



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

2109 Kala Bagai Way – F.D. Chase Building¹

Structural Alteration Permit #LMSAP2022-0008 to remodel a storefront and entry door in one of three tenant spaces within the F.D. Chase Building.

I. Application Basics

A. Zoning District: Downtown Mixed-Use Commercial (C-DMU Core)

B. CEQA Determination: Categorically exempt from environmental review pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.

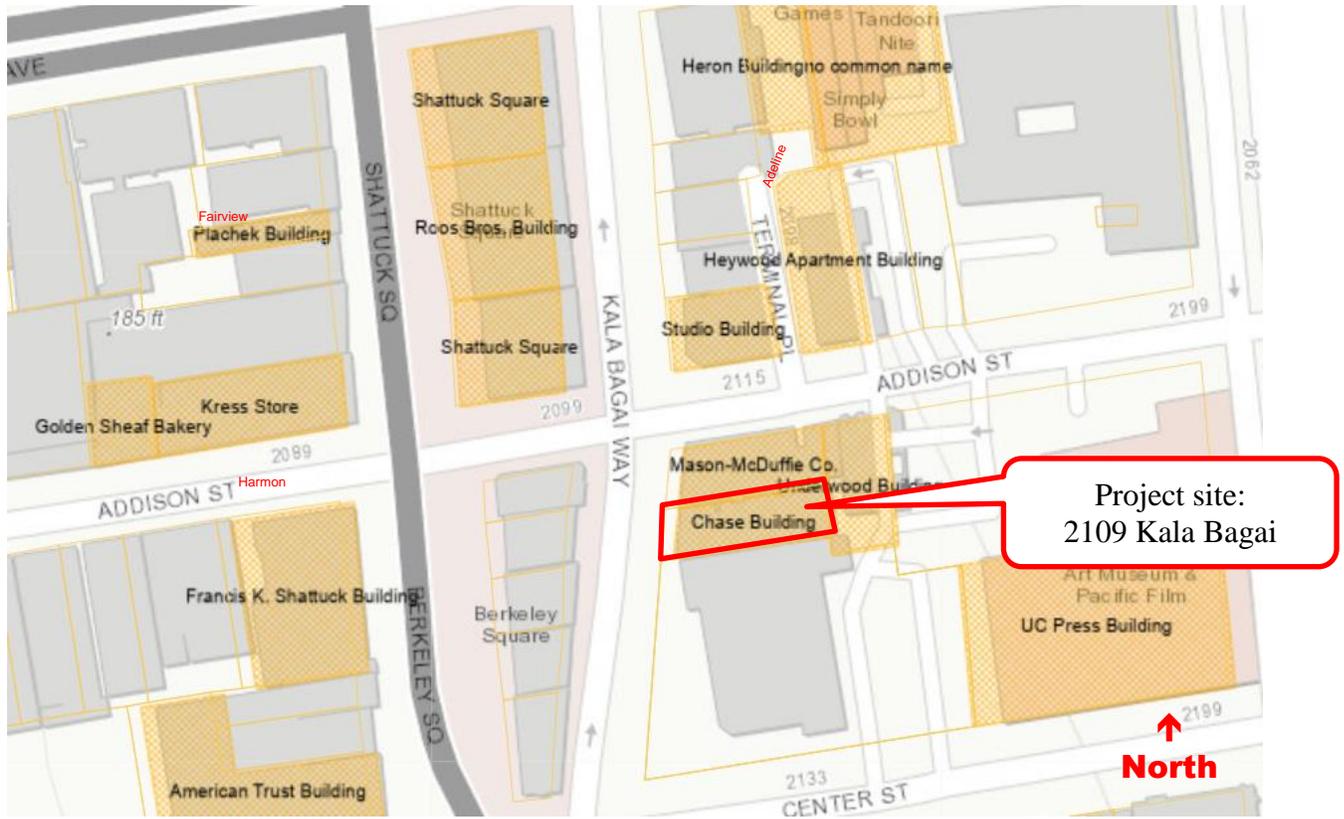
C. Parties Involved

- Applicant: Jim Novosel
The Bay Architects
1840B Alcatraz Avenue
Berkeley, CA 94703
- Owner: Charles A and Jeanne Bettencourt
2115 Shattuck Avenue
Berkeley, CA 94704

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

¹ Formerly 2107-2111 Shattuck

Figure 1: Vicinity Map – highlighting nearby City Landmarks and Structures of Merit



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

Figure 2 : View of Overall Building, West façade - existing site conditions

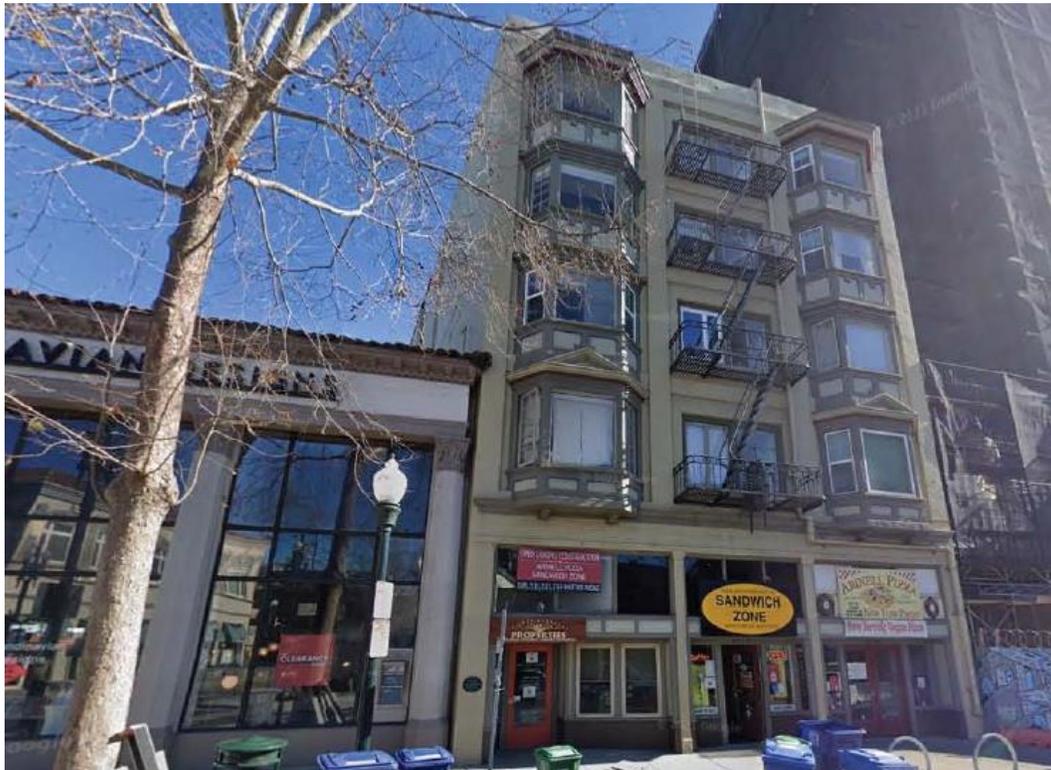


Figure 3 : View of all three storefronts, West façade - existing site conditions



Figure 4: View of subject (southern) storefront, existing conditions



II. Background

This project is located on the east side of the 2100-block of Kala Bagai Way, previously Shattuck Square, between Addison Street and Center Street. This property is zoned Downtown Mixed-Use District (C-DMU Core) and is surrounded by similarly zoned parcels.

