

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
NOVEMBER 3, 2022

1767-1771 Alcatraz Avenue – Wells Fargo Bank South Berkeley Branch

Structural Alteration Permit #LMSAP2022-0010 to replace storefronts on a non-historic commercial building that is located on a City Landmark property.

I. Application Basics

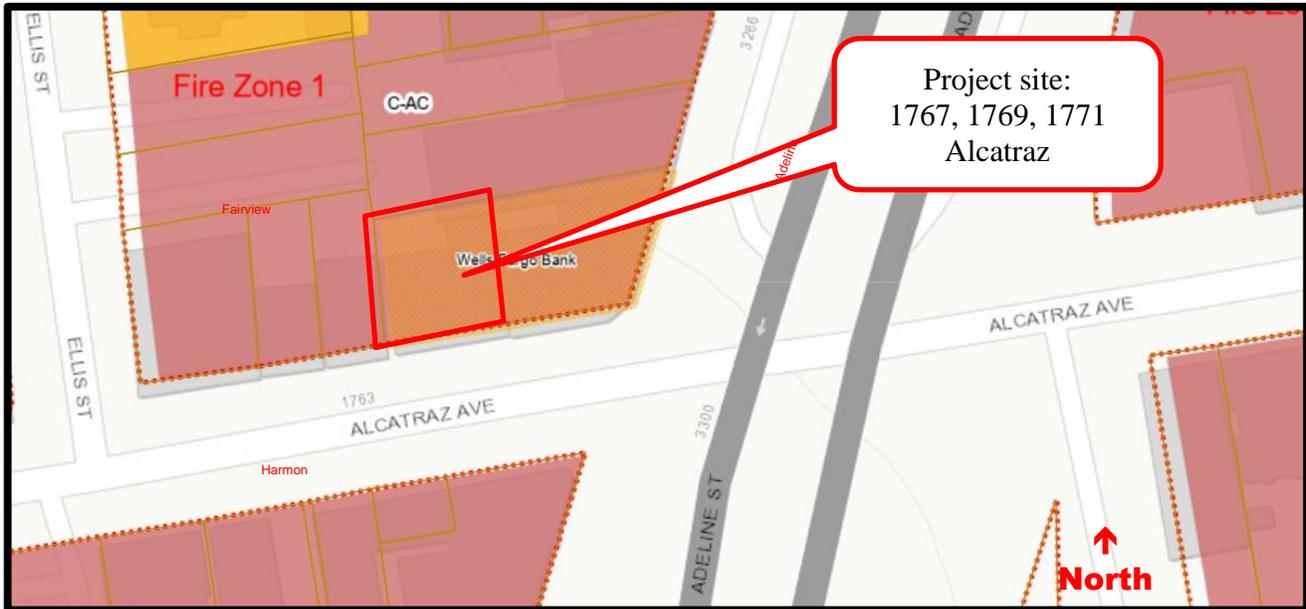
- A. Zoning District:** Adeline Corridor Commercial (C-AC)
- B. CEQA Determination:** Categorically exempt from further environmental review pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.

C. Parties Involved

- Applicant & Architect: Denise Hall Montgomery
Denise Hall Montgomery Architecture
1769 Alcatraz Avenue
Berkeley, CA 94703
- Property Owner: Allan Cadgene and Tom Goetzl
2088 Union Street
San Francisco, CA 94123

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

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, South façade - existing site conditions

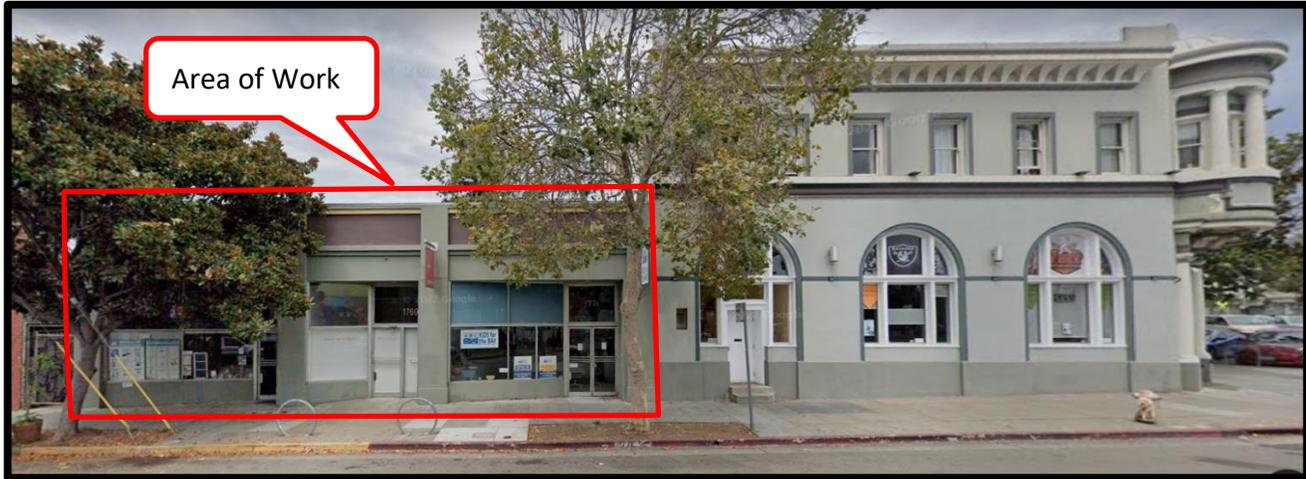
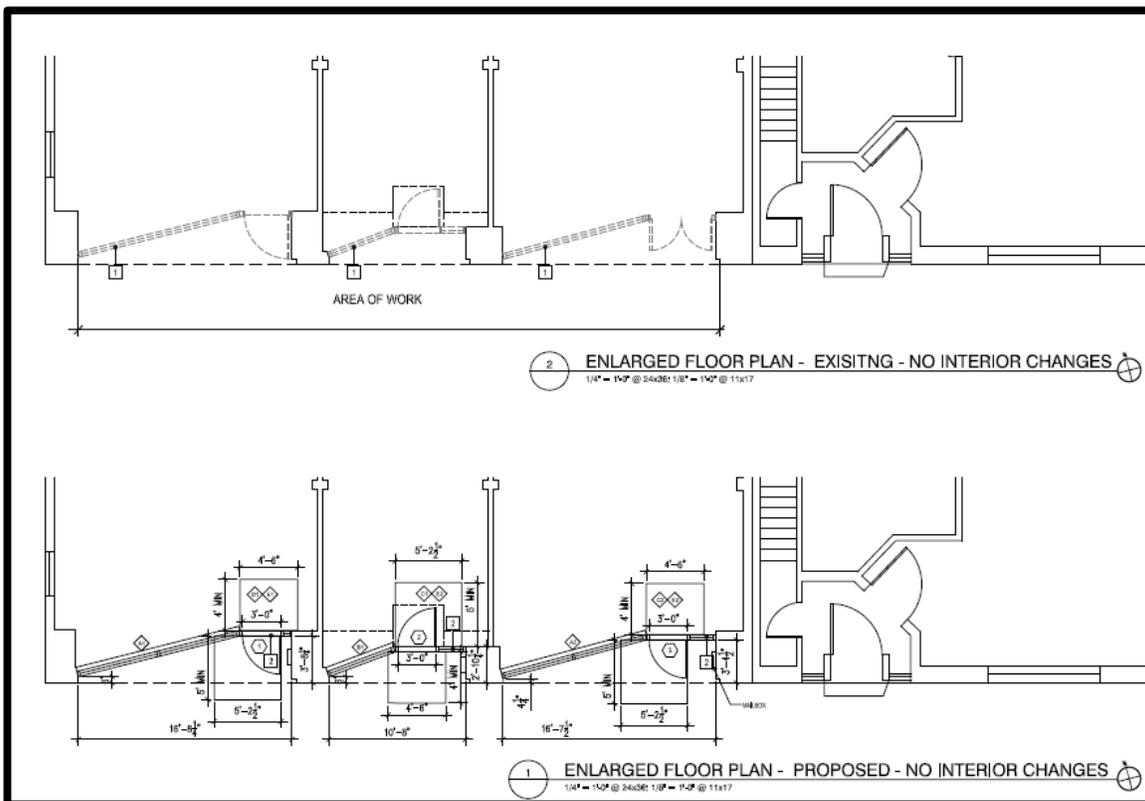


Figure 3 : Proposed Scope – Enlarged Plans, Project Plans, Attachment 2



II. Background

The historic Wells Fargo Bank South Berkeley Branch Building is located on the northwest corner of Alcatraz Avenue and Adeline Street, in the Lorin neighborhood. The property contains the City Landmark bank building at 3286-3290 Adeline Street as well as another, non-historic building at 1767-1771 Adeline Street. The Alcatraz building is a contemporary of the bank but was significantly re-designed after its construction.

The Landmark Beaux-Art bank building was designed by architect John Galen Howard and engineer John Debo Galloway. It was constructed in 1908 and designated as a Berkeley Landmark in 1982. The Landmarks Notice of Decision is included for reference as Attachment 4 of this report. Character defining features include:

- Recessed corner entrance with Doric columns topped by; Domed bay at corner with columns and scrolled supporting brackets;
- Curved parapet above the corner bay, including small rectangular projections;
- Sawtooth bracketed cornice;
- String course trim band between the first and second floors;
- Narrow shallow frame around windows.

The non-historic Alcatraz building is smaller in scale at just one story, and does not reflect the Beaux-Art style. The brick and stucco building features three storefront bays with modern-era systems composed of metal frames, glass doors and large display windows. The storefronts are off-set diagonally from the front façade plane, upper cornice and parapet wall.

Chapter 3.24 of the Berkeley Municipal Code (BMC) mandates that the Landmarks Preservation Commission (LPC) review any exterior modification to a Landmark site which requires City permits and then grant a Structural Alteration Permit (SAP) for such work. On September 26, 2022, the applicant submitted the subject SAP application requesting permission to provide upgrades to the Alcatraz building storefronts because they are located on a City Landmark property.

On or before October 24, 2022, staff mailed and posted ten-day advance notice of tonight's hearing, in accordance with Berkeley Municipal Code (BMC) Section 3.24.230.

III. Project Description

The SAP applicant requests permission to remodel three storefronts located in the non-historic Alcatraz building. The most notable exterior improvements would be replacing the existing double storefront door at 1771 Alcatraz with a single door, and decreasing the size of the transom for all three spaces per manufacturing sizing limitations. The existing storefronts are comprised of a clear anodized aluminum system with single pane glass. The proposed upgrades would provide a thermally insulated aluminum system with double paned glass units, doors, and transoms. The scope does not

propose upgrades to any portion of the Landmark structure. Table 1, below, outlines proposed scope areas.

Table 1. Summary of Proposed Scope of Work for non-historic Alcatraz Building

Project Plans	Building Elevation	Proposed Alteration
Sheet A3.1	East	<ul style="list-style-type: none"> • No Change
	North	
	West	
Sheet A3.0	South (facing Alcatraz Avenue)	<ul style="list-style-type: none"> • Demolish three, existing single-pane aluminum storefront systems; • Replace with new, energy efficient double-pane aluminum storefront systems in same plane and with same overall dimensions as the existing conditions. Transoms will be slightly smaller due to manufacturing limitations.

For project details and architectural drawings, refer to the Project Plans, Attachment 2, and the Applicant’s Statement, Attachment 3.

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 an 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 provide an energy efficient replacement of the existing storefront system for the three tenant spaces listed above. These tenant spaces are located in a building adjacent to a Landmark structure, but are not historic, themselves. No work is proposed for the Landmarked structure; therefore, there are no aspects of this proposal that could be detrimental to the character of building.

Figure 4. Proposed Scope – Exterior Elevation, Project Plans, Attachment 2



- **BMC Section 3.24.260, Paragraph C.1:** “...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.”

Analysis: The proposed design would closely resemble the existing design, with the exception of the new single entry door at 1771 Alcatraz, which would closely match the existing conditions at the 1767 and 1769 Alcatraz. The variation in the transom size is marginal and would not diminish the aesthetic interest of the building.

Therefore, this request is found to be beneficial owing to its 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 (SOI) 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 most relevant SOI Rehabilitation (Rehab) Standards.

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

Analysis: The proposed design would be in keeping with the existing spatial relationships as only marginal alterations will be made to the dimensions of the storefronts. No changes are proposed to the historic bank building.

- **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 storefronts of the building adjacent to the landmark, 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 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 match existing conditions, thus maintaining 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. City-wide Directives from the Downtown Design Guidelines

The City has established a practice of using the adopted Downtown Design Guidelines (2012) to inform its review of commercial building alterations throughout the various commercial districts in Berkeley. There are three specific guidelines that staff employed to assess the proposed alteration of existing storefronts in the Lorin neighborhood and C-AC zoning district; see summary, below.

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 upgrades would maintain continuity between the three storefronts included. The new single door proposed for 1771 Alcatraz would be closer in design to the two other tenant entries, further supporting visual continuity of the building.

- **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: Clear glazing is proposed and will be included as a condition of approval. See COA #9.

