



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

REFERRAL
MAY 2, 2024

2462 Bancroft Way

Demolition Referral: Use Permit (#ZP2023-0107) to demolish an existing two-story bank building, originally constructed in 1962 (APN: 055-1878-020-00).

I. Application Basics

A. Zoning District: Telegraph Avenue Commercial (C-T) Zoning District

B. Parties Involved:

- **Project Applicant** Isaiah Stackhouse
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
- **Evaluator** Page & Turnbull, Inc.
170 Maiden Lane, 5th Fl.
San Francisco, CA 94010
- **Property Owner** Zengs Berkeley LLC
2311 W. Ave. 135th
San Leandro, CA 94577

C. Staff Recommendation: Consider evaluation and take no action.

II. Background

On July 17, 2023, the applicant submitted a Use Permit application to demolish a two-story commercial building located at 2462 Bancroft Way, and to construct a new, 8-story, approximately 40,000 square foot mixed-use building with 66 dwelling units above an approximately 1,300 square foot commercial space. The application is eligible for streamlined review per Senate Bill 330.

The Use Permit application #ZP2023-0107 is under review by the Zoning Officer and the project is tentatively scheduled for Zoning Adjustments Board (ZAB) consideration on May 30, 2024; see link to plans below.

<https://permits.cityofberkeley.info/citizenaccess/Default.aspx>

Pursuant to Berkeley Municipal Code (BMC) 23.326.070.C, any application for a Use Permit to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review prior to consideration of the Use Permit for demolition. Given the lack of a current, City-wide comprehensive historic resource survey, the referral requirement is understood to address the potential for the loss of unidentified significant resources.

When such a demolition request occurs under the provisions of Senate Bill 330¹, the City would be divested of the ability to impose conditions related to historic resource preservation upon Use Permit approval. Nevertheless, the study of potential significance and the LPC referral shall be completed in accordance with the BMC requirement.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for COB Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align with the California Register. The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may initiate a designation or take no action based on the significance criteria, but still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

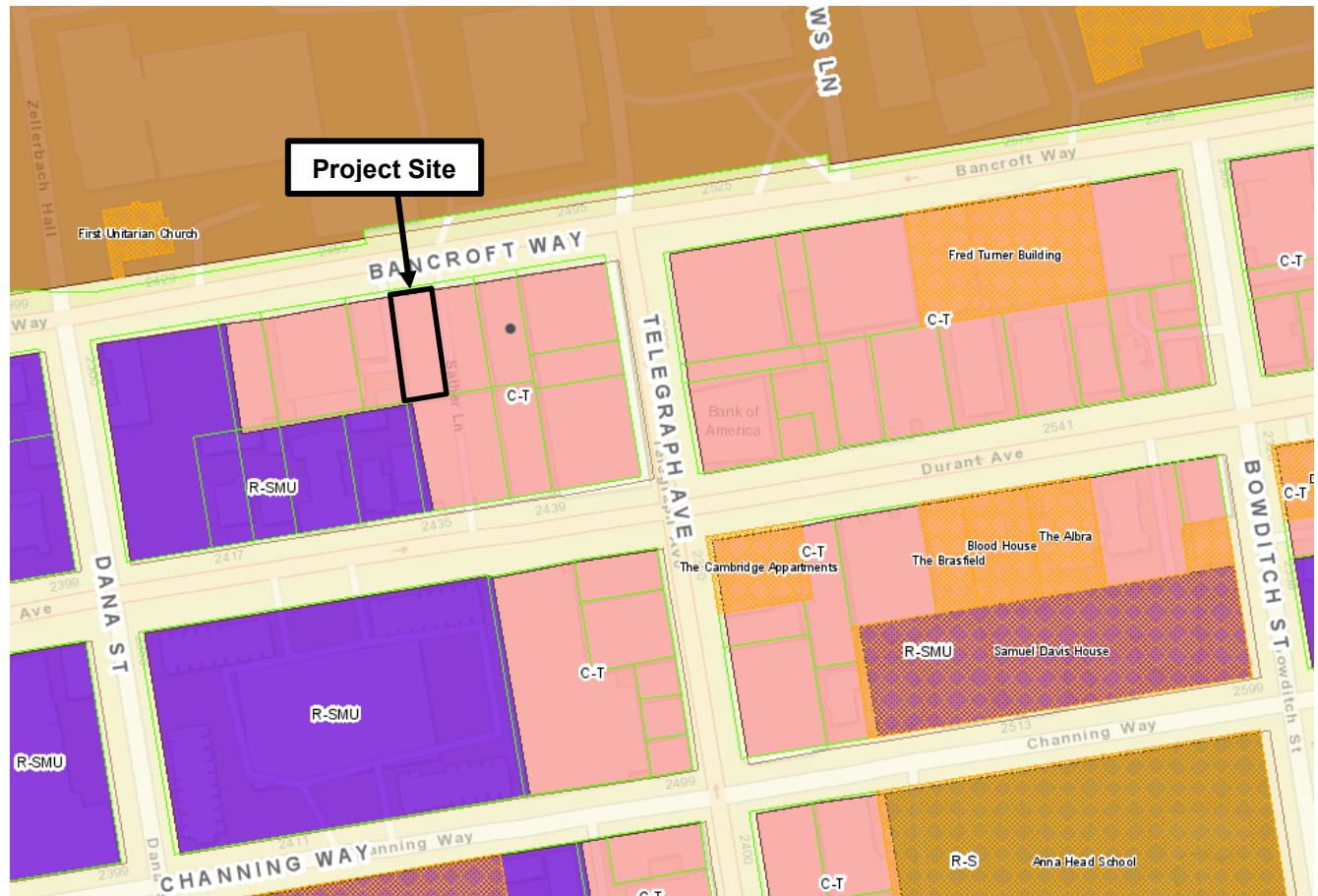
¹ At the time that the Use Permit application was submitted, the subject property was not a locally-designated Landmark site and not subject to BMC Chapter 3.24. If designation status were granted after Use Permit submittal date, then SB 330 would prevent the City from imposing any conditions under BMC 3.24 related to historical resource preservation on the project.