The subject mixed-use building at 2109 Kala Bagai Way was designed and built in 1909 as a traditional two-part vertical block commercial building type with a Classical Revival façade. The original address for the property was 2107-2111 Shattuck Square. The property became a hotel in 1915 and in 1928 it was remodeled to include bay windows on the west facing facade. It appears on the State's Historic Resource Inventory and became a City of Berkeley Landmark in 2000. The Landmarks Notice of Decision is included for reference as Attachment 4 of this report.

Chapter 3.24 of the Berkeley Municipal Code (BMC) mandates that the Landmarks Preservation Commission review any exterior modification to a Landmark structure which requires City permits and then grant a Structural Alteration Permit (SAP) for such work.

On August 15, 2022, the applicant submitted the subject SAP application requesting permission to alter the ground floor façade to feature a new egress door.

III. Project Description

SAP applicant requests permission to remodel one of three tenant spaces with updates to the street-facing (west) and rear (east) elevations to provide a second means of egress for the subject tenant space. The most notable exterior improvements would be replacing the existing storefront and double entry door with a single door, and adding an additional single egress door. The new doors would be in keeping with the historic design of the other two tenant spaces in the building. The egress door would include frosted glass while the new entry door would include clear glass. Improvements at the rear of the tenant space would include demolition of three windows and the existing egress door. A new egress door is proposed to align with the new interior fire-rated corridor. Please see Attachments 2, project plans, and 3, Applicant Statement.

Project Plans Sheet	Location	Proposed Alteration
Not shown	North Elevation	No change.
	South Elevation	
A1.0 A2.1	West Elevation (street-facing)	<ul style="list-style-type: none"> • Demo storefront and double entry door; • Replace double entry door with single entry door; • Add single egress door to new interior fire-rated corridor connecting to basement level.
	East Elevation	<ul style="list-style-type: none"> • Demo (2) windows and existing egress door at ground level; • Demo and replace (1) window at mezzanine level; • Relocate egress access to align with new interior fire rated stairway leading to basement level.

The proposed interior changes are subject to Zoning Ordinance compliance review and are not included in this SAP consideration.

IV. Issues and Analysis

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

A. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

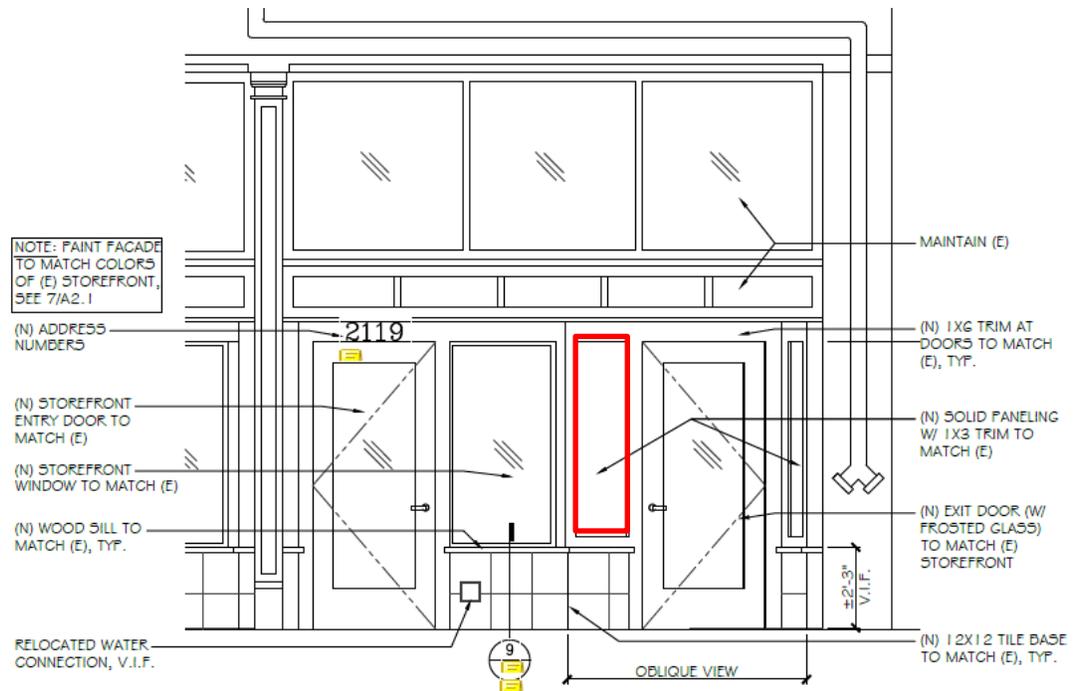
In order to approve a request for a SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. Staff believes the applicant's proposal would not result in adverse effects for this historic resource as described below, and offers the following findings in accordance with the LPO:

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 proposed project endeavors to create a crucial safety feature for the occupying tenant and their customers. The second means of egress is a requirement of the CA building code. There are no aspects of this proposal that would be detrimental to the character of this Classical Revival commercial building.

In order to preserve the overall integrity of the storefront design for the building as a whole, Staff is recommending the applicant revise the drawings to include a sidelite where there is a currently a solid panel proposed, outlined in red below. This would continue the visual line of the storefront, as well as provide maintain maximum visual connection between the street and the tenant space.

Figure 4. Proposed Scope – Enlarged Elevation, Project Plans, Attachment 2 – Staff Recommendation



For these reasons, staff has provided draft Conditions of Approval that would require the applicant to detail an additional sidelite on the angled portion of the storefront looking into the tenant space, and to confer with staff prior to building permit application on the final dimensions. Please see draft Conditions #7, in Attachment 2.

The subject building is not publicly-owned and, therefore, the proposed interior work is not subject to Commission approval and is not included in this analysis.

“...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: As addressed in the section above, staff has provided draft conditions of approval for the proposed storefront design so as to mitigate adverse affect on the aesthetic character of the building.

Therefore, this request is found to be beneficial owing to it expected improvements and consistency with the LPO standards and criteria for permit approval.

B. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The applicant's proposal represents a *Rehabilitation* project because it includes removing non-period storefront features, and creating necessary means of egress for the subject tenant space. The analysis below summarizes staff's findings for this project with respect to the Secretary's Rehabilitation (Rehab) Standards.

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

Analysis: The historic mixed-use of the Chase Building, featuring a commercial ground floor and office units on the floors above, would continue with this rehabilitation project.

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 proposal includes reconstructing the storefront and entry door on the public elevation of the building to include two single doors instead of one double entry door: one door will lead directly into the tenant space, the other will connect to a fire rated egress passage.

As detailed above, in an attempt to retain much of the historic design of the storefront, Staff recommends that the applicant maximize the amount of glazing at the tenant entrance by installing a sidelite with clear glazing to allow more visibility into the tenant space and to continue the line of the storefront. See Condition of Approval #8, in Attachment 1.

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 project scope is limited to the storefront of the southern-most tenant space, thus the subject building would maintain its appearance from its historic period and, thereby, would be recognized as a record of its time, place and use.

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

Analysis: As stated above, the proposed alterations would alter the storefront for only one of the three commercial bays in the building and would be designed to fit in character with the historic storefront.

SOI Rehab Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.*

Analysis: Existing materials and features of the building from its historic period would be preserved as part of this proposed project.

SOI Rehab Standard 6: *Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

Analysis: This proposal includes the alteration of the historic storefront. The replacement features will match the historic design and, where possible, the materials.

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

Analysis: The recommended Conditions of Approval require that any chemical or physical treatments to be undertaken using the gentlest means possible; see Condition #6, in Attachment 1.

SOI Rehab Standard 8: *Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Analysis: Archeological resources will not be affected by this project because the subject site is not known to contain such resources and no excavation is required for this project.

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 proposed storefront alterations would be designed to fit with the design of the two adjacent tenant spaces in the historic Chase building. Staff's recommendation stated above in the response to Standard 2 would further reinforce the proposed scope's compatibility with the historic design.