- **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 system that would retain the existing bulkhead and fenestration detail.

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) Provide energy efficient replacement of the existing storefront system; and

- 2) Adhere to the standards of the Landmarks Preservation Ordinance and best practices for exterior alterations to historic properties.

Attachments:

1. Recommended Structural Alteration Permit Findings and Conditions of Approval
2. Project plans, received September 10, 2022
3. Applicant Statement, received September 10, 2022
4. Landmarks Preservation Commission Notice of Decision for 3282-3290 Adeline (1982)

Prepared by: Desiree Dougherty, Assistant Planner, ddougherty@cityofberkeley.info; 510-981-7431

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

1767-1771 Alcatraz Avenue

Wells Fargo Bank South Berkeley Branch

Structural Alteration Permit #LMSAP2022-0010 to replace storefronts on a non-historic commercial building that is located on a City Landmark property.

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. The proposed project does not require a change of use. The property will retain its historic commercial use.
2. The project avoids removal of distinctive materials and any alteration of features that characterize the property. The project scope is limited to work within the façade of non-historic building and will not result in changes to its form or any changes to the historic Wells Fargo Bank South Berkeley Branch building.
3. The new storefront systems will not resemble or replicate designs from the property’s historic period. These new features are contemporary and will not result in a false sense of historical development.
4. The subject property does not feature changes that have acquired significance in their own right.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize the Beaux-Arts Wells Fargo Bank South Berkeley Branch building will be substantially retained and preserved with this project that will not affect the historic structure.

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

FINDINGS 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 area of scope is located adjacent, but not a part of, the landmarked structures and no changes are proposed on the landmarked building.
 - b. The proposed project would provide an energy efficient replacement of the existing storefront system. 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 the landmarked commercial building.

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. The proposed **project** is approved as shown on the drawings dated “received **XX/XX/XX**” subject to the following conditions.
- 7. No changes can be made to these approved plans without prior approval.
- 8. **Repair and replacement of character-defining features.** 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.

9. **Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
10. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
11. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit storefront details for review and approval by the Landmarks plan checker.
12. **CLEAR GLASS** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff
13. **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.
14. 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.
15. 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.
16. 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.
17. 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.

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CMC, 2022 CPC, 2022 CFC & 2022 CEC AS AMENDED BY THE CITY OF BERKELEY AND 2022 TITLE 24 ENERGY STANDARDS. THE CBC IS BASED ON THE 2021 IBC, 2021 UMC, 2021 UPC, 2021 IFBC & 2021 NEC. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS FROM THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLIGENCE.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION. ARCHITECT WILL ANSWER BUILDING DEPARTMENT'S PLAN CHECK COMMENTS AND RE-SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK, WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE CBC & CRC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON-OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS, SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS, THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

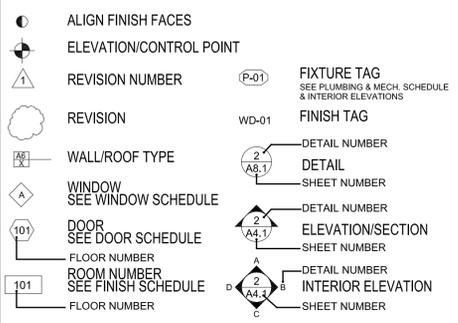
21. CONTRACTOR WILL BE RESPONSIBLE FOR PERMITS REQUIRED FOR CONSTRUCTION STAGING, PARKING, SIDEWALK, DRAINAGE AND/OR SEWER WORK IN THE PUBLIC RIGHT-OF-WAY.

22. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

ABBREVIATIONS

&	AND	JT.	JOINT
L	ANGLE		
@	AT	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	POUND OR NUMBER		
d	PENNY	M.B.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET.MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD		
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BL'G.	BLOCKING	N.I.C.	NOT IN CONTRACT NUMBER
B.O.T.	BOTTOM OF TRUSS	NO.	NOT TO SCALE
		N.T.S.	
CLG.	CEILING		
C.T.	CERAMIC TILE	O.C.	ON CENTER
CL'G.	CALLING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSUNK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH		
DBL.	DOUBLE	R.	RISER
DET./DTL.	DETAIL	RAD.	RADIUS
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
		R.O.	ROUGH OPENING
EA.	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SASM	SELF ADHERED SHEET MEMB.
EQ.	EQUAL	SQ. FT.	SQUARE FEET
(E)	EXISTING	SHT.	SHEET
EXP.-JT.	EXPANSION JOINT	SQ. IN.	SQUARE INCH
EXT.	EXTERIOR	SM.	SMILAR
		S.L.D.	SEE LANDSCAPE DRAWING
F.D.	FLOOR DRAIN	S.M.D.	SEE MECHANICAL DRAWING
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATIONS
F.F.	FINISH FLOOR	SO.	SQUARE
F.F.E.	FINISH FLOOR ELEVATION	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE
F.O.F.	FACE OF FINISH	S.S.D.	SEE STRUCTURAL DRAWING
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
F.O.SH.	FACE OF SHEATHING	T&G	TONGUE AND GROOVE
FT.	FOOT	T.	TREAD
FTG.	FOOTING	THK.	THICK
FURR.	FURRING	TYP.	TYPICAL
		T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
		T.O.O.	TOP OF OUTRIGGER
		T.O.P.	TOP OF PLATE
		T.O.S.	TOP OF SLAB
		T.O.T.	TOP OF TRUSS
		U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT		
H.B.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE	V.J.F.	VERIFY IN FIELD
HDWD.	HARDWOOD	V.G.	VERTICAL GRAIN
HDWR.	HARDWARE		
HORIZ.	HORIZONTAL	W	WIDTH
HR.	HOUR	W/	WITH
HW	HARDWOOD	WD.	WOOD
IN.	INCH	WDW	WINDOW
INTM.	INTERMEDIATE	W/O	WITHOUT
INSUL.	INSULATION	WP	WATERPROOF
INT.	INTERIOR	WRC	WESTERN RED CEDAR

SYMBOL LEGEND



PROJECT DESCRIPTION

PROJECT ADDRESS: 1767, 1769, 1771 ALCATRAZ AVE, BERKELEY, CA 94703
 ASSESSOR'S PARCEL NO.: 52-1531-6
 DESCRIPTION OF WORK: STOREFRONT REPLACEMENT
 OCCUPANCY: M - MERCANTILE
 CONSTRUCTION: V - NON SPRINKLERED (AT ADDITION)

ZONING: C-AC
 FIRE ZONE: 1
 LIQUEFACTION ZONE: YES
 YEAR BUILT: 1906 - 3290 ADELINE - BUILDING AT CORNER (NO WORK PROPOSED)

HIST STATUS: COB STRUCTURE OF MERIT @ 3290 ADELINE BUILDING ONLY

PROJECT FEATURES

	EXISTING	PROPOSED	PERMITTED/REQ.
DWELLING UNITS	0	NO CHANGE	
PARKING SPACES	0	NO CHANGE	

SETBACKS

	EXISTING	PROPOSED	NO MINIMUM
FRONT YARD	0	NO CHANGE	
SIDE YARD LEFT	5'3"	NO CHANGE	
RIGHT	0	NO CHANGE	
REAR YARD	0	NO CHANGE	

BUILDING HEIGHT

	EXISTING	PROPOSED	4 STORIES MAX
AVERAGE	19'-2"	NO CHANGE	
MAXIMUM	19'-2"	NO CHANGE	45' MAX

AREAS

	EXISTING	PROPOSED	
LOT AREA	7956 SF	NO CHANGE	

GROSS FL AREA:

	EXISTING	PROPOSED	
FIRST FLOOR		NO CHANGE	
SUBJECT BLDG	2948 SF		
HISTORIC BLDG	4141 SF		
SECOND FLOOR			
HISTORIC BLDG	3737 SF	NO CHANGE	
TTL GROSS FL AREA	10909 SF	NO CHANGE	

BUILDING FOOTPRINT:

	EXISTING	PROPOSED	
MAIN BUILDING			
SUBJECT BLDG	2948 SF		
HISTORIC BLDG	4224 SF		
TTL FOOTPRINT:	7172 SF	NO CHANGE	

USEABLE OPEN SPACE: 784 SF NO CHANGE NO MINIMUM

FLOOR AREA RATIO (FAR): 1.37 NO CHANGE 2.5 MAX.

SCOPE OF WORK

ADDRESS: 3290 ADELINE STREET (HISTORIC BUILDING AT CORNER); NO CHANGE

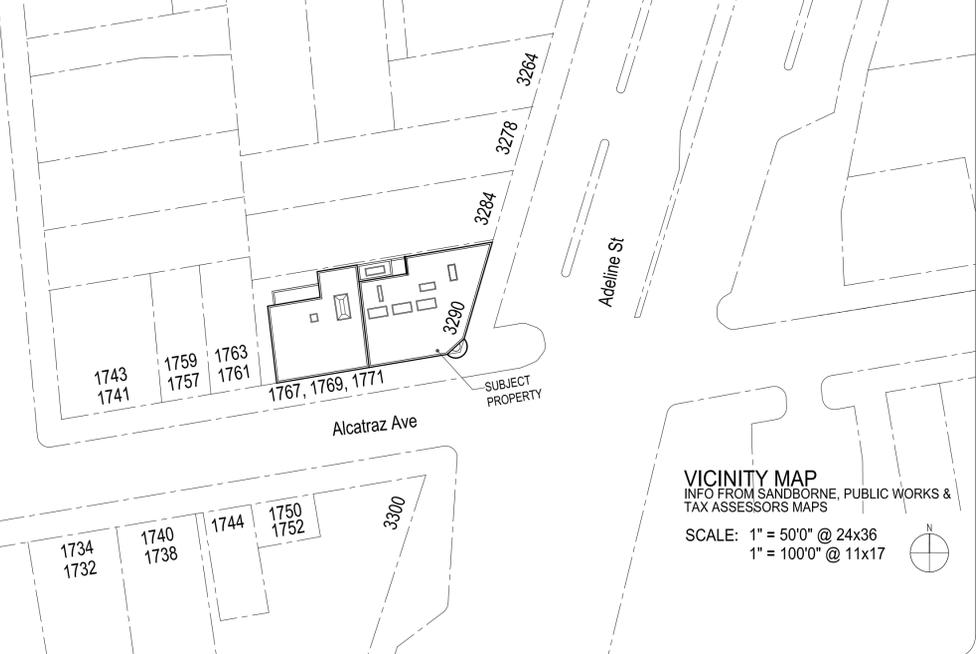
ADDRESS: 1767, 1769, 1771 ALCATRAZ AVENUE (SINGLE STORY BUILDING); REPLACE EXISTING ALUMINUM STORE FRONT SYSTEM WITH CODE COMPLIANT ALUMINUM STOREFRONT SYSTEM ONLY.

NO CHANGE TO:

- EXTERIOR SIDING
- EXTERIOR PAINT COLORS
- EXTERIOR SIGNAGE
- BUILDING INTERIOR

DRAWING INDEX

SHEET NO. & TITLE	SUBMISSION & DATE	ZONING - LANDMARKS SAP PERMIT
A0.0 GENERAL INFORMATION	X	24 AUGUST 2022
A0.1 ACCESSIBILITY NOTES		
A0.3 SITE PHOTOGRAPHS	X	
A0.7 WINDOW & DOOR SCHEDULES	X	
A1.0 SITE AND ROOF PLAN - EXISTING	X	
A2.1 FIRST FLOOR PLANS - EXIST/DEMO & PROPOSED	X	
A2.2 SECOND FLOOR PLAN - EXISTING	X	
A2.3 ENLARGED FLOOR PLANS - EXIST/DEMO & PROPOSED	X	
A3.0 BUILDING ELEVATIONS - EXISTING & PROPOSED	X	
A3.1 BUILDING ELEVATIONS - EXISTING & PROPOSED	X	
A3.2 BUILDING SECTION	X	
A8.3 BUILDING DETAILS - WINDOWS & DOORS		
A8.4 BUILDING DETAILS - DOORS & WINDOWS		
T1.0 TITLE 24 ENERGY CALCULATIONS		
T2.0 TITLE 24 ENERGY CALCULATIONS		



VICINITY MAP
 INFO FROM SANDBORNE, PUBLIC WORKS & TAX ASSESSORS MAPS
 SCALE: 1" = 50'0" @ 24x36
 1" = 100'0" @ 11x17

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Allan Cadgene & Tom Goetzi
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 allan@allmar1.com