III. Historical Resources

The subject building does not appear on the National Register of Historic Places, California Register of Historical Resources or the State Historic Resources Inventory.

The subject property is not adjacent to any City of Berkeley landmark sites. The nearest City of Berkeley Landmarks/Structures of Merit are the First Unitarian Church (U.C. Dance Studio; built 1898) across the street at 2401 Bancroft Way; the Fred Turner Building (1940), one block to the east at 2548 Bancroft Way; and the Cambridge Apartments (1914) located one block southeast at 2500 Durant Avenue, and, (see Figure 1).

Figure 1: Vicinity Map showing Nearby City Landmarks and Structures of Merit (City of Berkeley GIS, 2023)



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

Figure 2: Subject Property, historic photograph, 1970s (Berkeley Architectural Heritage Association, via Page & Turnbull, 2023)



Figure 2: Subject Property, 2022 (Page & Turnbull, 2023)



IV. Property Description

The historic resource evaluation (HRE) for the subject property, which consists of a historic evaluation report and a CA Department of Parks & Recreation (DPR) Form 523 (A/B/L) was completed by Page & Turnbull, Inc. on August 29, 2023; please see Attachment 1 of this report. The following description derives from the information contained in the HRE as well as the City's land use archives and building permit records.

Parcel Description: The subject property is a 50-foot-wide by 130-foot-deep rectangular parcel located mid-block, west of the intersection of Bancroft Way and Telegraph Avenue. The property is located in the Southside neighborhood, directly across from the southern edge of the UC Berkeley campus, facing the ASUC Student Union, Eshleman Hall. The lot is located in a highly urbanized commercial district along Bancroft Way and is flat in topography.

Building Description: The subject property is improved with a two-story commercial bank building that was home to a Wells Fargo Bank branch since the building's opening in 1962. The building is designed in the New Formalist style of architecture and made of reinforced concrete with a rectangular footprint that fills the lot with minimal setbacks. It is capped with a flat roof with a thick concrete overhang embossed with a rounded rectangular relief pattern on the fascia and a wooden soffit underneath. The front/primary (north) façade features four thin concrete pilaster columns at the street frontage with a recessed aluminum and glass storefront system behind (non-original). Two ATMs were installed at the northwest corner of the front façade. The side/secondary (east and west) elevations are made of a concrete base with pebbledash upper façade.