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: This project proposal does not include additions or related new construction that would alter the essential form or integrity of the historic property.

C. Downtown Design Guidelines

Storefronts and Entrances (Pages 35-38)

Guideline 5: *Multiple storefronts within the same building should be visually compatible in terms of scale, alignment, color, materials and historic elements. While the desire for tenant individuality is understandable, it is most important that the continuity of the building as a whole is not compromised.*

Analysis: The proposed angled design of the new egress door is similar to the angled entry door of the northern most tenant space. The tile base that is existing in the other two tenant spaces would be replicated for consistency.

Guideline 8: *Design storefront entrances and windows to maximize the visibility for the interior. At least 75% of storefronts should be transparent, and all doors used by the public should be clear glazed.*

Analysis: Staff's recommendation of an additional side lite adjacent to the egress door would maximize visibility into the tenant space. The entry door would include clear glazing. Only the egress door would include frosted glass.

Guideline L.4: *Retain original storefront elements such as entries, doors, windows, bulkheads, frames and hardware. Repair rather than replace them is possible. Repair techniques should use the gentlest means possible, so as not to damage historic materials. If repair is not possible, replacement elements should be exact duplicates of the original.*

Analysis: The applicant proposes new storefront, entry door and tile base that would duplicate the existing building elements.

For all of these reasons, staff concludes that the Commission could approve this request for Landmark alteration.

V. Recommendation

Staff recommends approval of this request for a Structural Alteration Permit pursuant to BMC Section 3.24.260 and subject to the attached Findings and Conditions because the proposed project would:

- 1) Create the required secondary means of egress for the subject tenant space;
and
- 2) Adhere to the standards of the Landmarks Preservation Ordinance and best practices for exterior alterations.

Attachments:

1. Recommended Structural Alteration Permit Findings and Conditions of Approval
2. Project plans, received August 15, 2022
3. Applicant Statement, received August 15, 2022
4. Site Photographs, received August 15, 2022
5. Landmarks Preservation Commission Notice of Decision for 2107-2111 Shattuck (2000) linked here:

https://berkeleyca.gov/sites/default/files/documents/2022-10-06_LPC_Item%208_ATT-5_NOD_2107-2111%20Shattuck%20Designation_2109%20Kala%20Bagai.pdf

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Reviewed by: Fatema Crane, Senior Planner; fcrane@cityofberkeley.info ; 510-981-7410

ATTACHMENT 1

FINDINGS AND CONDITIONS

2109 Kala Bagai Way – F.D. Chase Building¹

Structural Alteration Permit #LMSAP2022-0008 to remodel a storefront and entry door in one of three tenant space within the F.D. Chase Building.

CEQA FINDINGS

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.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

¹ Formerly 2107-2111 Shattuck

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

FINDINGS FOR APPROVAL

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property. Specifically:
 - a. The proposed project endeavors to create a crucial safety feature for the occupying tenant and their customers. All proposed updates would be consistent with the existing storefront design. There are no aspects of this proposal that would be detrimental to the character of this Classical Revival commercial building.
 - b. The proposed improvements would match the existing storefront features. Staff has provided draft conditions of approval for the proposed storefront design to include an additional side lite with clear glazing to further preserve the integrity of the building façade. See Condition 7.

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 Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. **Exercise and Lapse of Permits (Section 23B.56.100)**

- 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:

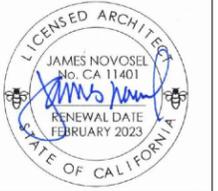
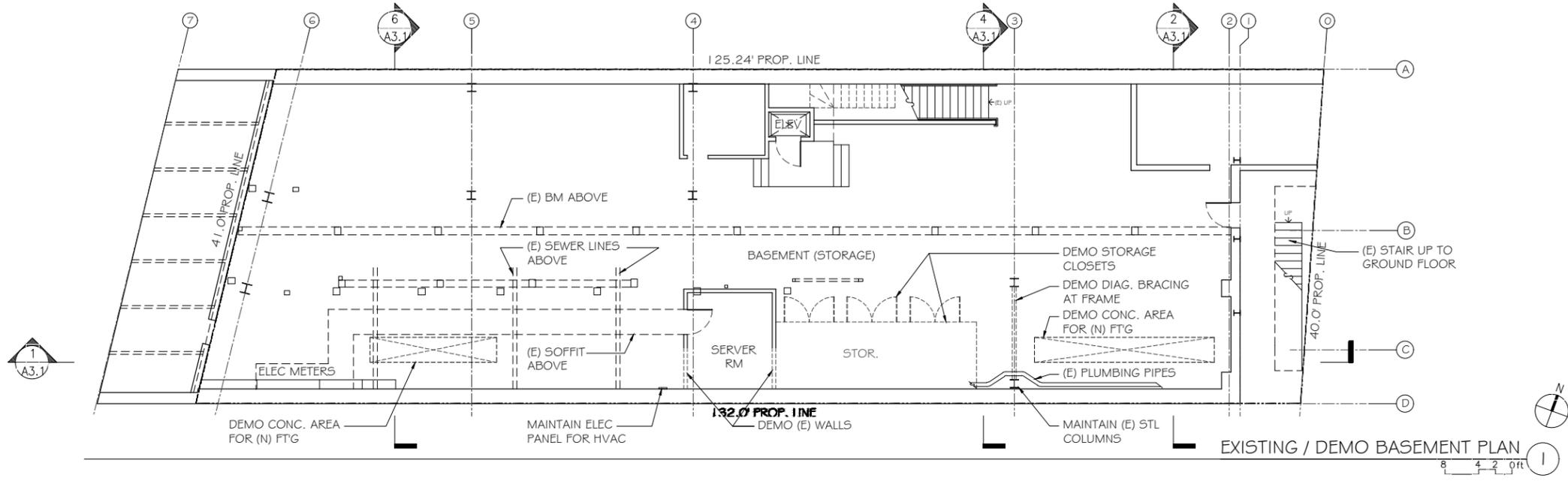
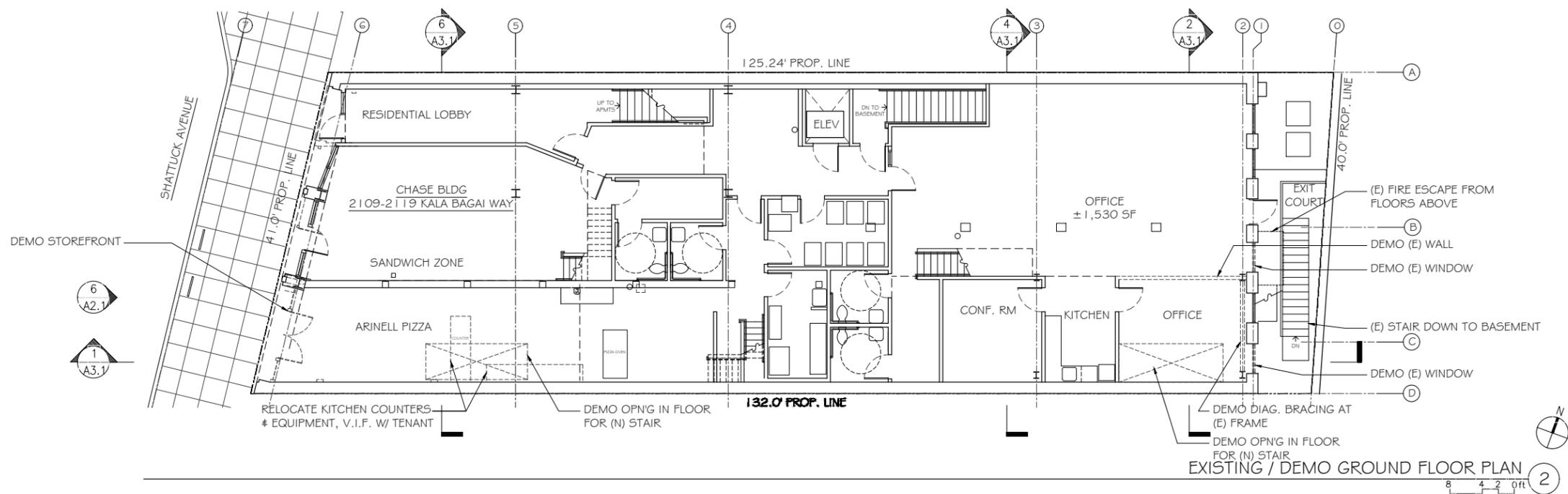
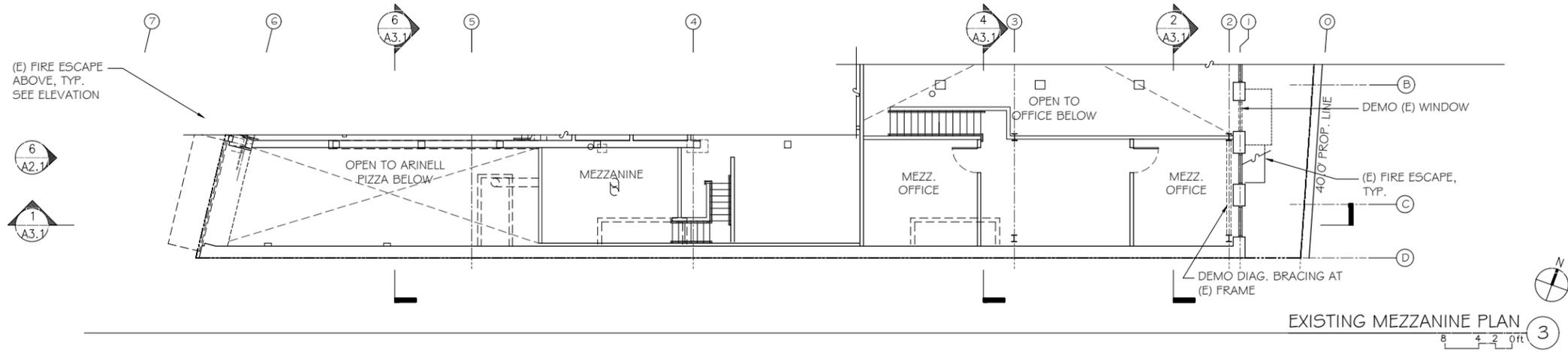
- 6. **Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
- 7. **REVISED PROJECT PLANS -- STOREFRONT.** Prior to submitting any building permit application for this project, the applicant shall revise the proposed storefront design to include a side lite with clear glazing in the place of a solid panel and submit to Staff for review.
- 8. **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.
- 9. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES** (where applicable). 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. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit screen element details for review and approval by the Landmarks plan checker.
11. **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.
12. 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.
13. 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.
14. 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.
15. 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.