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SHEET

GENERAL INFORMATION

A0.0

ALCATRAZ AVENUE ELEVATIONS



ADELINE STREET ELEVATIONS



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SHEET

SITE
PHOTOS

A0.3



1767 ALCATRAZ - (E) FACADE



1769 ALCATRAZ - (E) FACADE

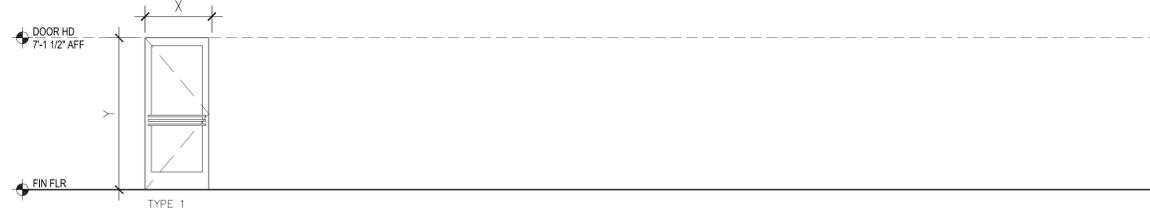


1771 ALCATRAZ - (E) FACADE

DOOR SCHEDULE

ID	ROOM NUM - NAME	TYPE	MANUFACTURER	DOOR CONFIG.	DOOR SIZE			DOOR FINISH		FRAME FINISH		HDWR		REMARKS
					X - WIDTH	Y - HEIGHT	THK.	EXT.	INT.	EXT.	INT.	J	B	
01	SUITE 1767	1	ARCADIA	OUTSWING	3'-6 1/2"	7'-1 1/2"	1 3/4"	AL	AL	CLR AL	CLR AL	J	B	
02	SUITE 1769	1	ARCADIA	INSWING	3'-1 1/2"	7'-1 1/2"	1 3/4"	AL	AL	CLR AL	CLR AL	J	B	
03	SUITE 1771	1	ARCADIA	OUTSWING	3'-1 1/2"	7'-1 1/2"	1 3/4"	AL	AL	CLR AL	CLR AL	J	B	

DOOR TYPES



HARDWARE SCHEDULE

- FINISH TBD, CONTRACTOR TO CONFIRM FINISH WITH ARCHITECT BEFORE ORDERING.
- ALL DOORS RECEIVE 2 HINGES, LATCHSET OR LOCKSET, FLOOR STOP, WALL BUMPER IF APPLICABLE, CLOSER OR HOLD OPEN AS NOTED.
- HARDWARE TYPE:
 - A. N/A
 - B. CLOSER
 - C. PASSAGE SET
 - D. PRIVACY LOCK
 - E. ENTRANCE/OFFICE SET
 - F. FINGER PULL
 - G. EXIT LOCK
 - J. SECURITY LOCK
 - K. PULL
 - L. CONCEALED HINGE
 - M. DOUBLE ACTING HINGE
 - N. SELF-CLOSER

- MATERIAL AND FINISH KEY**
- PTD: PAINTED
 - CLR: CLEAR SEALED
 - ST/SL: STAINED & SEALED
 - SGDF: STAIN GRADE DOUG. FIR
 - PGWF: PAINT GRADE DOUG. FIR
 - SGDF: PAINT GRADE DOUG. FIR
 - PR WT: PRIMED WHITE
 - BRZ AL: BRONZE ANODIZED ALUMINUM
 - CLR AL: CLR ANODIZED ALUMINUM
 - HM: HOLLOW METAL
 - GALV: GALVANIZED
 - AL: ALUMINUM
 - WD: WOOD
 - ST, STL: STAINLESS STEEL
 - GL: GLAZED

GENERAL DOOR NOTES

- VERIFY ALL WALL THICKNESSES IN FIELD PRIOR TO ORDER.
- VERIFY ALL R.O. AND FRAME DIMS WITH PROPRIETARY DOOR FRAME MANUFACTURERS STANDARDS AND REQUIREMENTS.
- DIMENSIONS OF ALL DOOR STILE AND RAILS ARE FROM LEAF EDGE TO PANEL DAYLIGHT EDGE, TYP.
- ALL GLASS DOOR PANELS SHALL BE CLEAR TEMPERED GLASS, U.O.N.
- SEE HARDWARE SCHEDULES FOR DOOR HARDWARE GROUPS.
- PROVIDE LOW-E INSULATED DOUBLE GLAZING FOR LITES IN ALL EXTERIOR DOORS, U.O.N.

STOREFRONT SCHEDULE

ID	LOCATION	TYPE	OPERATION	MANUFACTURER	FRAME DIMENSION			MATERIAL		FINISH		HARDWARE STYLE	HARDWARE FINISH	GLAZING	REMARKS	
					W	WIDTH X	HEIGHT Y	FROM FF Z	EXT.	INT.	EXT.					INT.
A1	SUITE 1767	A	FIXED	ARCADIA	-	13'-0 1/2"	9'-2 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
A2	SUITE 1771	A	FIXED	ARCADIA	-	11'-7 1/2"	9'-2 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
B1	SUITE 1769	B	FIXED	ARCADIA	-	5'-6 1/2"	9'-2 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
C1	SUITE 1769	C	FIXED	ARCADIA	-	5'-6 1/2"	11'-1 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
C2	SUITE 1771	C	FIXED	ARCADIA	-	5'-5"	11'-1 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
D1	SUITE 1767	D1	FIXED	ARCADIA	-	4'-0 1/2"	11'-1 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X

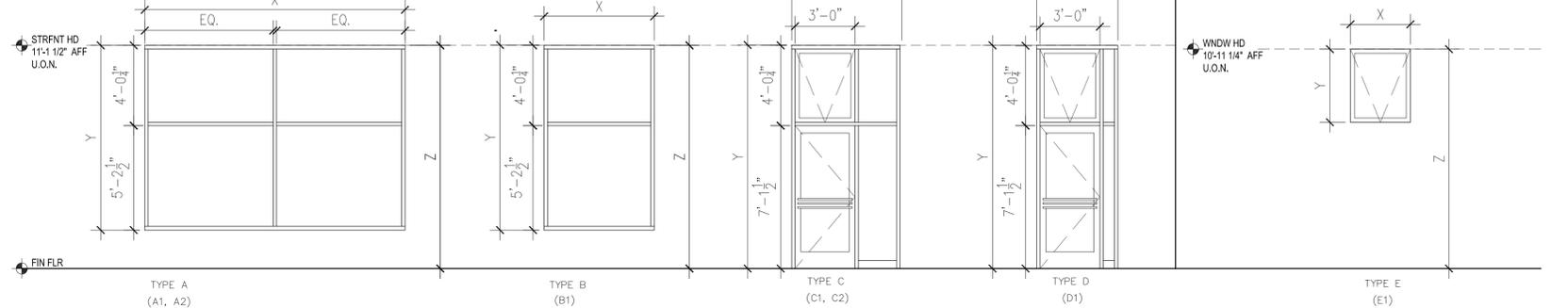
WINDOW SCHEDULE

ID	LOCATION	TYPE	OPERATION	MANUFACTURER	FRAME DIMENSION			MATERIAL		FINISH		HARDWARE STYLE	HARDWARE FINISH	GLAZING	REMARKS	
					W	WIDTH X	HEIGHT Y	FROM FF Z	EXT.	INT.	EXT.					INT.
E1	SUITE 1767	E	HOPPER	ALL WEATHER	-	3'-8 1/2"	3'-3 3/4"	10'-11 1/2"	AL	AL	CLR AL	CLR AL	LOOP PULL	CLR AL	TEMPERED	BLOCKSET
E2	SUITE 1769 & 1771	E	HOPPER	ALL WEATHER	-	3'-1 1/2"	3'-3 3/4"	10'-11 1/2"	AL	AL	CLR AL	CLR AL	LOOP PULL	CLR AL	TEMPERED	BLOCKSET

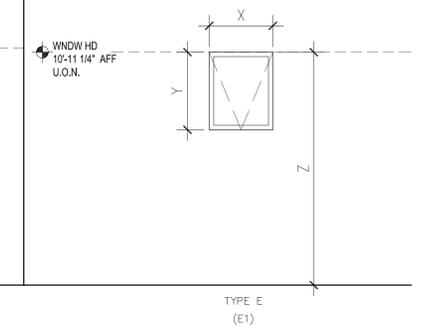
GENERAL STOREFRONT & WINDOW NOTES

- VERIFY QUANTITY OF WINDOWS WITH FLOOR PLANS.
- VERIFY DIRECTION OF SWING / ACTION WITH ELEVATIONS
- DIMENSIONS SHOWN ON WINDOW TYPE DIAGRAMS ARE FRAME SIZE, U.O.N.
- VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO WINDOW FABRICATION.
- PROVIDE SAFETY GLAZING AS REQUIRED PER CBC 2406.4
- ALL EXTERIOR GLAZING TO BE DOUBLE-PANED, CLEAR, LOW-E INSULATED GLAZING UNITS, U.O.N.
- ALL OPERABLE WINDOWS TO HAVE LOOP PULL
- INSTALLER TO VERIFY FIELD CONDITIONS AND DIMENSIONS PRIOR TO PLACING WINDOW ORDER.

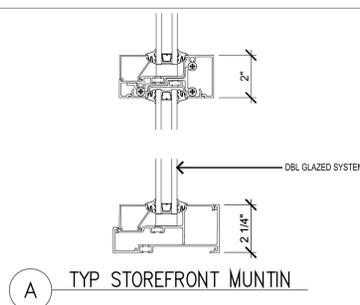
STOREFRONT TYPES



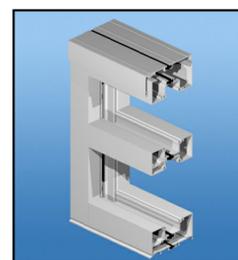
WINDOW TYPES



STOREFRONT DETAILS



COLORS AND MATERIALS



PROPOSED STOREFRONT: CLEAR ANODIZED ALUMINUM



HOPPER WNDW LOOP PULL

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JOB: 22003 DRAWN BY: dhn/jb

SHEET

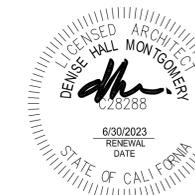
SCHEDULES

A0.7

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SHEET

SITE & ROOF PLAN
EXISTING &
PROPOSED

A1.0

GENERAL NOTES

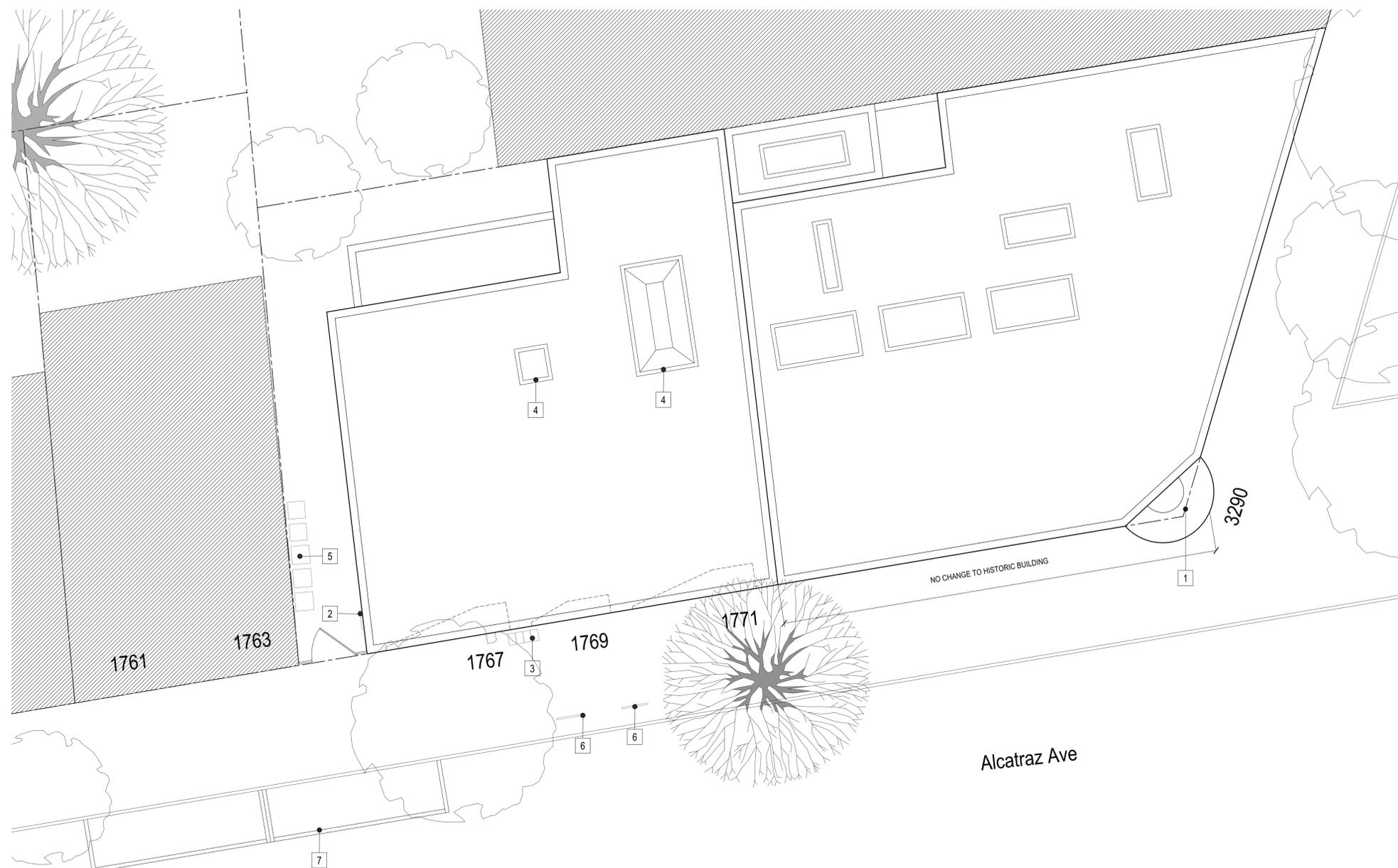
1. SITE PLAN BASED ON ASSESSOR'S MAP AND SITE MEASUREMENTS.
2. SIDEWALKS IN DISREPAIR SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF OAKLAND STANDARDS.