Early Site History & Parcel Development: The HRE recounts that the site was previously developed with an apartment building (date of construction unknown) prior to being redeveloped with the existing two-story bank building in 1961-62. The building was designed by architect John Carl Warnecke for owner Kenneth White and built by contractor F.P. Dutirsp Construction. Wells Fargo Bank is known to have been the tenant of the building from 1963 through at least 2017. The building is currently vacant.

Architect John Carl Warnecke (1919-2010): The building's architect, John Carl Warnecke, is considered a leading American architect of the twentieth century, as noted in the National Historic Landmark Nomination for his Mabel McDowell Elementary School, according to the HRE. Warnecke was born in Oakland, the son of notable San Francisco-based architect Carl I. Warnecke. John Carl Warnecke was educated in architecture at Stanford University and Harvard University, where he was a student of Modernist pioneer Walter Gropius. Warnecke worked with his father on some projects as the partnership Warnecke & Warnecke, and then established his own firm, later known as John Carl Warnecke & Associates, which was headquartered in San Francisco with subsequent offices in New York City, Boston, Los Angeles, and Honolulu. Warnecke and the firm were very prolific from the 1950s through the late 20th century, and Warnecke & Associates earned distinction as the largest architectural firm in the United States in 1977. Warnecke's most recognizable works in Berkeley

are on, or serve, the UC campus and include: McCone Hall (1961), Birge Hall (1964), Moffit Undergraduate Library (1970), Residence Halls 1, 2 (both 1960), and 3 (1964). Nationally, Warnecke's high accomplishments include his sustained involvement with the Kennedy Administration, which culminated with Warnecke receiving the commission to design President Kennedy's grave marker site at Arlington Cemetery (completed 1967). Full details on Warnecke's career and significance are included in the HRE in Attachment 1.

V. Evaluation of Significance Criteria

Historic Context²: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that the period of *potential* significance for the building at 2462 Bancroft Way would have been limited to 1962, the year its construction was completed. However, since the building is not identified as significant, no period of significance applies.

Owing to the subject building's commercial use and location in a commercial corridor district, this property is linked to a historic context that is best defined as economic development. Additionally, the property could potentially be significant due to its design by notable architect John Carl Warnecke. This evaluation of the property's historical significance therefore, analyzes the significance criteria within the themes of economic development and architectural merit.

Significance Criteria: The subject property is evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing building is over 50 years old and, therefore, may be considered eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. Because they are more than 40 years old, BMC Section 23C.08.050 requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

In determining the potential significance of this property, Page & Turnbull has analyzed the building's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR). To supplement Page & Turnbull's analysis of the CR, staff has provided an analysis of the Landmarks Preservation Ordinance (LPO), BMC Chapter 3.24, which closely aligns to criteria of the CR. The evaluation concentrates on possible associations with events (CR-1, BMC Sections 3.24.110.A.2 and B.2), persons (CR-2, BMC Section 3.24.110.A.4), architectural design (CR-3, BMC Sections 3.24.110.A.1.a-c and B.2.a and c), and information/education (CR-4, BMC Section 3.24.110.A.3). The result of Page & Turnbull's and staff's evaluation is discussed below.

² National Register Bulletin #15, Item V: How to Evaluate a Property within its Historic Context (2002); National Register Bulletin #16A. Section III: How to Complete the National Register Registration – Period of Significance (1997).

CR and BMC Criteria:

Events – CR Criterion 1/BMC Criterion for *Historical Value*

The HRE concludes that 2462 Bancroft Way does not meet CR Criterion 1 because it was not found to be associated with events that made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or United States. The building was constructed in 1962 for Wells Fargo Bank and served as a typical local branch, not a corporate headquarters or flagship location. In its mid-20th century, Southside commercial development context, there are no particular development patterns of potential historic importance associated with or resulting from this property, its commercial activities or the bank branch existing on the site. Therefore, the property has not been found to embody historic significance to be eligible for the California Register or local register.

Persons – CR Criterion 2/BMC Criterion for *Cultural Value*

The HRE concludes that 2462 Bancroft Way does not meet CR Criterion 2 because it is not associated with any individuals, and its association with Wells Fargo Bank as a corporation does not exhibit any significant contributions to the social and economic history of Berkeley in direct association with the subject property. During its operation as a bank branch, it was not associated with significant cultural, religious, social, or economic events that helped shape Berkeley, and therefore, does not exhibit cultural significance.