LEGEND

-  (E) WALL TO DEMOLISH
-  (E) WALL TO MAINTAIN
-  (N) WALL
-  SOFFIT LINE ABOVE
-  DOOR TAG, SEE DOOR SCHEDULE
-  WINDOW TAG, SEE WINDOW SCHEDULE
-  CEILING HEIGHT



PROJECT:
NEW EXIT PASSAGEWAY & STOREFRONT MODIFICATIONS

THE CHASE BUILDING:
2109 KALA BAGAI WAY
(SHATTUCK AVENUE)
BERKELEY, CA 94704

ARCHITECT OF RECORD:
JAMES NOVOSEL

the bay architects

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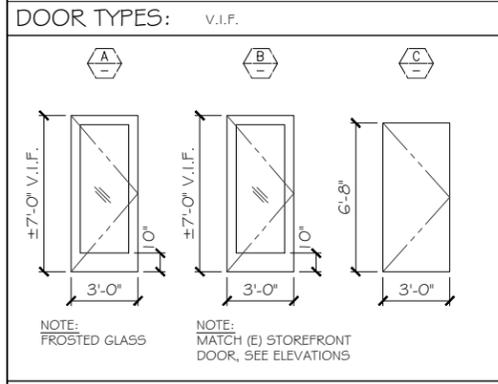
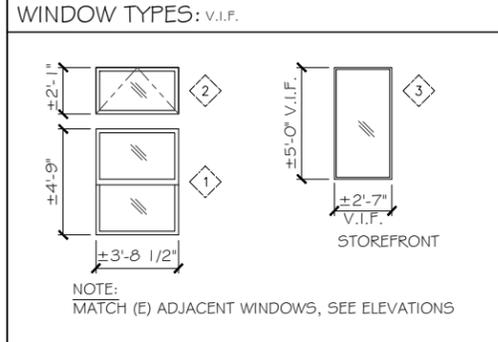
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EXISTING / DEMO PLANS