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

SHEET NOTES

- 1 PROPERTY LINE
- 2 (E) ELECTRICAL & WATER METERS
- 3 (E) GAS METER
- 4 (E) SKYLIGHT
- 5 (E) TRASH BINS
- 6 (E) BIKE RACK
- 7 (E) PARKLET



1 EXISTING SITE AND ROOF PLAN - NO CHANGE
1/8" = 1'0" @ 24x36; 1/16" = 1'0" @ 11x17

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SHEET

FIRST FLOOR
PLAN EXISTING &
PROPOSED

A2.1

GENERAL PLAN NOTES

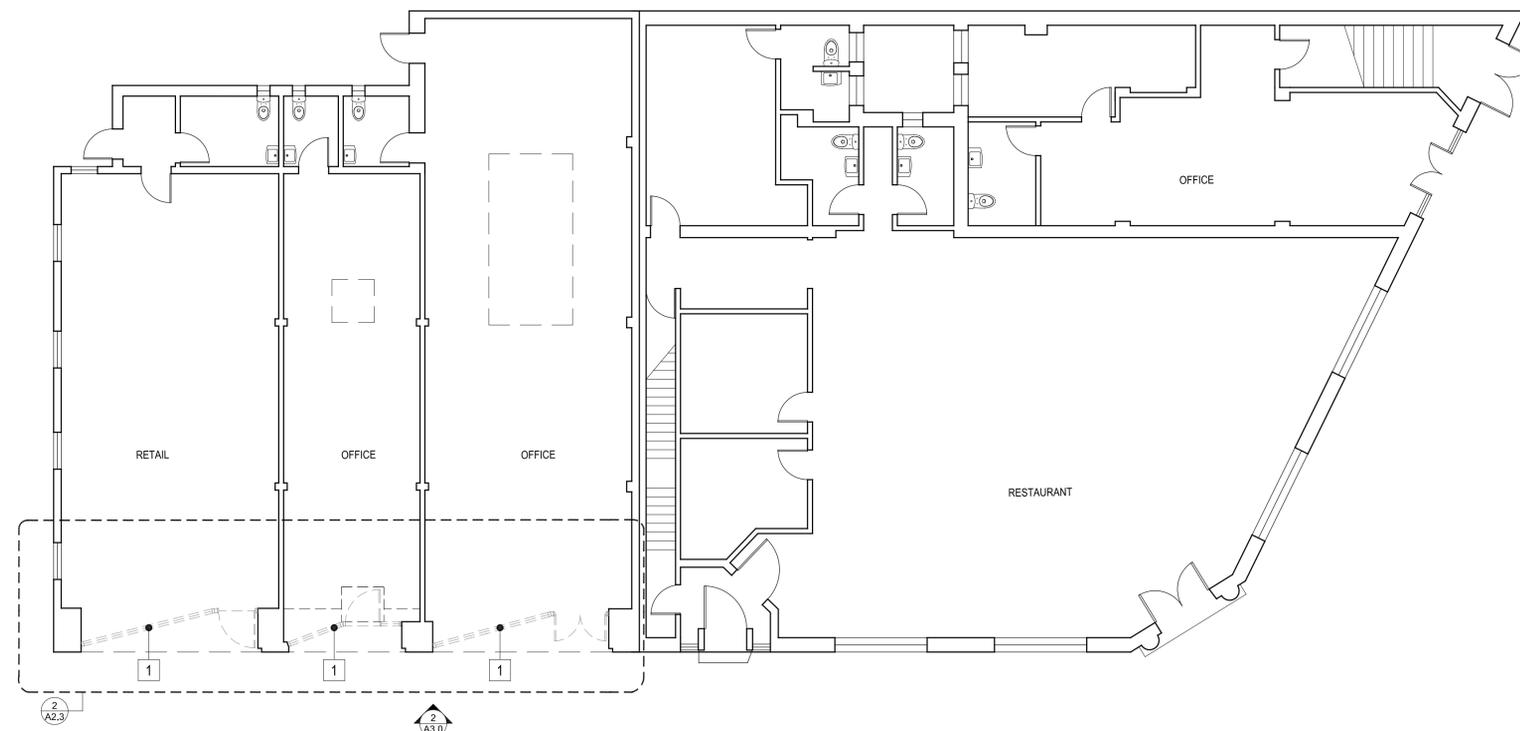
1. ALL DIMENSIONS ARE TO FACE OF FINISH FRAMING, U.O.N.
2. VERIFY ALL DIMENSIONS IN FIELD. CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.
3. INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.
4. INSTALL 5/8" GYP. BD. AT ALL WALLS AND CEILINGS U.O.N. SEE PLAN AND WALL TYPE SCHEDULE.
5. INSTALL 5/8" TYPE X GYPSUM BOARD UNDER ALL STAIRWAY SPACES.
6. FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
7. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
8. SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL
- - - (E) OR (N) BUILDING ELEMENT ABOVE

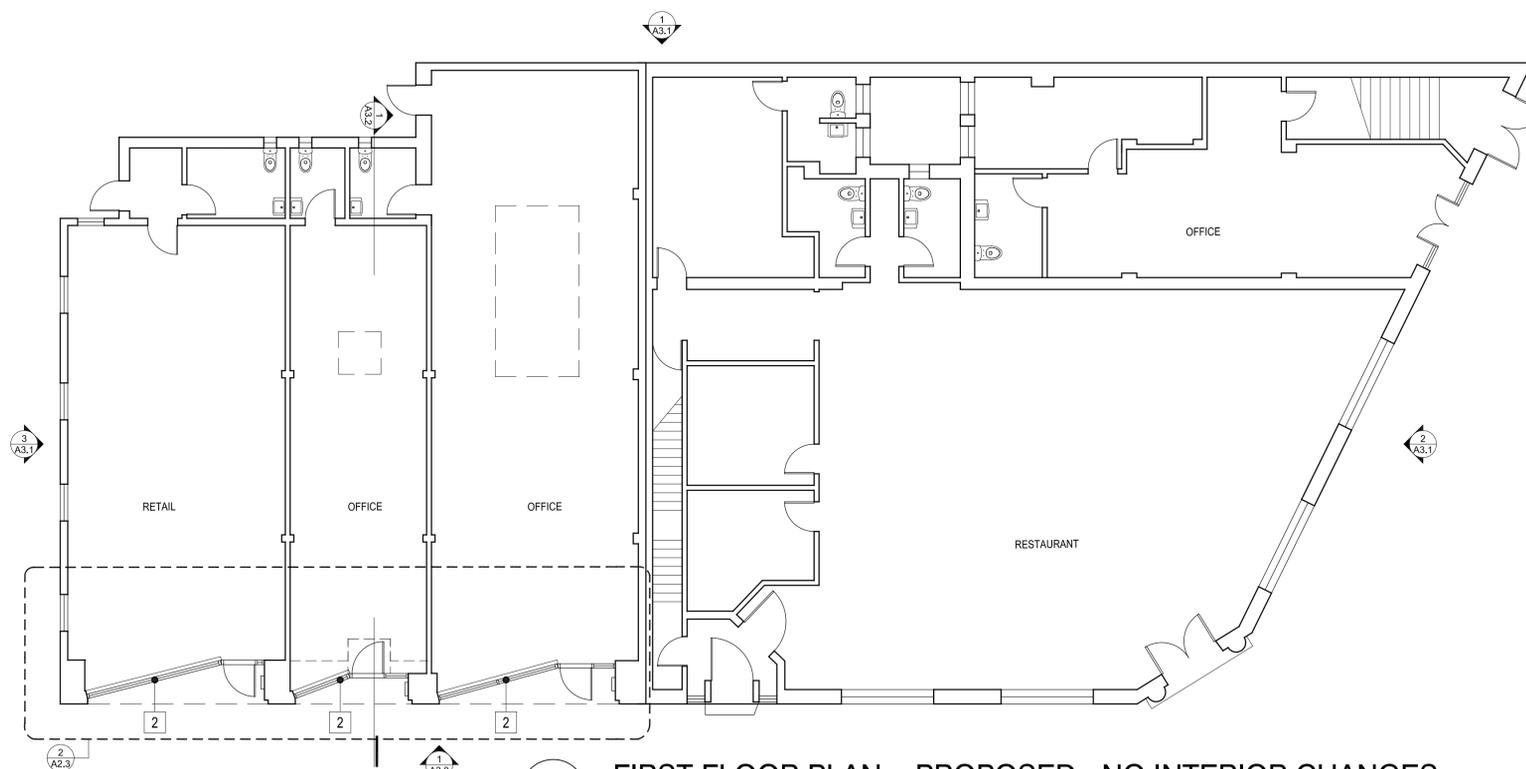
SHEET NOTES

- 1 DEMO (E) STOREFRONT
- 2 (N) STOREFRONT



2 FIRST FLOOR PLAN - EXISTING - NO INTERIOR CHANGES

1/8" = 1'-0" @ 24x36; 1/16" = 1'-0" @ 11x17



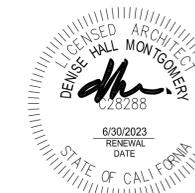
1 FIRST FLOOR PLAN - PROPOSED - NO INTERIOR CHANGES

1/8" = 1'-0" @ 24x36; 1/16" = 1'-0" @ 11x17

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SHEET

SECOND FLOOR
PLAN EXISTING &
PROPOSED

A2.2

GENERAL PLAN NOTES

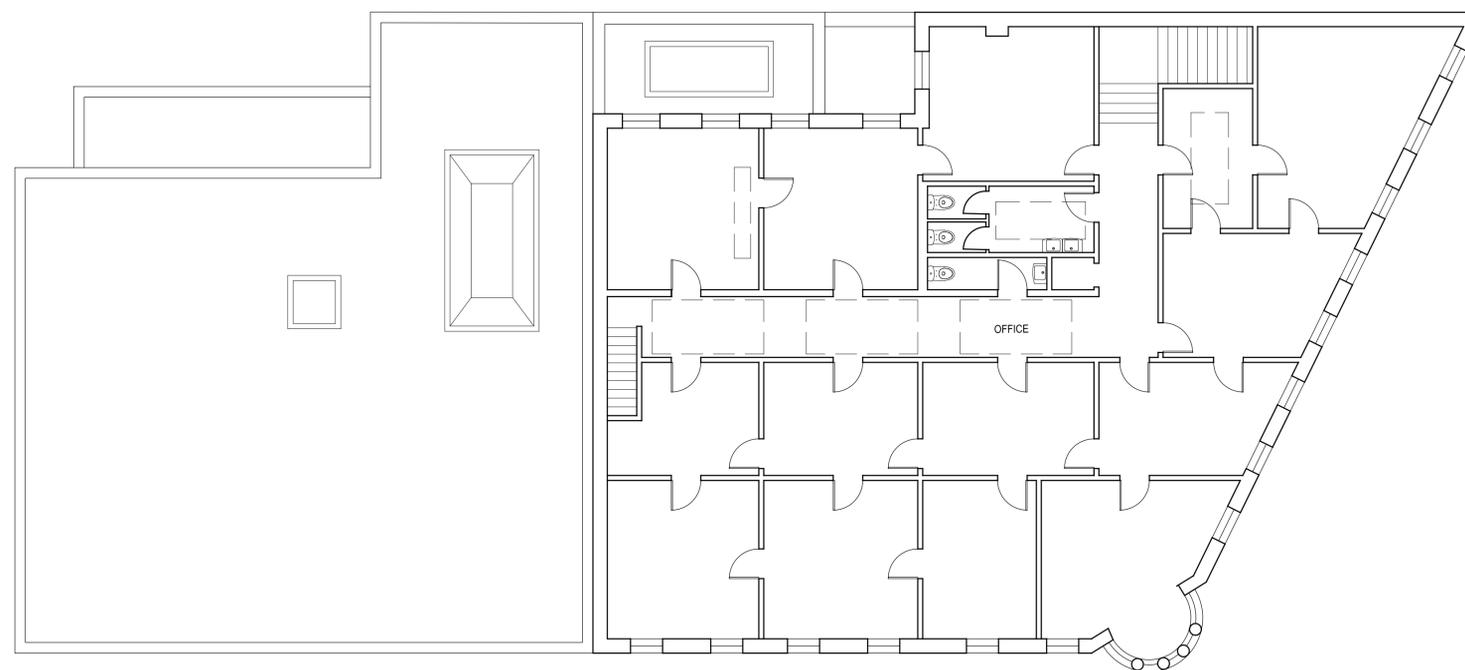
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3. INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.
4. INSTALL 5/8" GYP. BD. AT ALL WALLS AND CEILINGS U.O.N. SEE PLAN AND WALL TYPE SCHEDULE.
5. INSTALL 5/8" TYPE X GYPSUM BOARD UNDER ALL STAIRWAY SPACES.
6. FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
7. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
8. SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