Design – CR Criterion 3/BMC Criteria for *Architectural Merit*

The building at 2462 Bancroft possesses identifiable characteristics of New Formalism as a modern interpretation of a Classical form with its solid construction, symmetrical primary façade, heavy materials, and frontal columns supporting a flat roof with a stylized entablature. Additionally, it is analyzed as a work of prominent twentieth-century, Bay Area-based architect, John Carl Warnecke.

LPO Criterion 1(a): Property that is the first, last, only or most significant architectural property of its type in the region

As a low-rise commercial bank building, the subject property is not the first, last, only, or most significant architectural property of its type in Berkeley. However, if considered as a low-rise New Formalist bank building, staff's research finds that it is possible that the subject building *could be the first* of such a subtype in Berkeley. It is not the *only* or *last* such example of this subtype, because another low-rise New Formalist bank building remains extant at the southwest corner of University Avenue and Shattuck Avenue; that building was built in 1927 and remodeled into its New Formalist façade in 1964. Additionally, a high-rise Late Modern commercial building with a New Formalist-style bank at the elongated ground level is extant at 2150 Shattuck Avenue, which was built in 1970-71 and may serve as a finer execution of New Formalist architecture in Berkeley. The Commission may wish to discuss this point further as New Formalism is a more recent and less common architectural style in the Berkeley landscape.

LPO Criterion 1(b): Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder

The subject building was originally designed in 1961-62 by architect John Carl Warnecke. Warnecke can be considered a master architect locally for his contributions to Berkeley's built environment in the twentieth century, as well as an "architect of merit" under California Register terminology for his "recognized greatness" in the field. The Warnecke-designed U.C. Berkeley residential halls Units 1 and 2 are listed as City of Berkeley Landmarks. While association with Warnecke as the architect of the building could potentially lend architectural significance to the property, the evaluator does not find the building at 2462 Bancroft Way rises to a level of significance in Warnecke's body of work. The HRE identifies Warnecke's more significant works in Berkeley and his achievements in Modernism in Section B6 of the DPR Form in Attachment 1 (and summarized in Section IV of this report above), and does not place the subject building amongst his notable works or as representative of a particular theme or phase significant to Warnecke's career.

LPO Criterion 1(c): Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric

The street frontage that the subject property occupies on the south side of Bancroft Way, across from the U.C. campus, is a mixed amalgamation of architectural types, styles, and periods, reflecting its dynamic, urban, Southside neighborhood context. The 2400-block of Bancroft Way, between Telegraph Avenue and Dana Street, does not provide notable architectural value, and the subject building does not add exceptional value to this part of the neighborhood fabric such that it is worthy of preservation.

The HRE concludes that the subject building is a modest example of New Formalism in both scale and design, and that it does not rise to the level of architectural significance under CR Criterion 3 or the City of Berkeley criterion for architectural merit. In conclusion, staff is recommending that the subject property does not appear to satisfy LPO Criterion 1 under architectural merit, due to its lack of distinction within John Carl Warnecke's oeuvre and as modest expression of New Formalist design.

Information – CR Criterion 4/BMC Criterion *Educational Force*

The evaluation of this property was limited to above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information. Further, there have been no recent CA Historical Resource Information System investigation for this parcel or its environs, but previous research concluded that it is not likely to yield archeological information.

National Register – BMC Criterion *National Register*

The subject property is not listed on the National Register and therefore does not satisfy this criterion.

LPO Structure of Merit Criteria:

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the subject building does not appear to be worthy of preservation as part of a neighborhood, a block, or a street frontage, or a group of buildings which include City Landmarks because:

- (a) It is not same age as the nearest City Landmark buildings. The nearest landmarks date to 1898, 1914, and 1940, as listed in Section III and shown in Figure 1 of this report above, and the subject building was completed in 1962.
- (b) The subject building is not compatible to the type/use, design or style of the nearby Landmarks. Although the property is in the same general Southside neighborhood as Warnecke's two City Landmark buildings, Units 1 and 2, they are towering mid-rise structures located three and five blocks to the southeast and do not share any street frontages or thematic links. Units 1 and 2 demonstrate a strong theme of Warnecke's contributions to institutional/campus growth in the mid-twentieth century; the subject building was part of the commercial growth spurred by the university's growth, but it is not a strong example of mid-century modern architecture or directly associated with the institutional theme of Warnecke's work in the neighborhood; and
- (c) The building was not found to represent an example of good of architectural design. Its size and scale are moderate; its primary façade has minimal architectural features such as thin concrete piers and a simple entablature; the storefront system has been replaced is not original; and its secondary elevations are composed of a rough concrete (pebbledash) finish with minimal windows and no other features to note. The subject building exhibits modest characteristics of New Formalist architecture, but is not a fully expressed example that would qualify it as a good example of architectural design.
- (d) The property has not been found have historical significance to the City and/or the structure's neighborhood, block, street frontage, or group of buildings.

For all of the afore discussed reasons, Page & Turnbull and staff conclude that the building is not eligible for national, state, or local register listing.

VI. Recommendation

1. **Take No Action.** Staff recommends that the Commission consider the extent to which the building meets (or does not meet) the criteria for designation as a City Landmark or Structure of Merit, and then **Take No Action** to initiate it for consideration.

Attachment:

1. California Department of Parks and Recreation (DPR) Primary Record Form 523A/B/L, recorded by Page & Turnbull, Inc., dated August 29, 2023.

Prepared by: Reina Kapadia, AICP, Senior Planner; rkapadia@berkeleyca.gov, (510) 981-7485

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov, (510) 981-7410

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____		
	HRI # _____		
	Trinomial _____		
	NRHP Status Code <u>6Z</u>		
Other Listings _____	Review Code _____	Reviewer _____	Date _____

Page 1 of 19 Resource name(s) or number (assigned by recorder) 2462 Bancroft Way

P1. Other Identifier: 2462 Bancroft Way

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

***b. USGS 7.5' Quad** Oakland West **Date** 2022

***c. Address** 2462 Bancroft Way **City** Berkeley **Zip** 94704

***e. Other Locational Data:** Assessor's Parcel Number 55-1878-20

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 2462 Bancroft Way (APN 55-1878-20) is a two-story, reinforced concrete commercial building with a rectangular footprint which extends to the parcel boundaries of its 130-foot by 50-foot parcel. The building is located to the east of downtown Berkeley and immediately south of the University of California, Berkeley campus on the south side of Bancroft Way between Telegraph Avenue and Dana Street (**Figure 1**). 2462 Bancroft Way was completed in 1962 for use as a Wells Fargo Bank and designed by architects John Carl Warnecke and Associates. Built in the New Formalist Style, elements include smooth wall surfaces, front column, and a flat projecting roof line. The building appears to be in good condition. (Refer to Continuation Sheet, page 3).

North (Primary) Façade

The north (primary) façade fronts Bancroft Way and overlooks a wide pedestrian sidewalk. The façade plane is set back from the property line, and is shaded by a large flat concrete overhang with a rounded rectangular pattern and a wood soffit, supported by four rectangular concrete columns. The left (east) and central thirds of the façade contain two stories of aluminum ribbon windows with glazed aluminum double doors at the east end and in the center (**Figure 2 and Figure 3**). The right (west) third projects forward as a smooth concrete surface, containing a north facing metal door, then extending further north, with the western portion containing two ATMs (**Figure 5**). There are black planter boxes along the bottom of the columns and are not part of the structure.

***P3b. Resource Attributes:** (list attributes and codes) HP6. 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
View of the primary façade, looking south, January 11, 2022

***P6. Date Constructed/Age and Sources:** historic
1961-1962 (original building permit)

***P7. Owner and Address:**
Yan Liu Zeng
2311 W Avenue 135
San Leandro, CA 94577

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane, 5th Fl
San Francisco, CA 94010

***P9. Date Recorded:**
August 29, 2023

***P10. Survey Type:** Intensive

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

None

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 19

Resource Name or # (Assigned by recorder) 2462 Bancroft Way

*Recorded by Page & Turnbull, Inc.

*Date August 29, 2023 Continuation Update

***P3a. Description (continued):**



Figure 1: Aerial view of 2462 Bancroft Way. Source: Google Maps, 2023.



Figure 2: Oblique view of north facade, looking west.



Figure 3: Oblique view of north facade, looking east.