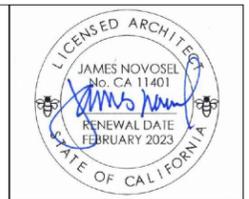
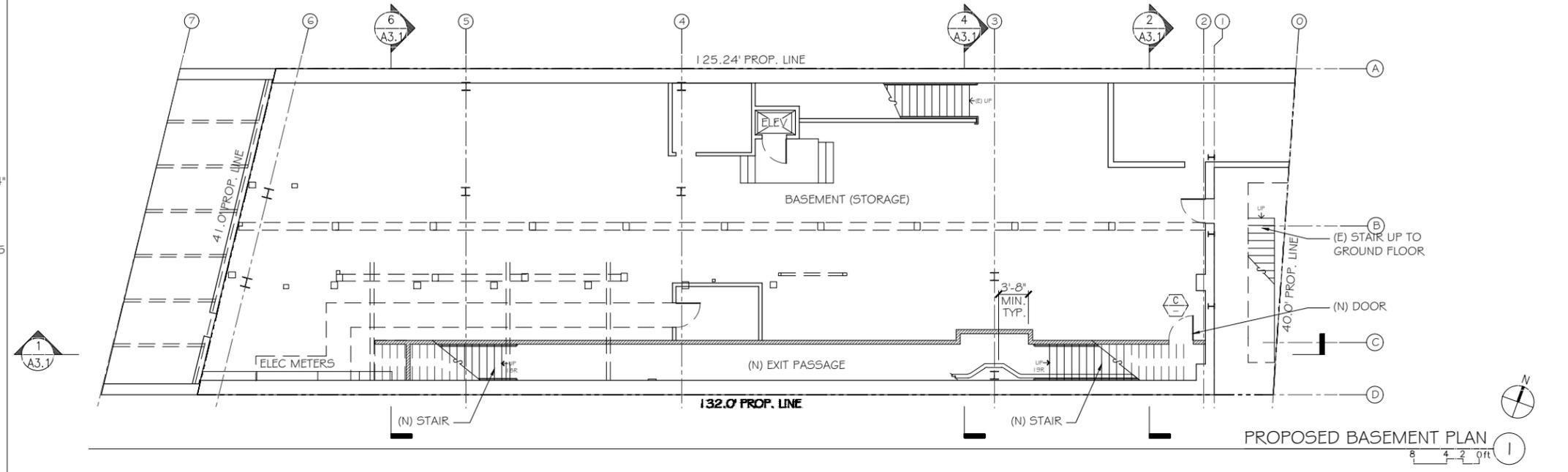
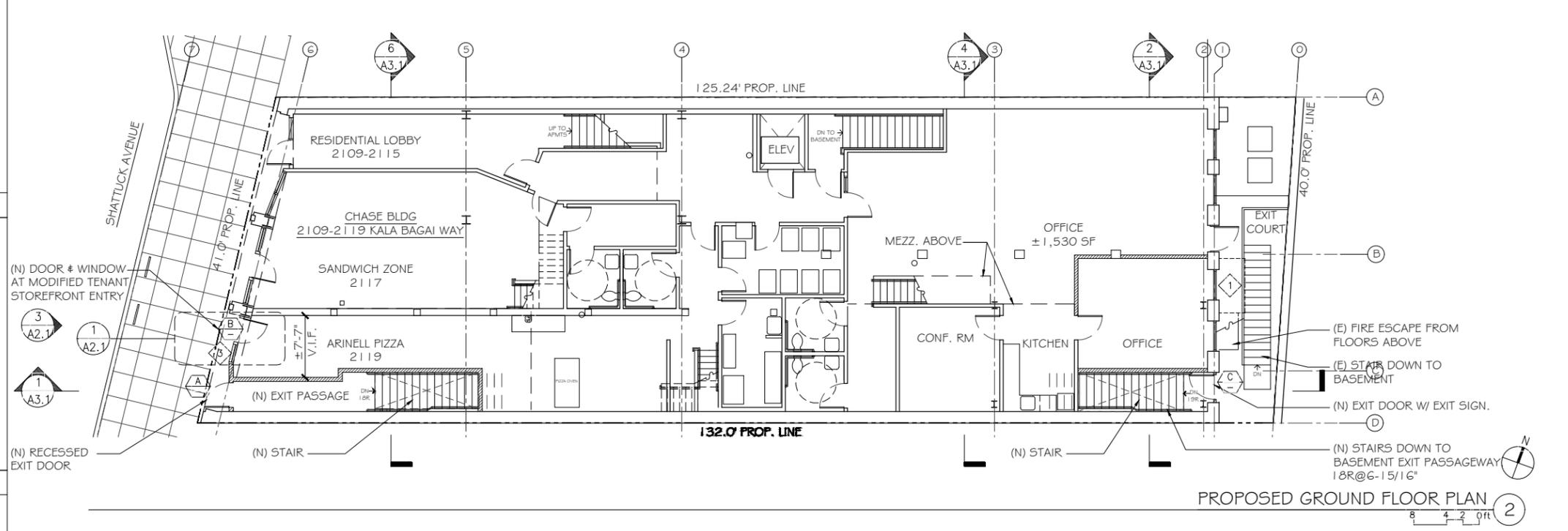
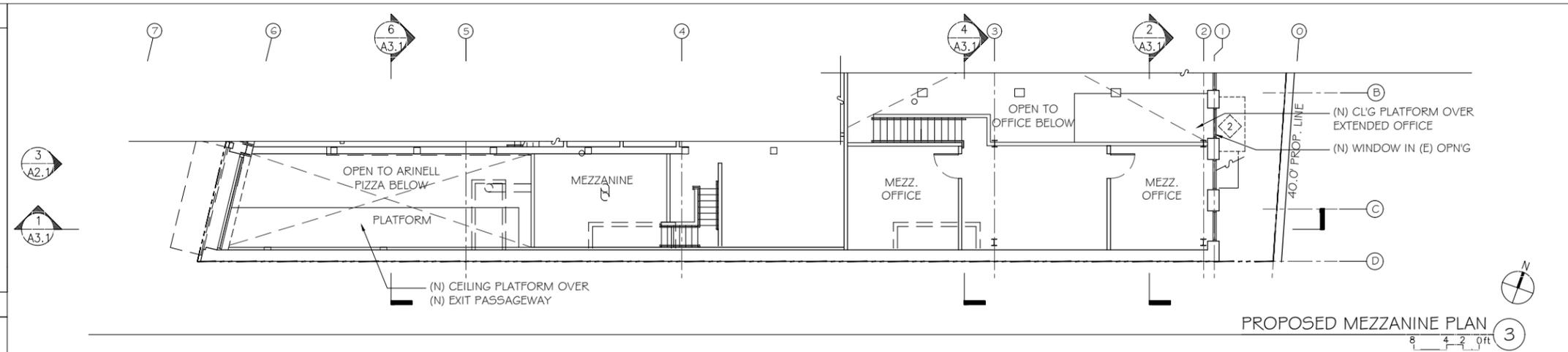
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DRAWING SHEET

LEGEND

	(E) WALL TO DEMOLISH
	(E) WALL TO MAINTAIN
	(N) WALL
	SOFFIT LINE ABOVE
	DOOR TAG, SEE DOOR SCHEDULE
	WINDOW TAG, SEE WINDOW SCHEDULE



- DOOR NOTES:**
- VERIFY IN FIELD ALL DOOR SIZES W/ OPENINGS.
 - ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED
 - DOOR THRESHOLDS AT PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2". THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4". CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (SUCH AS FLOORING MATERIAL CHANGES) SHALL NOT EXCEED 1/2". THRESHOLDS MUST COMPLY WITH THE FOLLOWING:
 - THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL.
 - THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL. (CBC 1132A.4.1)
 - MAXIMUM DOOR OPERATING EFFORT SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. (CBC 1132A.6)
 - PROVIDE ACCESSIBLE DOOR HARDWARE AT ALL DOORS REQUIRED TO BE ACCESSIBLE. HAND ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" TO 44" A.F.F. LATCHING AND LOCKING DOORS ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PUSH-PULL HARDWARE OR OTHER HARDWARE WITHOUT THE REQUIRING GRASPING. (CBC 1132A.8)



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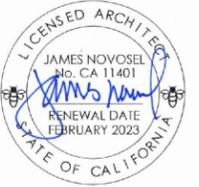
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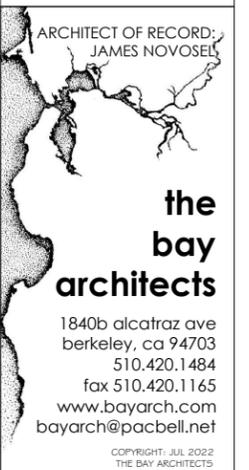


PROJECT:

NEW EXIT PASSAGEWAY
& STOREFRONT
MODIFICATIONS

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(SHATTUCK AVENUE)
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ARCHITECT OF RECORD:
JAMES NOVOSEL



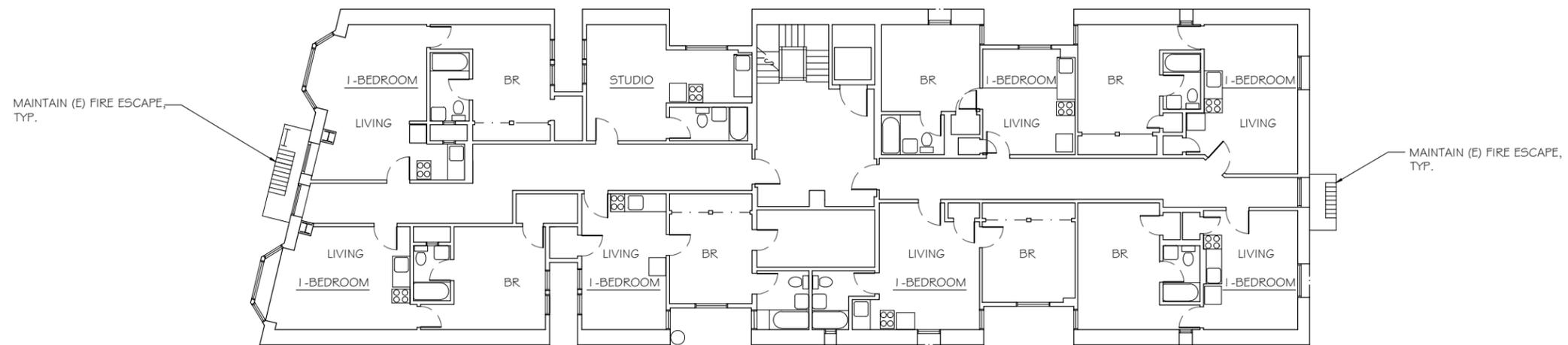
**the
bay
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CLIENT:

CHARLIE BETTENCOURT
2109 KALA BAGAI WAY
BERKELEY, CA 94704



(REFERENCE ONLY - NO WORK)

TYP. RESIDENTIAL FLOOR PLAN (FLOORS 2-5)

8 4 2 0ft

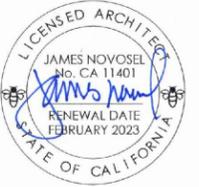


1

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TYP. RESIDENTIAL
FLOOR PLAN

A1.2
DRAWING SHEET



PROJECT:
**NEW EXIT PASSAGEWAY
& STOREFRONT
MODIFICATIONS**

THE CHASE BUILDING:
2109 KALA BAGAI WAY
(SHATTUCK AVENUE)
BERKELEY, CA 94704

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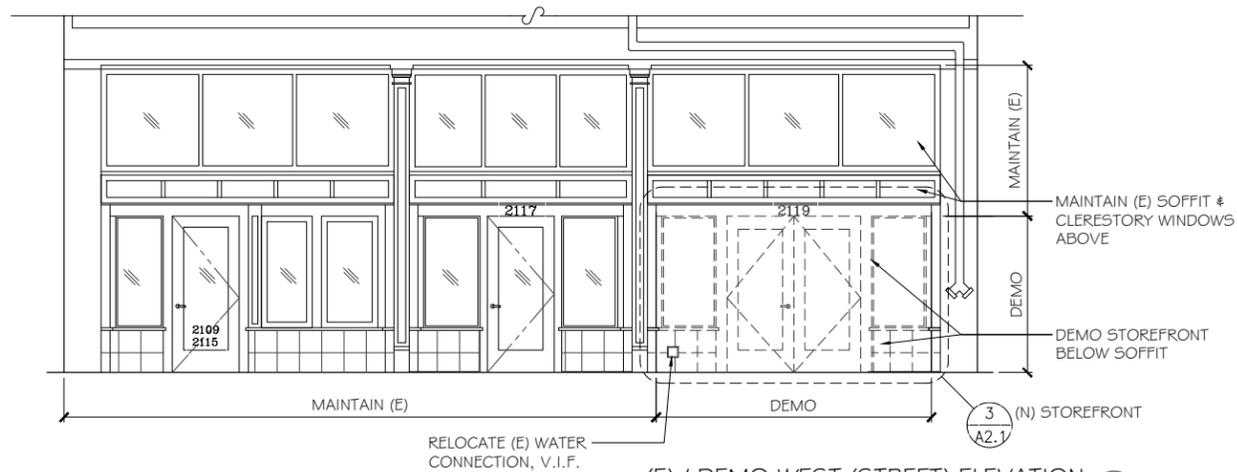
EXTERIOR ELEVATIONS -
STOREFRONT

A2.1
DRAWING SHEET

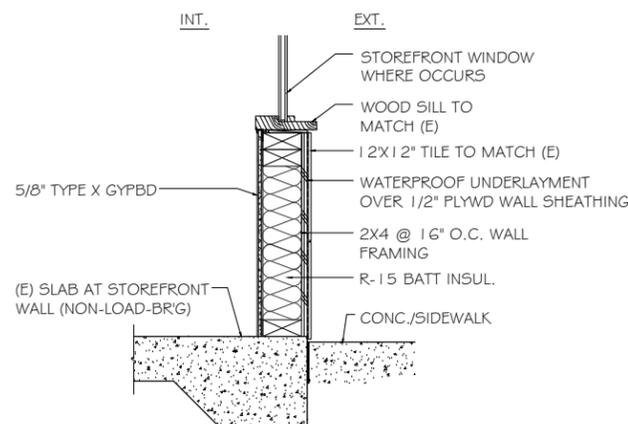


- (E) SOFFIT W/ WOOD PANELING
- (E) 1X WD TRIM, TYP.
- (E) WOOD & GLASS STOREFRONT DOORS, TYP.
- (E) 12X12 TILE BASE, TYP.

(E) STOREFRONT COLORS & MATERIALS 7



(E) / DEMO WEST (STREET) ELEVATION 6



STOREFRONT TILE BULKHEAD DETAIL 9

NOTE: PAINT FACADE TO MATCH COLORS OF (E) STOREFRONT, SEE 7/A2.1

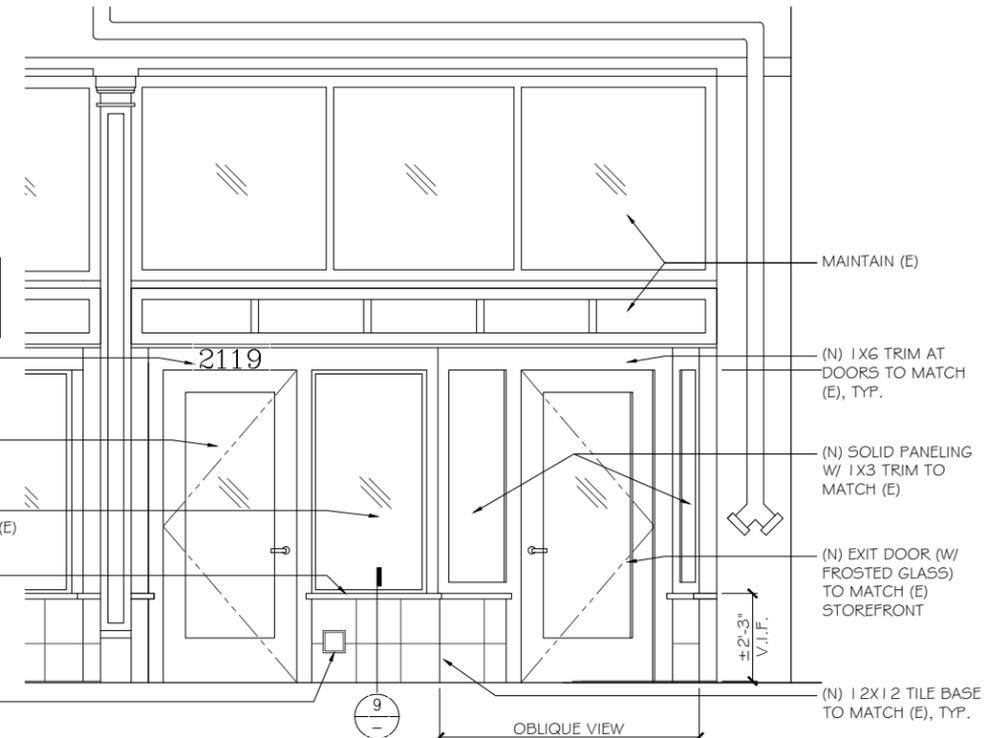
(N) ADDRESS NUMBERS

(N) STOREFRONT ENTRY DOOR TO MATCH (E)

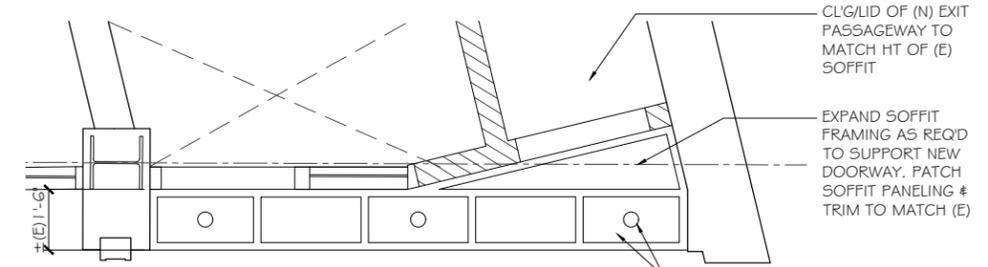
(N) STOREFRONT WINDOW TO MATCH (E)

(N) WOOD SILL TO MATCH (E), TYP.