SHEET NOTES

- 1 x
- 2 x
- 3 x



1 ROOF PLAN / SECOND FLOOR PLAN - EXISITING - NO CHANGE
1/8" = 1'-0" @ 24x36; 1/16" = 1'-0" @ 11x17

ARCHITECT

architecture
denise hall montgomery

1769 alcatraz avenue
Berkeley, ca 94703
t 510.547.3040
c 510.504.9394
dhm@dhallmontgomery.com



PROJECT

Allan Cadgene & Tom Goetzl
ALCATRAZ AVE STOREFRONT
REPLACEMENTS

1767, 1769, 1771 Alcatraz Ave,
Berkeley, CA 94703

DIRECTORY

OWNERS
Allan Cadgene & Tom Goetzl
1767, 1769, 1771 Alcatraz Ave,
Berkeley, CA 94703
t 415-425-2501
allan@alimar1.com

TITLE 24 ENERGY ANALYSIS

GENERAL PLAN NOTES

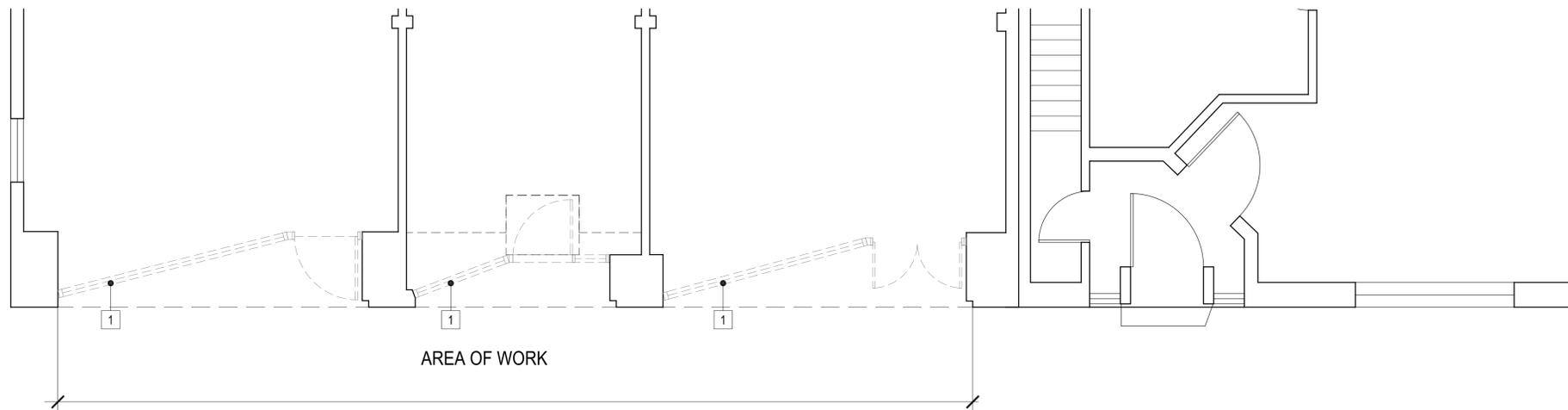
1. ALL DIMENSIONS ARE TO FACE OF FINISH FRAMING, U.O.N.
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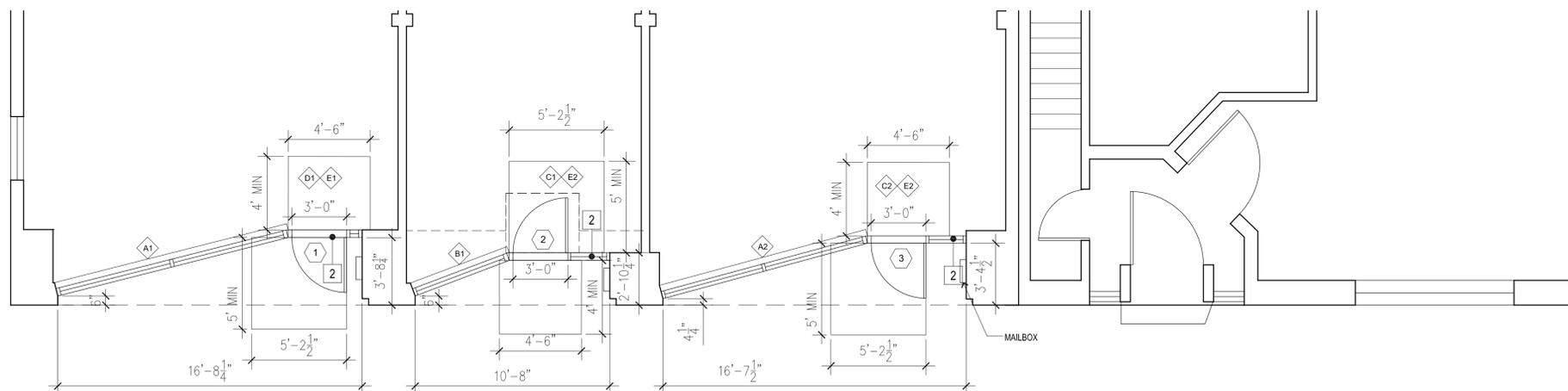
- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL
- - - (E) OR (N) BUILDING ELEMENT ABOVE

SHEET NOTES

- 1 DEMO (E) STOREFRONT
- 2 (N) STOREFRONT



2 ENLARGED FLOOR PLAN - EXISTING - NO INTERIOR CHANGES
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 ENLARGED FLOOR PLAN - PROPOSED - NO INTERIOR CHANGES
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE:	24.AUG.2022	SCALE:	AS NOTED
JOB:	22003	DRAWN BY:	dhm/jb

SHEET

ENLARGED FLOOR
PLAN EXISTING &
PROPOSED

A2.3

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PROJECT

Allan Cadgene & Tom Goetzl
ALCATRAZ AVE STOREFRONT
REPLACEMENTS

1767, 1769, 1771 Alcatraz Ave,
Berkeley, CA 94703

DIRECTORY

OWNERS

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t 415-425-2501
allan@allmar1.com

TITLE 24 ENERGY ANALYSIS

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CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE:	24.AUG.2022	SCALE:	AS NOTED
JOB:	22003	DRAWN BY:	dhm/jb

SHEET

EXTERIOR BUILDING
ELEVATIONS
EXISTING &
PROPOSED

A3.0

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL

SHEET NOTES

- 1 REPLACE STOREFRONT OF SUITES 1767, 1769, AND 1771



2 NORTH (FRONT) ELEV - EXISTING
3/16" - 1'-0"



1 NORTH (FRONT) ELEV - PROPOSED
3/16" - 1'-0"



ARCHITECT

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PROJECT

Allan Cadgene & Tom Goetzl
ALCATRAZ AVE STOREFRONT
REPLACEMENTS

1767, 1769, 1771 Alcatraz Ave,
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CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE: 24.AUG.2022	SCALE: AS NOTED
JOB: 22003	DRAWN BY: dhm/jb

SHEET

EXTERIOR BUILDING
ELEVATIONS
EXISTING

A3.1

SHEET NOTES

- 1 x
- 2 x
- 3

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
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7. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
8. SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL
9. REFER TO SHEETS A5.0 AND A6.0 SERIES FOR INTERIOR ELEVATION INFORMATION

ARCHITECT

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dhm@dhmarchitecture.com



PROJECT

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ALCATRAZ AVE STOREFRONT
REPLACEMENTS

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TITLE 24 ENERGY ANALYSIS

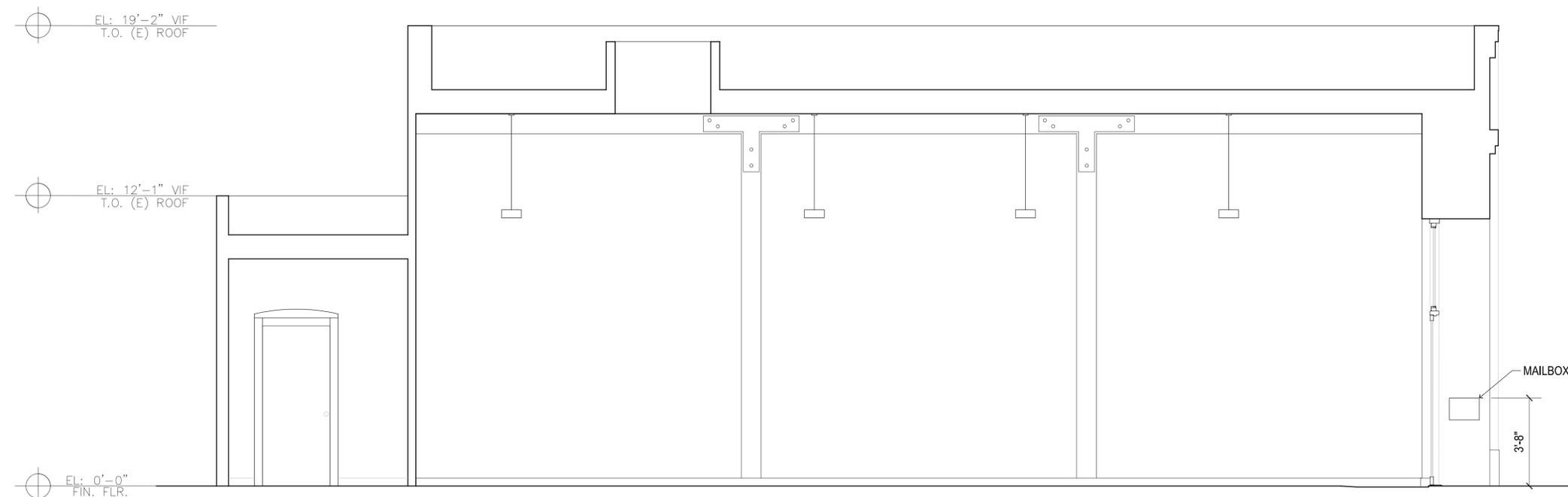
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DATE:	24.AUG.2022	SCALE:	AS NOTED
JOB:	22003	DRAWN BY:	dhm/jb

SHEET

BUILDING
SECTIONS

A3.2



1 BUILDING SECTION - TYPICAL
3/8" - 1'-0" @ 24 x 36; 3/16" - 1'-0" @ 11 x 17

1769 alcatraz avenue
berkeley, ca 94703
m 510.547.3040
ca lic 28288

applicant statement

City of Berkeley
Dept of Planning and Development
2120 Milvia Street
Berkeley CA 94704

Re: Storefront replacement
1767, 1769, 1771 Alcatraz Avenue
Berkeley, CA 90703

August 24, 2022
City of Berkeley:

Our clients, Allan Cadgene and Tom Geotzl, propose to replace the existing storefront systems to their building at 1767, 1769, & 1771 Alcatraz Avenue, Berkeley, California, 94703. The project scope will replace the storefronts at the three addresses identified above.

The existing storefronts are comprised of a clear, anodized aluminum system, with fixed single-pane sheet glass, single-pane glass frame doors, and single-pane operable hopper transoms above the doors. The proposed replacement storefront is for a thermally insulated aluminum system with double-pane insulated tempered glass units, doors and transoms.

The overall configuration, layout, materials, and finish of the replacement storefront is maintained with two minor changes:

- The door at 1771 is changed from a double door to a single door; and
- The hopper transom width of all the transoms has been decreased as required by manufacturers' maximum size limitations.

There are no other changes proposed to the building. The siding, paint, signage and building interior will be repaired in kind as required during the course of construction.

The proposed storefront replacement will upgrade the existing, aging storefronts with a system that is more energy efficient (thermally insulated and double paned glass) and safe (all glass will be tempered).

The subject building is located adjacent to, and shares a lot with, the historic Wells Fargo Bank Building, South Berkeley Branch, at 3290 Adeline Street. The historic resource evaluation for 3290 Adeline Street, retrieved from the City of Berkeley records, is attached to this document for reference. (Note that page 4 of the HRE seems to be for a different building.)

No mention is made in the 3290 Adeline Street HRE of the adjacent building at 1767, 1769, and 1711 Alcatraz Avenue. And no work is proposed for the historic resource at 3290 Adeline Street. As such, the proposed storefront replacement project does not conflict with the provisions of the Interior's Standards for the Treatment of Historic Properties for 3290 Adeline Street.

Please don't hesitate to contact me with questions or concerns.