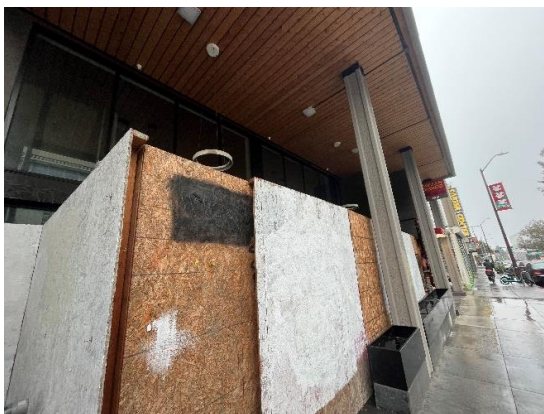


Figure 4: Oblique view of north facade, looking east.



Figure 5: View of north facade.

East Façade

DPR 523L

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 19 Resource Name or # (Assigned by recorder) 2462 Bancroft Way
*Recorded by Page & Turnbull, Inc. *Date August 29, 2023 Continuation Update

The east façade fronts Sather Lane, a covered through alley also containing some shop entrances in the adjacent buildings. The left (south) half is partially exposed concrete, while the rest of the façade is pebbledash separated by vertical concrete parts with the concrete foundation visible (**Figure 6 and Figure 7**). The right (north) end is recessed, and contains two stories of aluminum ribbon windows, surrounded by a metal fence, and covered by the overhang supported by a concrete column and an engaged concrete pillar (**Figure 8**). The engaged pillar and front column are connected at the bottom by a black planter box.



Figure 6: View of east facade, looking south.



Figure 7: View of east facade, looking north.



Figure 8: View of east facade, looking south.



Figure 9: View of north end of east facade, looking west.

South Façade

The south façade abuts the neighboring building, 2431-2437 Durant Avenue. There is no fenestration or ornamentation on the south façade (**Figure 11**). The lower half consists of concrete, while the upper portion is pebbledash (**Figure 10**). The south façade is not visible from street level, except from the south portion of Sather Lane.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 19

Resource Name or # (Assigned by recorder) 2462 Bancroft Way

*Recorded by Page & Turnbull, Inc.

*Date August 29, 2023 Continuation Update



Figure 10: Oblique view of southeast corner of south facade, looking north.



Figure 11: Oblique view of south facade, looking west.

West Façade

The west façade is along a gated passageway that leads to the rear of the building. The pebbledash along the west façade is segmented in eight vertical concrete bays. The north portion contains a recessed smooth concrete panel with a black flowerbox (Figure 12). The west façade does not contain any fenestration (Figure 13).



Figure 12: View of north half of west façade, looking south.



Figure 13: View of west facade, looking south.

Surrounding Neighborhood

The neighborhood surrounding the subject property consists of the Student Union buildings of the University of California, Berkeley campus across Bancroft Way to the north, and predominantly commercial properties along the south side of Bancroft Way. Surrounding the subject building are other 1-3 story mixed-use commercial buildings (Figure 14 through Figure 17). Sather Lane, to the east of the subject building, leads to the Sather Gate Center, containing the entrances to a handful of businesses, such as a tattoo parlor and copy center. The broader neighborhood in which 2462 Bancroft Way is located is identified in the City of Berkeley's Southside Plan, adopted in 2011, as the Telegraph Commercial Subarea.¹ This subarea is characterized by commercial buildings between one and five stories, most of which "s date to either the first three decades of the 20th century or the 1950s/60s era."² City of Berkeley landmarks within the blocks on facing Bancroft Way in the vicinity of 2462 Bancroft Way include only one landmark outside of the University of California, Berkeley campus; the Fred Turner Building at 2546 Bancroft Way, a one-story commercial building designed by Julia Morgan and completed ca. 1940. The Fred Turner Building is a City of Berkeley Landmark (#49), designated in 1981. It is located approximately 650 feet to the northeast of the subject building. Across Bancroft Way to the northwest, City of Berkeley Landmarks include the Harmon Gym / Haas Pavilion designed by architect George Kelham and completed in 1933, the shingled Arts & Crafts First Unitarian Church building, designed by architect Albert C. Schweinfurth and

¹ City of Berkeley, Southside Plan, adopted by City Council September 27, 2011, 131.

² City of Berkeley, Southside Plan, 132.

