Illustrations and Photographic Reproductions:

- Illustration 1: Photo, "F.D. Chase Building and Environs," *The Bay Architects*, 1999.
- Illustration 2: Photo, "F.D. Chase Shattuck Avenue Facade," *The Bay Architects*, 1999.
- Illustration 3: Plans, "F.D. Chase Building Floor Plans- A2.1," *The Bay Architects*, 1999.
- Illustration 4: Plans, "F.D. Chase Building Floor Plans- A2.2," *The Bay Architects*, 1999.
- Illustration 5: Drawings, "F.D. Chase Building Elevations- A3.1," *The Bay Architects*, 1999.
- Illustration 6: Drawings, "F.D. Chase Building Sections- A4.1," *The Bay Architects*, 1999.
- Illustration 7: Photo, "F.D. Chase Building South Facade," *The Bay Architects*, 1999.
- Illustration 8: Photo, "F.D. Chase Building Exterior Lightwell," *The Bay Architects*, 1999.
- Illustration 9: Photo, "F.D. Chase Building Rear Facade," *The Bay Architects*, 1999.
- Illustration 10: Photo, "F.D. Chase Building Rear Brick Portals," *The Bay Architects*, 1999.
- Illustration 11: Photo, "F.D. Chase Building Storefront and Bays," *The Bay Architects*, 1999.
- Illustration 12: Photo, "F.D. Chase Building Street Facade," *The Bay Architects*, 1999.
- Illustration 13: Photo, "F.D. Chase Building Continuous Bays," *The Bay Architects*, 1999.
- Illustration 14: Photo, "F.D. Chase Building Lobby and Mezzanine," *The Bay Architects*, 1999.
- Illustration 15: Photo, "F.D. Chase Building Staircase," *The Bay Architects*, 1999.
- Illustration 16: Photo, "F.D. Chase Building Elevator Penthouse," *The Bay Architects*, 1999.
- Illustration 17: Photo, "F.D. Chase Building Interior Lightwell (looking up)," *The Bay Architects*, 1999.
- Illustration 18: Photo, "F.D. Chase Building Interior Lightwell (looking down)," *The Bay Architects*, 1999.
- Illustration 19: Photo, "F.D. Chase Building Interior Lightwell (from bathroom)," *The Bay Architects*, 1999.
- Illustration 20: Photo, "F.D. Chase Building Concrete Masonry Wall in Basement," *The Bay Architects*, 1999.
- Illustration 21: Photo, "F.D. Chase Building Basement Delivery Chute," *The Bay Architects*, 1999.
- Illustration 22: Photo, "F.D. Chase Building Elevator Mechanism I," *The Bay Architects*, 1999.
- Illustration 23: Photo, "F.D. Chase Building Furnace Room," *The Bay Architects*, 1999.
- Illustration 24: Photo, "F.D. Chase Building Elevator Mechanism II," *The Bay Architects*, 1999.
- Illustration 25: Photo, "F.D. Chase Building Storefront," *The Bay Architects*, 1999.
- Illustration 26: Photo, "National Bank at Shattuck & Center," *Berkeley: The town and gown of it (Louis L. Stein Collection)*, circa 1900, p. 83.
- Illustration 27: Photo, "S. Taylor's Harness & Saddlery," *Berkeley: The town and gown of it (Louis L. Stein Collection)*, circa 1900, p. 75.
- Illustration 28: Photo, "William Wharff Second from the Left," *Berkeley Architectural Heritage Association Archives*.
- Illustration 29: Photos and Excerpts, "Pfister Knitting Mill and Carlson's Block," *Berkeley Landmarks*, 1994, pp. 39-41, 114.
- Illustration 30: Postcard, "Berkeley, Cal. Masonic Temple," *The Bay Architects*, circa 1905.
- Illustration 31: Photo, "2261- Southern Pacific Station, Berkeley, California," *Berkeley Architectural Heritage Association Archives*.
- Illustration 32: Photo, "Celebrating our 50<sup>th</sup> Anniversary," *Fidelity Savings & Loan Association*, 1921.
- Illustration 33: Photos, "Street Façade: Awning and Radston's Office Supply Company," *Berkeley Architectural Heritage Association Archives*.
- Illustration 34: Advertisement, "California Girls Massage Studios," *Berkeley Architectural Heritage Association Archives*.
- Illustration 35: Newspaper Clippings, "Ramshackle inn to be transformed into apartments," *Berkeley Architectural Heritage Association Archives*.

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"Ramshackle inn to be transformed into apartments," *Unidentified Newspaper Clipping*, August 2, 1977. Berkeley Architectural Heritage Association Archives.

"Victorian Inn hit by Arson Fire," *Unidentified Newspaper Clipping*, June 15, 1978. Berkeley Architectural Heritage Association Archives.

"William H. Wharff Saw Lincoln Just Before March on Richmond," *Unidentified Newspaper Clipping*, October 23, 1932. Berkeley Architectural Heritage Association Archives.

20. Preparers:

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The Bay Architects  
1840 Alcatraz Avenue  
Berkeley, CA 94703  
(510) 420 1484



City Planning Department  
Current Planning Division  
Landmarks Preservation Commission

## NOTICE OF DECISION

FOR MEETING OF: January 3, 2000

PROPERTY ADDRESS: 2107- 2111 Shattuck Avenue  
ALSO KNOWN AS: The F.D. Chase Building  
OWNER OF PROPERTY: Walter Embree.  
ACTION: Approval of Structure of Merit Designation  
APPLICANT: Owner

WHEREAS, 2107-2111 Shattuck Avenue was constructed in 1909 by architect William Wharf; and

WHEREAS, 2107-2111 Shattuck Avenue is significant to the historic setting of downtown, especially the first decade of development, as part of the turn-of-the-century building boom experienced by downtown Berkeley, and,

WHEREAS, 2107-2111 Shattuck Avenue's neo-classic style is reflective of Berkeley's title as the Athens of the West.

WHEREAS, on January 3, 2000, a public hearing was duly held regarding the above property and the Landmarks Preservation Commission, being fully advised, voted to APPROVE the designation of 2107-2111 Shattuck Avenue as a City of Berkeley Structure of Merit.

Now, therefore, be it resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the City Council of the City of Berkeley.

VOTE: 9-0-0

Aye: Dishnica, Edwards, Emmington, Kehlmann, Marsh, Morse, Olson, O'Malley, Eichenfeld  
Nay:  
Abstain:

**DATE NOTICE MAILED: February 7, 2000. THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM:  
February 22, 2000. Appeal must be filed with City Clerk By This Date.**

ATTEST:

\_\_\_\_\_  
**Margaret Kavanaugh-Lynch**  
Secretary, Landmarks Preservation Commission

cc: City Clerk  
Property Owner

**LEGAL LIMITATIONS:**

If you object to this project or any city action or procedure relating to this project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the Public Hearing on this project or in written communications presented at or prior to the Public Hearing. The time limit within which to commence any lawsuit or legal challenge related to this (these) application(s) is governed by Section 1094.6 of the Code of civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-administrative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge which is not filed within that 90-day period will be barred.

**COMMUNICATION ACCESS:**

To request a meeting agenda in large print, Braille, or on audio cassette, or to request a sign language interpreter for the meeting, call (510) 644-6480 (voice) or 644-6915 (TDD); at least FIVE working days notices will ensure availability.