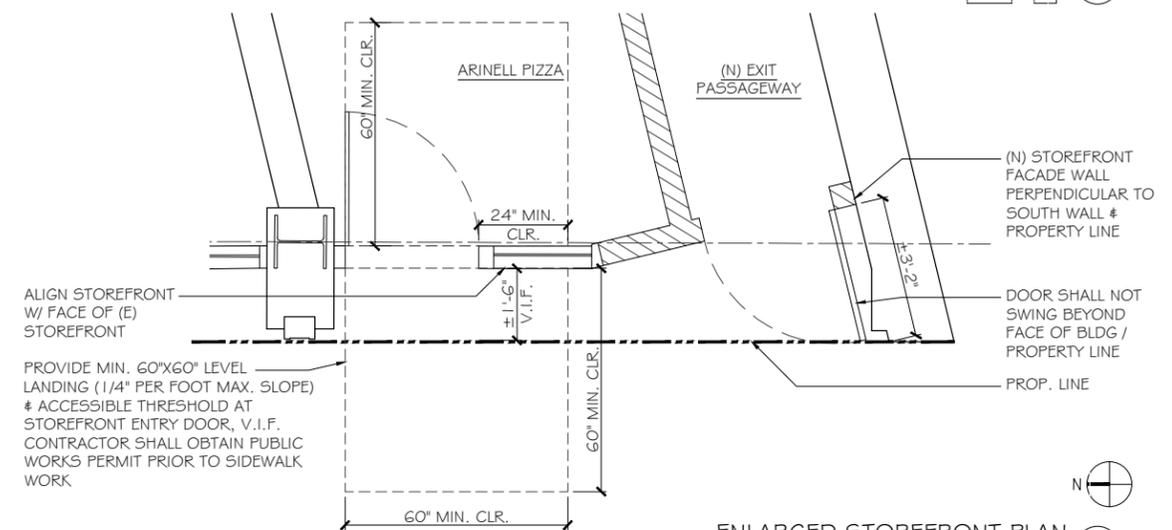
RELOCATED WATER CONNECTION, V.I.F.



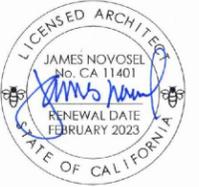
ENLARGED STOREFRONT ELEVATION 3



STOREFRONT SOFFIT PLAN 2



ENLARGED STOREFRONT PLAN 1



PROJECT:
**NEW EXIT PASSAGEWAY
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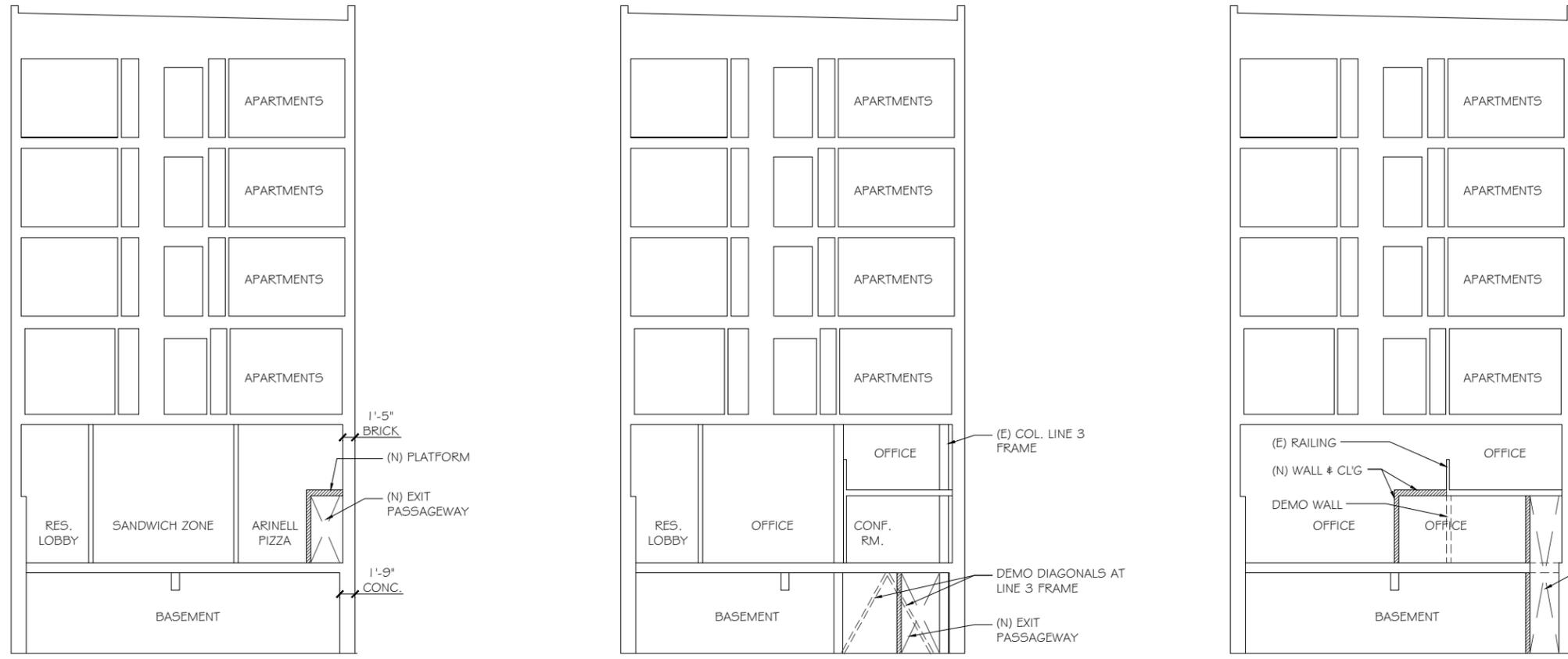
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SECTIONS