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 19

Resource Name or # (Assigned by recorder) 2462 Bancroft Way

*Recorded by Page & Turnbull, Inc.

*Date August 29, 2023 Continuation Update

completed in 1898, and the elaborate Beaux-Arts Hearst Gymnasium for Women, designed by architects Julia Morgan and Bernard Maybeck, completed in 1927. Of these three, only the First Unitarian Church is within the block directly facing 2462 Bancroft Way.



Figure 14: 2470, 2480, and 2486 Bancroft Way, east of subject building.



Figure 15: 2456 and 2436 Bancroft Way, west of the subject building.



Figure 16: Sather Lane entrance, east of the subject building



Figure 17. University of California Student Union complex north of subject building opposite Bancroft Way. Source: Google Earth.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI# _____

Page 6 of 19 *NRHP Status Code 6Z

*Resource Name or # 2462 Bancroft Way

- B1. Historic name: 2462 Bancroft Way
- B2. Common name: 2462 Bancroft Way
- B3. Original Use: Commercial
- B4. Present use: Commercial

*B5. Architectural Style: New Formalist

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Prior to the erection of 2462 Bancroft Way, which began in 1961, the parcel contained an apartment building which was demolished prior to construction of the current building. (Refer to Continuation Sheet, page 9)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: No _____ B9a. Architect: John Carl Warnecke and Associates b. Builder: F.P. Dutirsp Construction

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Historic Context – City of Berkeley

The precursor to the University of California, Berkeley, the College of California was chartered in Oakland in 1855 as a college preparatory school under the direction of Congregational minister Henry Durant. The institution had originally been established in 1852 as the Contra Costa Academy. In 1860, the College purchased a 160-acre tract of land on Strawberry Creek to establish a new, expanded campus. The College collaborated with the State of California’s Agricultural, Mining, and Mechanical Arts College (which to this time had only existed in name after it was established by an 1865 act) to establish a public university.³ Under the provisions of the Morrill Act, Governor Henry H. Haight signed a law granting a charter to the University of California. The University of California came into existence in March 1868. In 1869, the former College of California transferred its property and interests to the University of California. The University of California moved to the newly constructed Berkeley campus in 1873.

In 1866, the name “Berkeley” was officially adopted by the Trustees of the college for the residential academic community that they hoped would grow up around the school. The young college hoped to support its development with the sale of residential real estate, and the plan for the College Homestead Association Tract, bounded by today’s College and Shattuck avenues, and Bancroft and Dwight ways, was recorded on May 15, 1866. At the time, the area consisted primarily of undeveloped grassland and farms. The tract was intended to create a campus community of mixed uses and generate income from the sale of lots for the College of California.

The College Homestead Association Tract lots sold poorly within the institution’s community, and the College of California could not survive without capital from their sales. The unsold College Homestead and Berkeley Property tracts in Berkeley were sold to the public.⁴

(Refer to Continuation Sheet, page 13)

B11. Additional Resource Attributes: (List attributes and codes)

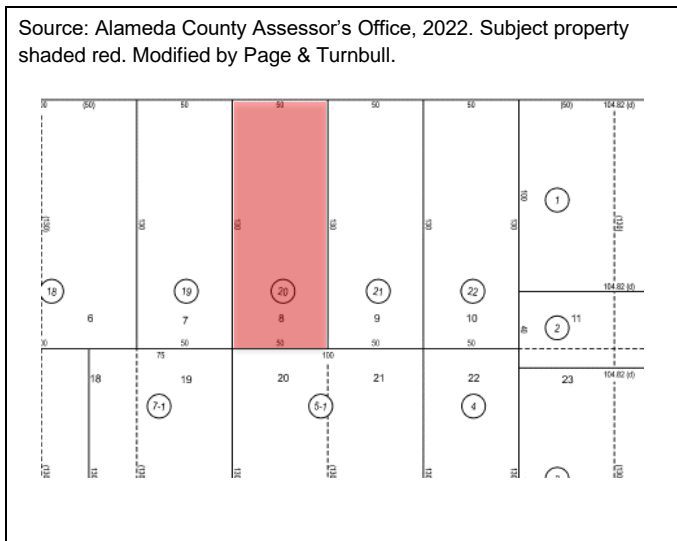
*B12. References: Refer to footnotes and Continuation Sheet, page 17

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: August 29, 2023

(This space reserved for official comments.)