Sincerely,



Denise Hall Montgomery, Architect

4B 62

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

1. Name of Property Wells Fargo Bank, South Berkeley Branch
South Berkeley Bank Survey Code No. _____

2. Building _____ Site _____ Open Space _____

3. County Alameda 4. City Berkeley

5. Street 3286-3290 Adeline St., Berkeley 94703

6. Vicinity (if rural) _____

7. Present Occupant Wells Fargo Bank, South Berkeley Branch

8. Present Owner Wells Fargo Bank, Box 14000, San Francisco 94114

9. Original Owner (if known) South Berkeley Bank

10. Date of Construction 1908 11. Style Beaux Arts

12. Architect/Builder arch. John Galen Howard & engr. John Debo Galloway 13. Original Use bank

14. Historic Value: national ___ state ___ county ___ city x neighborhood x
none ___

15. Architectural Value: national ___ state ___ county x city x neighbor-
hood x none ___

16. Notable Garden or Landscaping: yes ___ no x

17. Photographs: contemporary _____ historical _____
dates 1978 dates _____
photographer C. Buchanan, B. Marvin photographer _____
repository BABA repository _____

18. Bibliography: Berk. Gazette, Nov. 16, 1978, "Early Berk Engineer's role," Marg. Wiltshire on John Galloway
Published Sources Berk. Tourist & Business Survey, 1924.

Daily Pacific Builder, Public Records State Hist. Resources Inventory, 1979.
Feb. 15, 1908. Interviews Louis Stein, South Berk. oral hist. with Ken Stein, 1977.

Ira Cross, Hist. of Bank other plans by Howard & Galloway, 1906, City of Berkeley archives.
ing in Cal., 1927, v. 4. Berk. Gazette, Nov. 8, 1978, Arch. heritage article by Loren Part-

19. Block Number 1531 20. Lot No. 6 21. Lot Size: Frontage 75' ridge.
Depth 55' to 85'

22. Current Zoning Status C-1 23. Adjacent Property Zoning Status C-1

24. Present Use: residential (single family ___ multiple ___) office x
store ___ public ___ other ___ specify bank

25. Adjacent Property Use (check all that apply): residential (single
family ___ multiple ___) office x store x public ___
other ___ specify _____

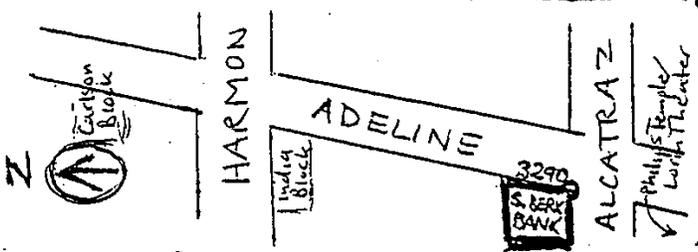


16. Assessed Property Value: current 5 yrs. ago 10 yrs. ago
17. Present Condition of Property: exterior: excellent good fair poor
interior: excellent good fair poor
grounds: excellent good fair poor
18. Property Endangered: yes no source, if yes _____
19. Potential New Property Uses: _____

30. History: Briefly describe the historical significance of this property. It is the last surviving commercial building in Berkeley by John Galen Howard: 4 others downtown built 1896-1910 were demolished in 1930 (Carnegie Library) & 1969-77 (banks on Gt. Western & B. of A. streets, Owl Shoe Rep. at Univ. & Shattuck). South Berkeley Bank represents a scaled-down, Main Street version of the Beaux Arts style Howard used for his Univ. of Calif. buildings; Howard called it "Loren Partridge refers to its "use of form in an expressive way...the temple-like corner pavilion" suggesting a bank's "atmosphere of almost religious sanctity" & "the severe, classic order... & abstract clarity" conveying "solid strength & stately sobriety." Another similarity to Howard's Univ. buildings is the bank's reinforced concrete fireproof construction--the first such substantial building in the Lorin business district, & for many years the only one. Howard's partner in designing both the commercial & U.C. buildings was structural engineer John D. Galloway. South Berkeley Bank was organized in 1905-4 by A.W. Naylor & James Spring Barker, & originally housed in the India Block (3250 Adeline); merged around 1915 *

31. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features. Two-story reinforced concrete bank building, 30' high, on a trapezoidal corner lot. Two long facades, 55' on Alcatraz & 75' on Adeline, at 120° angle to each other; corner entrance with Doric columns, topped by a projecting 2nd-floor bay or pavilion with domed roof, columns, & scrolled supporting brackets. Curved section of parapet above the corner dome, & small rectangular projections at the ends of the facade, combine with the sawtooth-bracketed cornice for a slightly Mission Revival character. Walls are plain; narrow string-course between the floors; narrow, nearly flush frames around the windows (which are rectangular & double-hung upstairs, large & arched with heavy mullions on the ground floor). Building is painted yellow ochre with brown trim. Doors & interior are modernized.

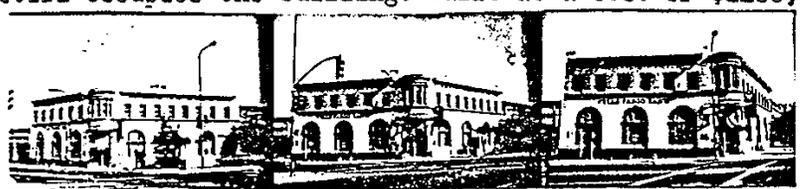
32. Location Map (nearest intersection)



33. Photograph (Contact print from 35mm black and white photo)

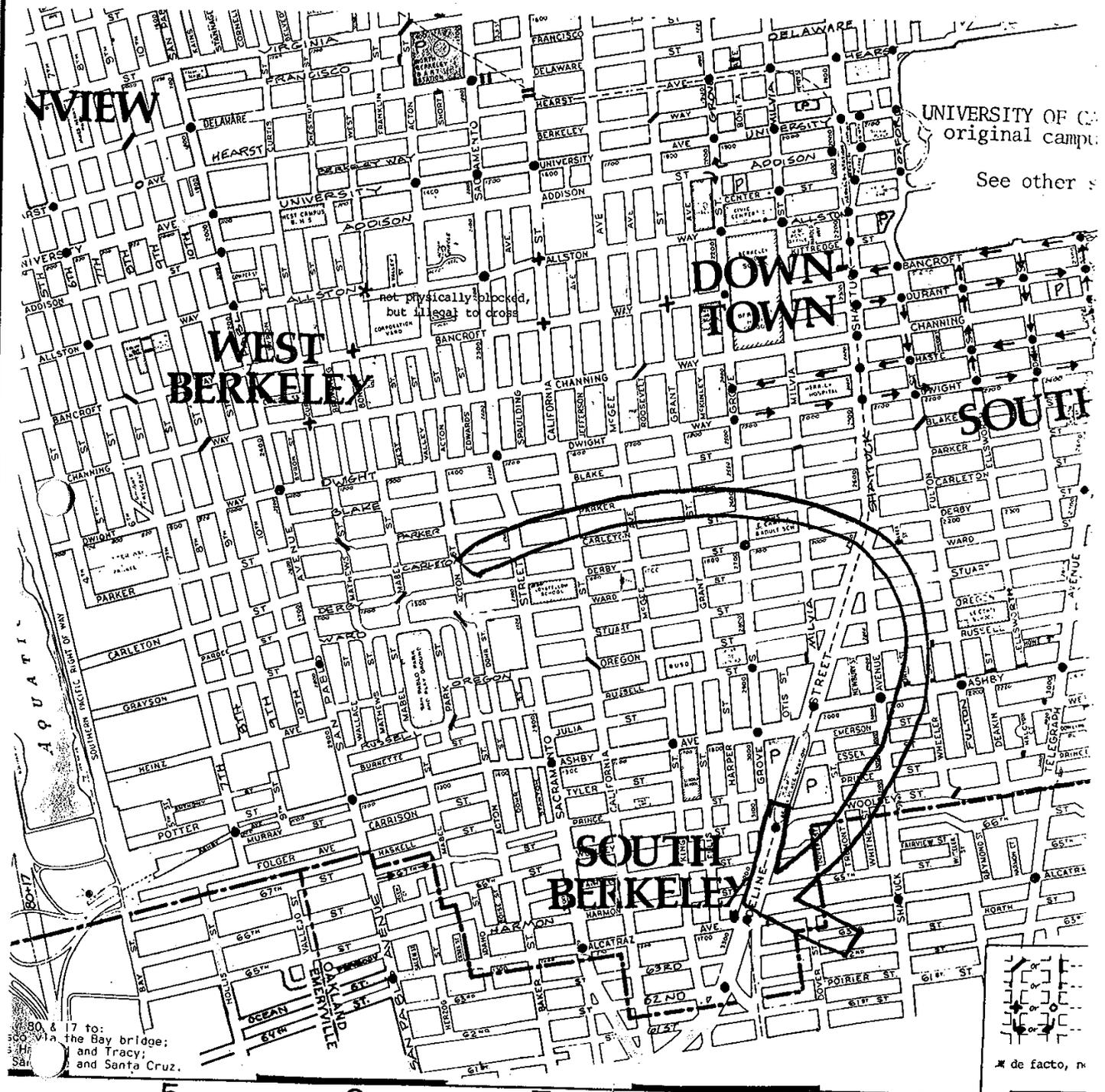


34. Additional Comments or Continuation of Previous Answers
(30. History) with Berk. Bank of Savings, which was bought in 1922 by Mercantile Trust Co., predecessor of Wells Fargo which still occupies the building. Built at a cost of \$2200; Callaghan & Monetta, contractors.



35. Recorder: Name Betty Marvin Title _____
Address Berk. Architectural Heritage Date June 21, 1982
Box 1137, Berkeley 94701

43



5 6 7 8 9

4B

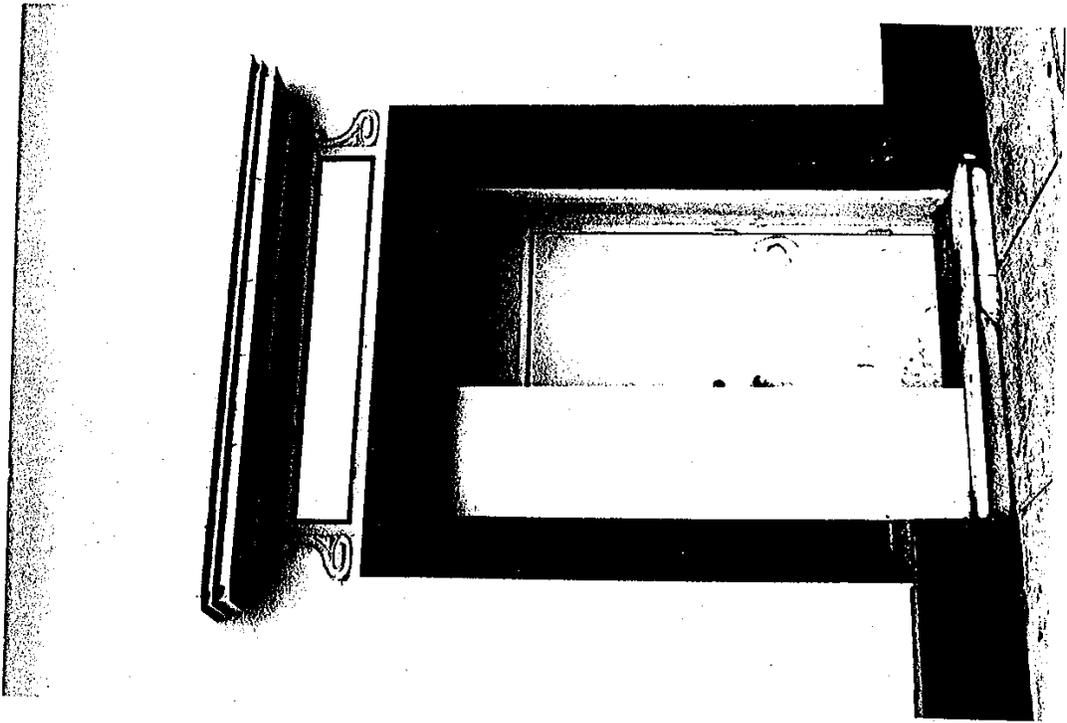


A.

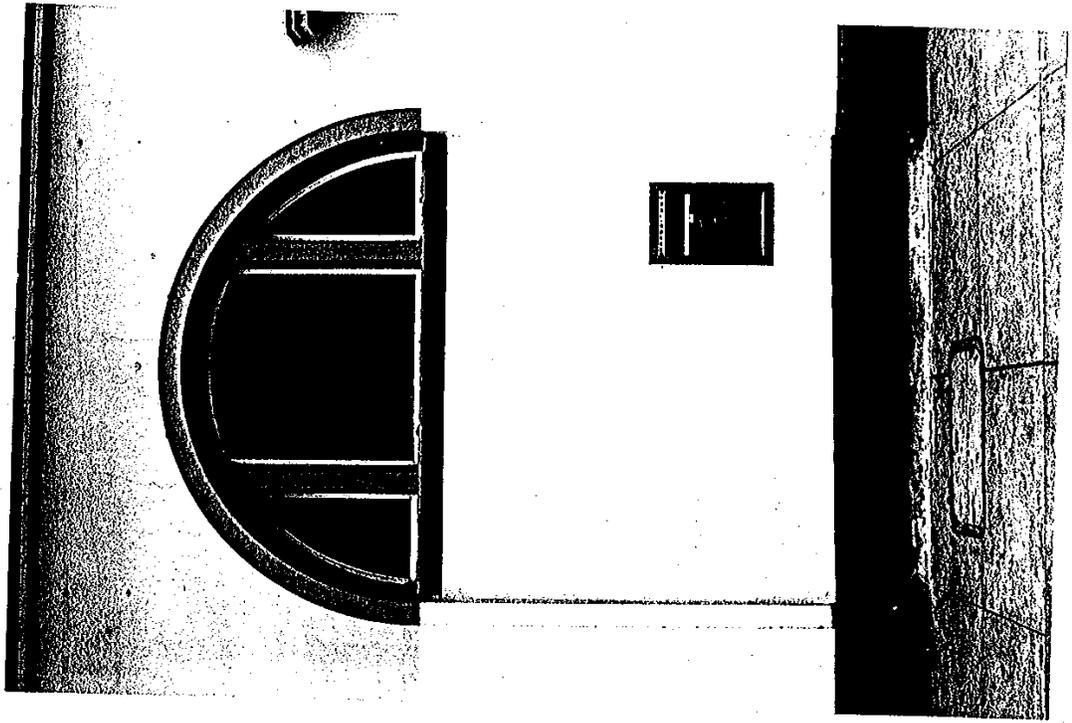


B.