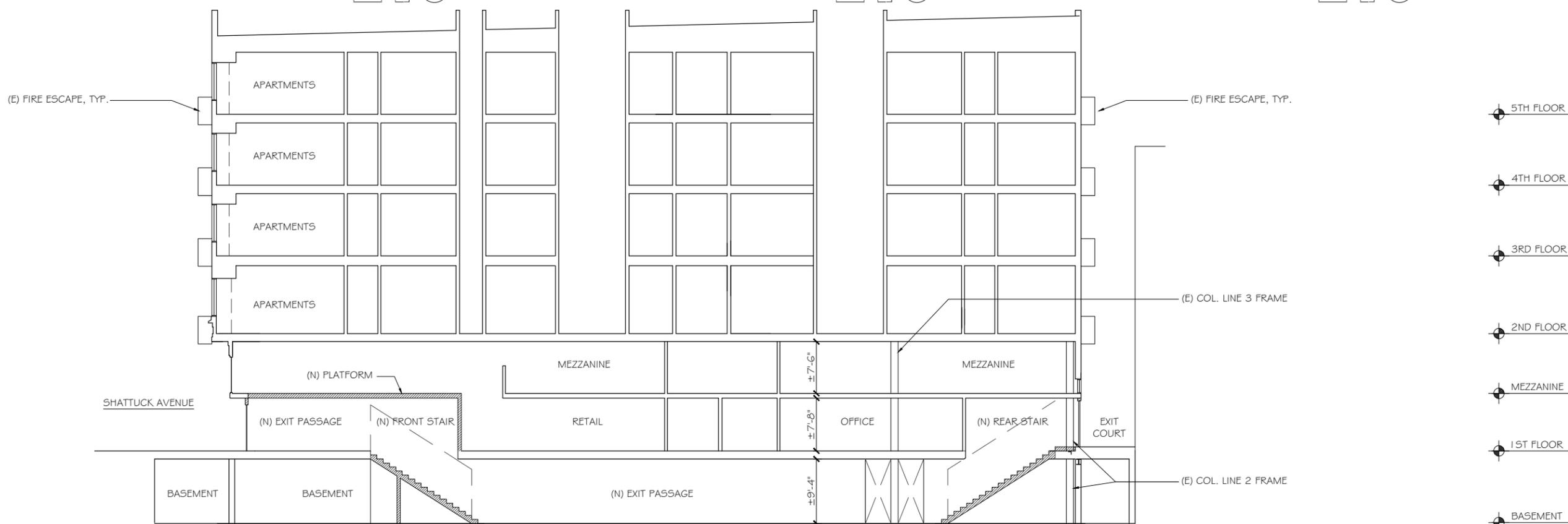
A3.1
DRAWING SHEET



SECTION LOOKING EAST ⑥

SECTION LOOKING EAST ④

SECTION LOOKING EAST ②



LONGITUDINAL SECTION LOOKING NORTH ①

- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- MEZZANINE
- 1ST FLOOR
- BASEMENT

July 28, 2022

the bay architects

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Applicant's Statement for a Structural Alteration Permit (SAP) for the Remodeling of a Storefront at 2109 Kala Bagai Way, the F.D. Chase Building: City of Berkeley Structure of Merit #227

The F.D. Chase Building is a five story commercial building housing ground floor commercial tenants and four levels of apartments above. Our SAP application proposes to remodel a small portion of the front facade in order to create a second means of fire egress for the building's occupants.

The F.D. Chase Building was given a Structure of Merit designation in 2000. The Bay Architects applied for the designation and later applied for the building permits to seismically upgrade the building's structure and to restore its historic facade.

Our proposed SAP work stems from the property's recent loss of a second exit. California Building Code (CBC) requirements require all properties of the Chase building's nature to provide its occupants with two means of exiting in the event of fire or other emergencies. The Chase Building historically had a second exit through that the adjacent south side property when it contained the Bank of America building (2129 Kala Bagai). With the Bank demolition and the Hotel construction, this exit was eliminated and a new exit was needed to be developed within and from the Chase building's own property.

After extensive discussions with the City's Fire Marshall about replacing the exit, it was determined that an interior exit through the basement would be allowed by the City. This exit way, or exit passageway, travels through the basement and rises up to the street level to an exit door at the public sidewalk.

The construction work required for the new exit door involves demolition of the double doors presently entering the Arinell Pizza space and two side light glass panels. The door into this tenant space will be replaced with a single door and a new door will exit the passageway at the facade's corner. The present clerestory windows above the doors will remain. The new doors, trim and bulkheads will match the colors and materials of those in the other two facade bays. The present cast iron columns will not be affected.

We believe that findings can be made to support our proposed work:

1. There are unique circumstance to this property unlike others in the area in that its second exit was on an adjacent property.
2. The proposed work will enable the property owner to maintain their property rights and enjoy the use of their property.
3. The proposed work will be non-detrimental to the public and ensure public safety for its occupants.

The completion of this work will allow the Chase to continue to be a viable building providing spaces for commerce and residence. The work will maintain its historic integrity while ensuring safety for its occupants.

July 28, 2022

the bay architects

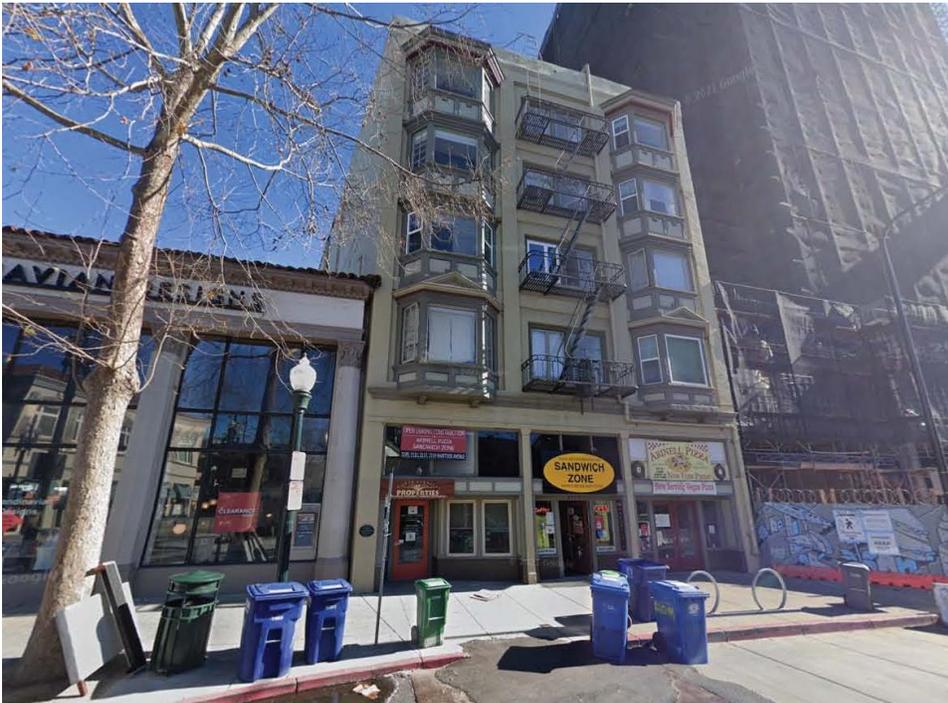
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Statement on applying the Secretary of the Interior's Standards to the Structural Alteration Permit (SAP) for the Remodeling of a Storefront at 2109 Kala Bagai Way, the F.D. Chase Building: City of Berkeley Structure of Merit #227

The F.D. Chase Building is a five story commercial building housing a ground floor commercial tenants and four levels of apartments. Our application is to remodel a small portion of the front facade in order to create a second means of fire egress for the building's occupants. Below is our response for following the Secretary's Standards:

- 1. The property will be used as it was historically with commercial ground floor tenants and upper level apartments.**
- 2. Materials and features from the restoration period will be retained.**
- 3. The property will be recognized as a physical record of its time, place and use. Work needed to create the new exit way will be visually compatible and identifiable on close inspection.**
- 4. Materials, features, spaces and finishes that characterize other historical periods will not be altered or removed.**
- 5. Distinctive materials, features and finishes and construction techniques of the restoration period will be preserved and duplicated.**
- 6. Decorative features from the restoration period will be repaired rather than replaced. New features will match the old in design, color, texture and materials.**
- 7. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.**
- 8. Treatments that cause damage to historical materials will not be used.**
- 9. There are no archeological resources that will be affected.**
- 10. Designs that were never executed historically will not be constructed.**

2109 Kala Bagai - Site Photographs



Street view from Kala Bagai Way – looking east. (January 2021)



Close up view of northern storefront 2109-2115 Kala Bagai– Residential lobby entry. (No work proposed) (March 2022)



Close up view of middle storefront 2117 Kala Bagai– Sandwich Zone. (No work proposed)
(March 2022)



Close up view of southern storefront 2119 Kala Bagai– Arinell Pizza.
(Modifications & new exit door is proposed at this storefront) (March 2022)