413

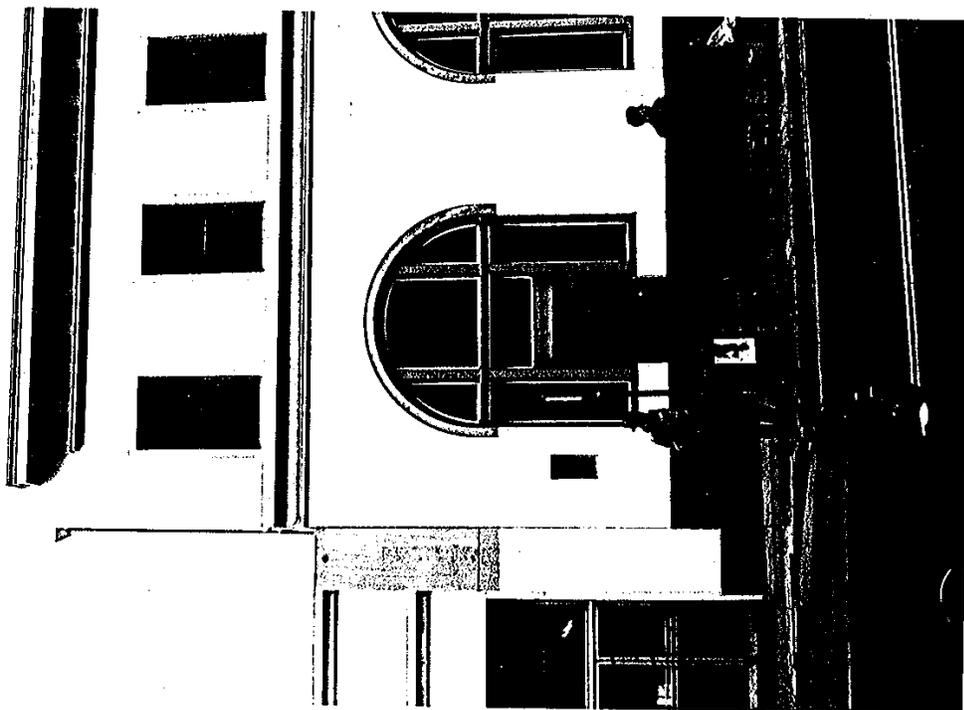


D.



C.

4B



11.

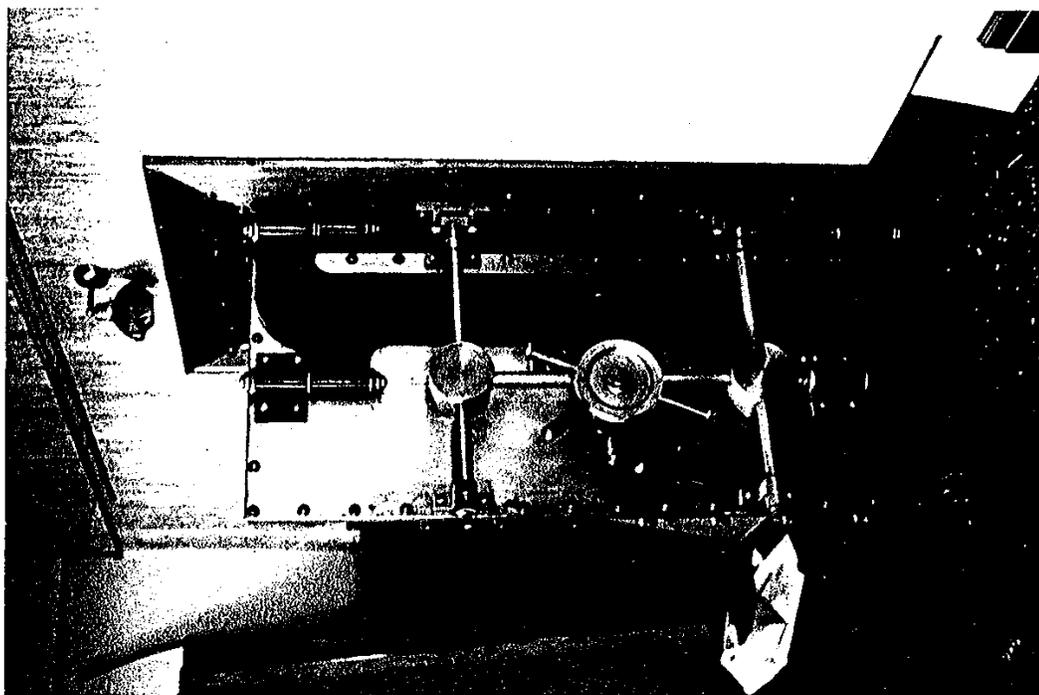


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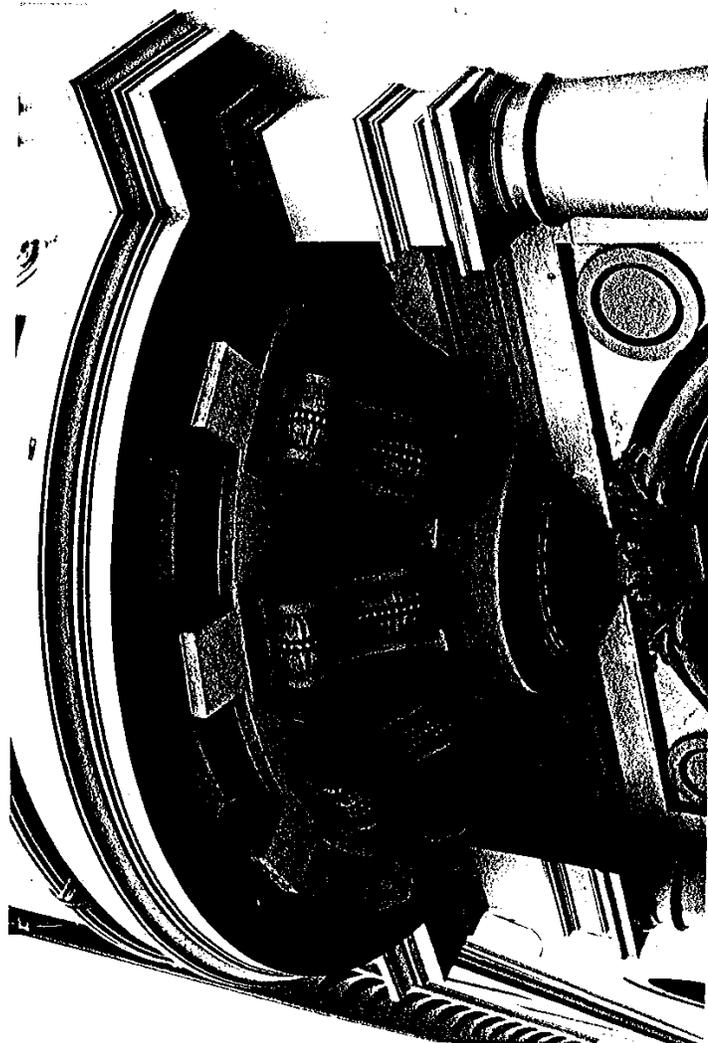
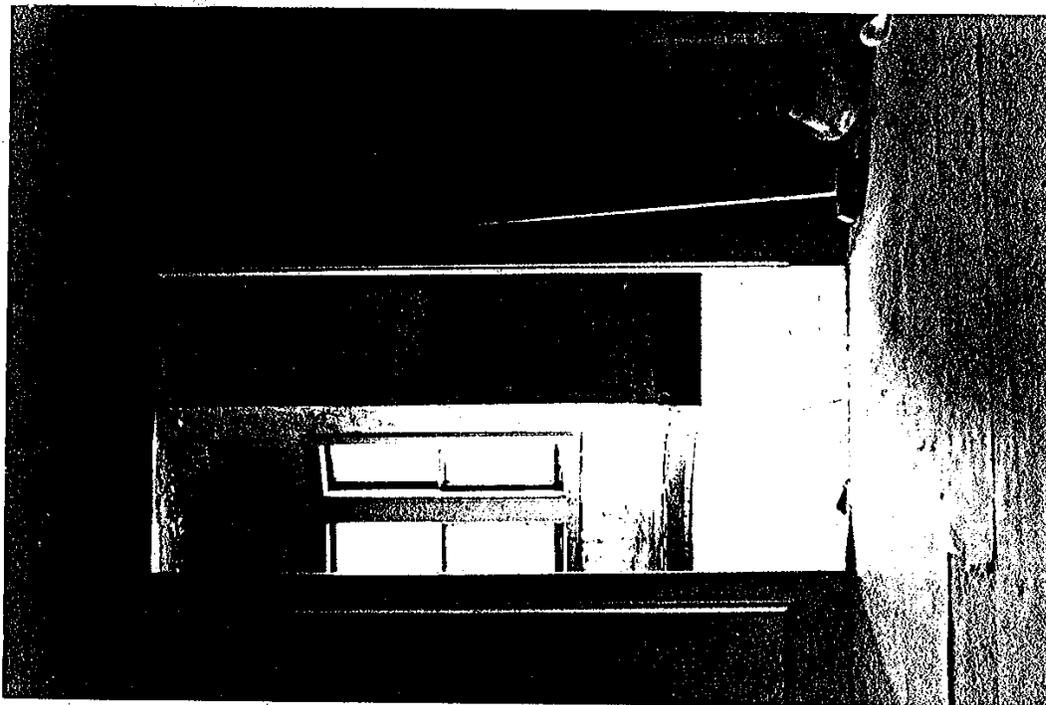
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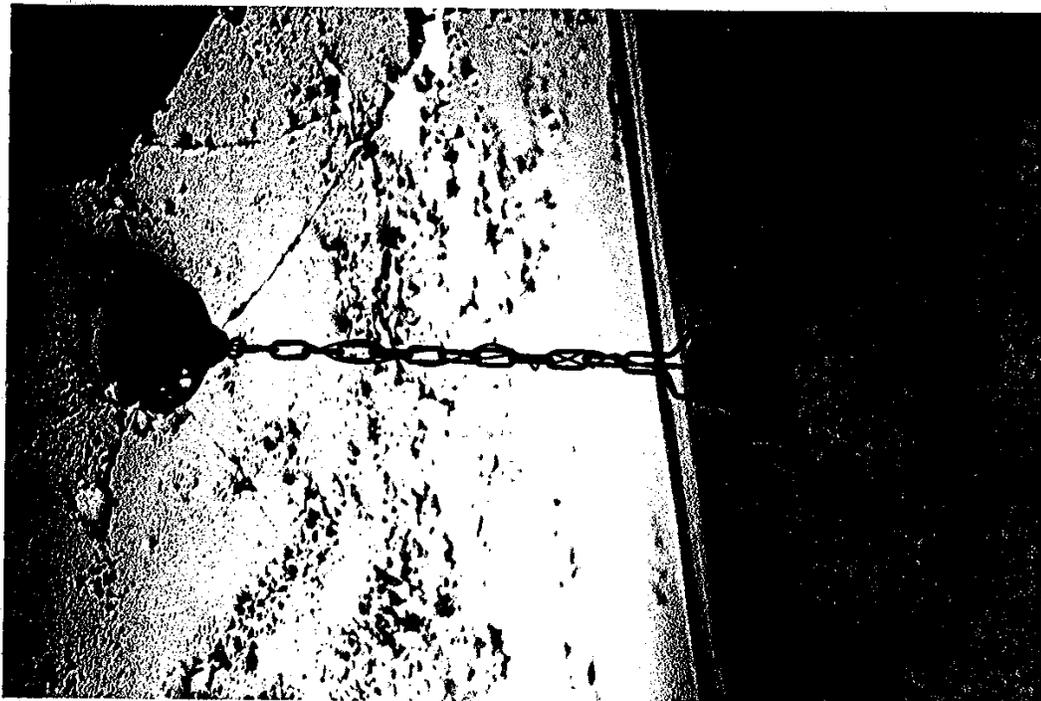


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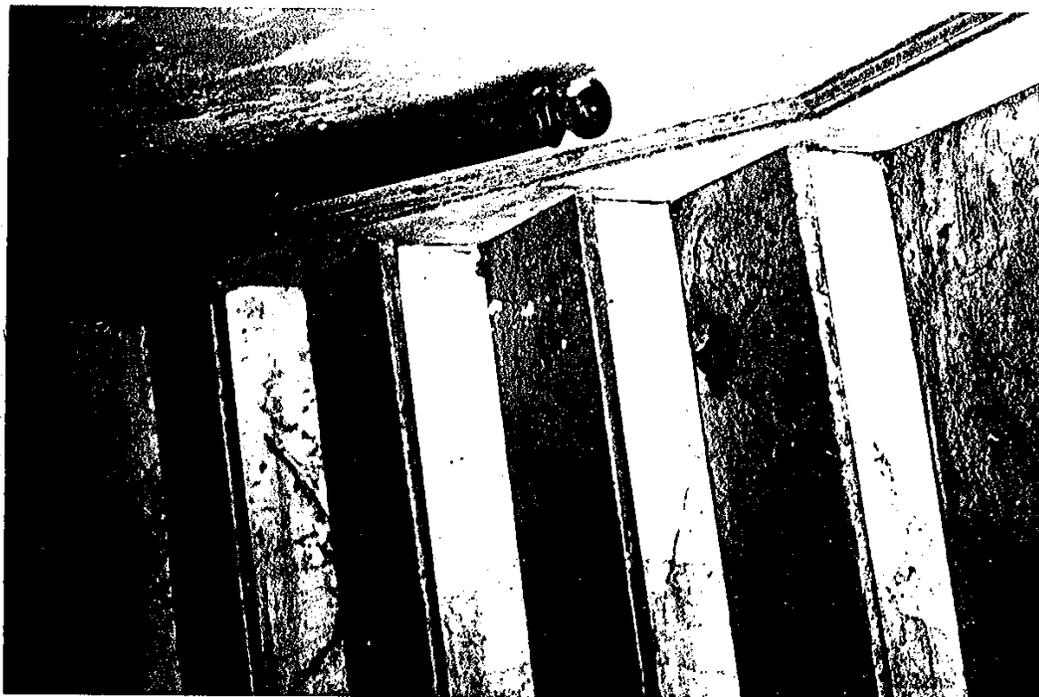


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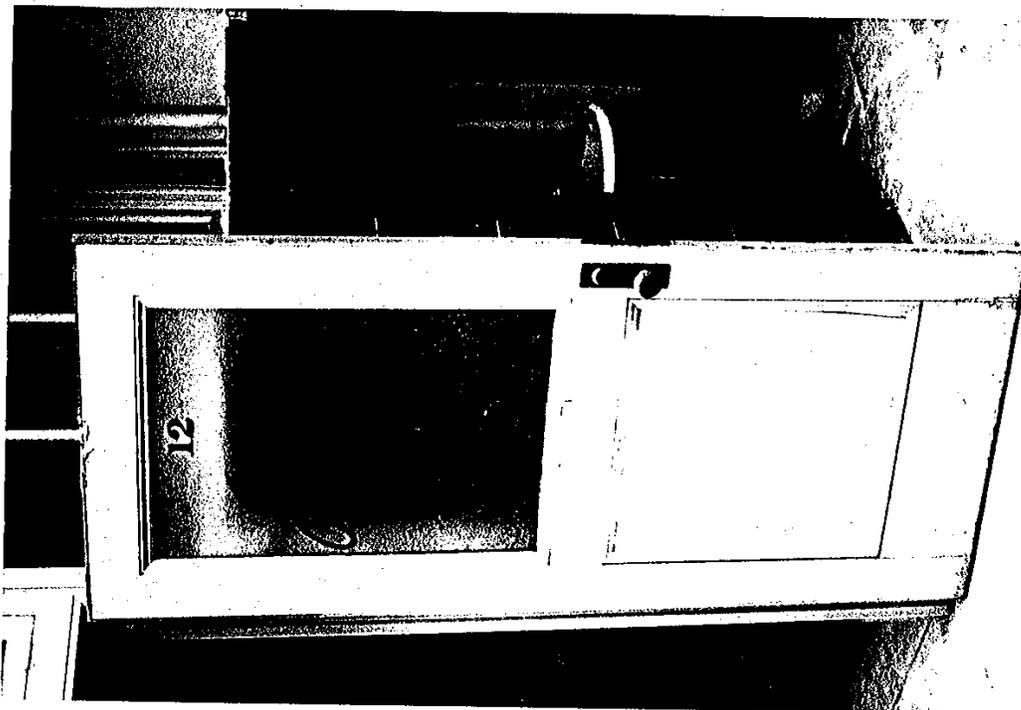




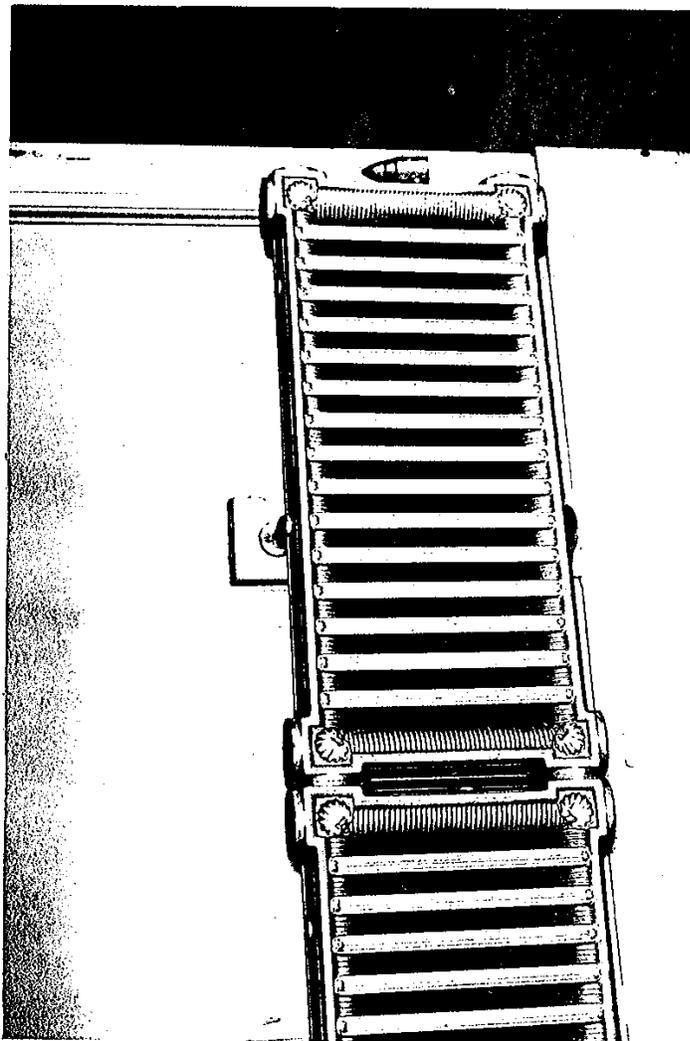
L. TYPICAL FIXTURE



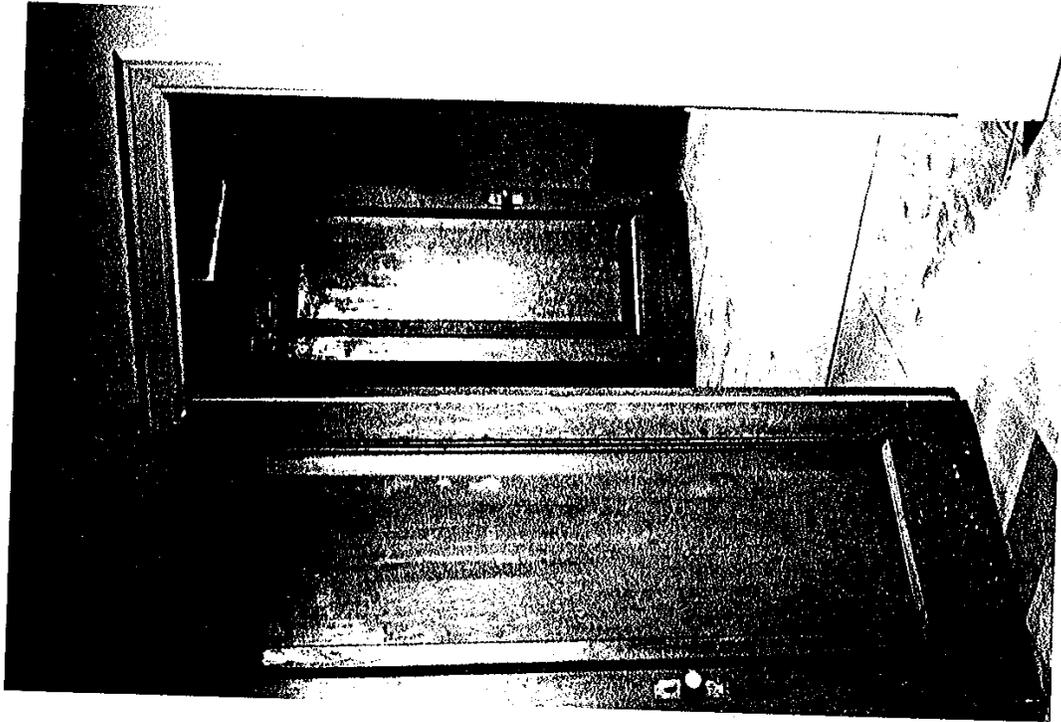
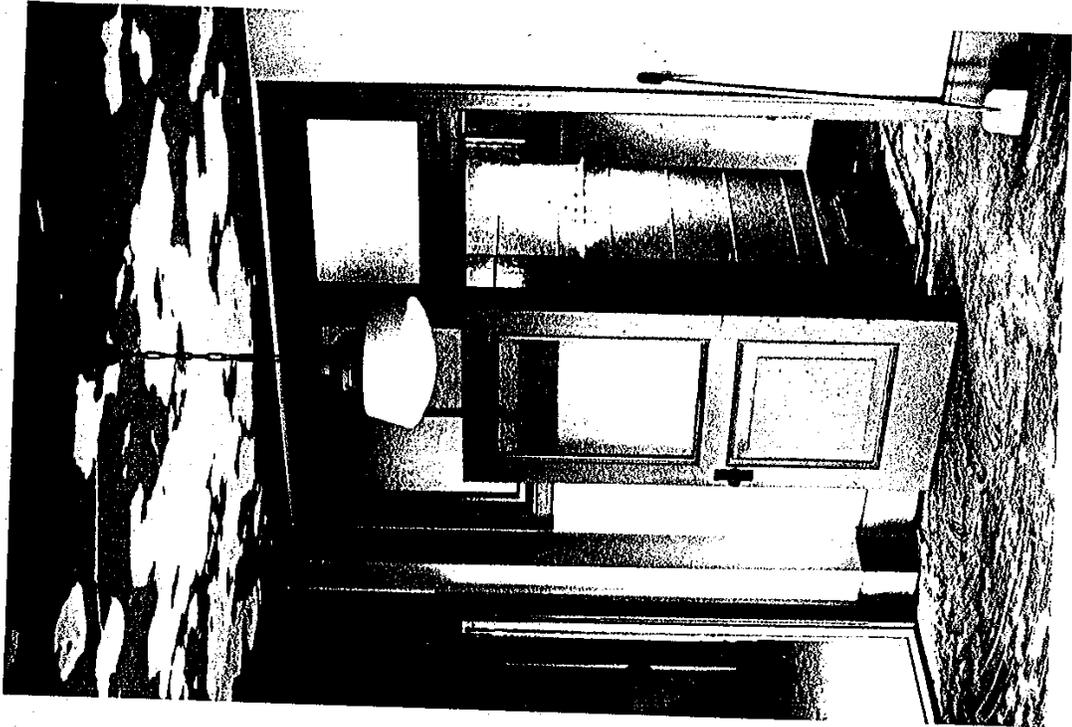
K.



N. (E) DOOR



M. (E) RADIATOR



CITY OF BERKELEY

Memorandum

July 23, 1982

TO: EDYTHE CAMPBELL, City Clerk

FROM: MIKE TOLBERT, Secretary, Landmarks Preservation Commission

SUBJECT: NOTICE OF DECISION REGARDING THE WELLS FARGO BANK/SOUTH BERKELEY BRANCH/
SOUTH BERKELEY BANK, LOCATED AT 3286-3290 ADELIN STREET

At its meeting of July 19, 1982, the Landmarks Preservation Commission voted unanimously to:

DESIGNATE THE WELLS FARGO BANK/SOUTH BERKELEY BRANCH/
SOUTH BERKELEY BANK, LOCATED AT 3286-3290 ADELIN STREET,
AS A BERKELEY LANDMARK FOR HISTORICAL AND ARCHITECTURAL
REASONS.

Attached is a copy of the Notice of Decision, which according to the provisions of the Landmarks Preservation Ordinance, is to be forwarded to the City Council at its next regularly scheduled meeting.



MIKE TOLBERT, Secretary
Landmarks Preservation Commission

Attachment: Notice of Decision