³ The Regents of the University of California, “The Agricultural, Mining, and Mechanical Arts College,” *Report of the Regents of the University of California, Relative to the Operations and Progress of the Institution*, 1872, electronic resource at <https://oac.cdlib.org/view?docId=hb887008m3&brand=oac4&chunk.id=meta>.

⁴ Jerry A. Sulliger, “Yes, the Blood house is a rare survivor in its neighborhood: letter to the ZAB,” (15 October 2003). Website accessed on January 26, 2023 from: http://www.berkeleyheritage.com/berkeley_landmarks/blood_house-sulliger.html.

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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023

Continuation Update

***B6. Construction History (continued):**

2462 Bancroft Way was constructed beginning in 1961, replacing the previous apartment building that stood at the address (**Figure 18 and Figure 19**). Designed by architect John Carl Warnecke, with its narrow concrete columns and slab-like cornice, it is possible that the Wells Fargo Bank branch building at 2462 Bancroft Way was intended to echo the prominent, multi-story concrete columns of Eshleman Hall and the Student Union buildings of the student center complex then being built immediately opposite Bancroft Way, designed by Vernon DeMars and Donald Hardison.

In permit documents, the property is also referred to as 2460 Bancroft Way, one of the addresses used by the previous building. The building was re-roofed in 1966 and again in 1983. In 1970, the lower portion of the primary façade had windows removed and infilled with stucco. 1970s images show that the west third of the façade originally did not project outward and the overhang soffit did not have the current wood cladding (**Figure 20**). Exterior remodeling to the current appearance was completed in 2018. Over the years there were various permits for exterior sign updates and changes. ATMs were installed at the front of the building in 1979, 1983, and 1992.



Figure 18: Aerial photograph of subject property, dated 1958, before construction of current building. Arrow pointing to previous building at 2462 Bancroft Way. Cartwright and Co. Flight BUT-1958, Frame 4v-74. Source: University of Santa Barbara Libraries.

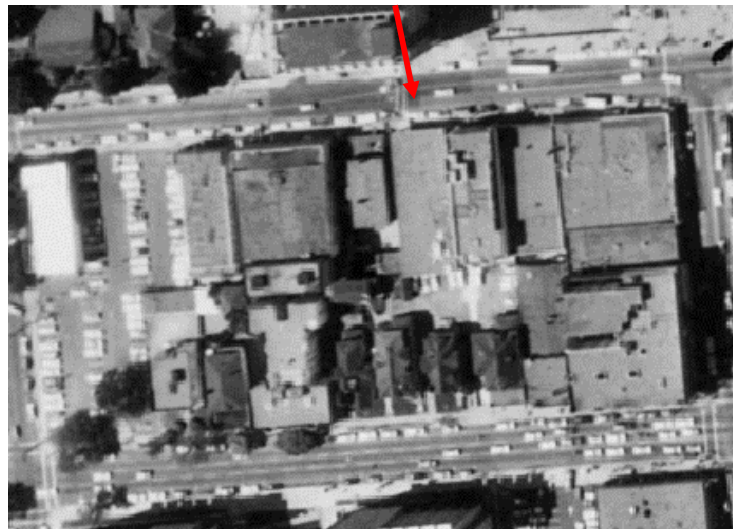


Figure 19: Aerial photograph of subject property, dated 1965. Arrow pointing to 2462 Bancroft Way. Cartwright Aerial Surveys Flight CAS-65-130, Frame 6-188. Source: University of Santa Barbara Libraries.

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

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023

Continuation Update



Figure 20: Photograph of 2462 Bancroft Way, 1970s. Source: Berkeley Architectural Heritage Association.

Table 1. Permit records on file at the City of Berkeley for construction and alterations to 2460 and 2462 Bancroft Way

Permit #	Date	Owner	Architect/Contractor	Description
90938	12/20/1961	Kenneth White	John Carl Warnecke F.P. Dutirsp Construction	New bank building
98739	9/16/1963	Wells Fargo Bank	Ad Art	Install Wells Fargo Bank Sign
99129	10/30/1963	Wells Fargo Bank	Swanstrom and Stahl	Install steel beam to support new exterior sign
1046	3/17/1966	Wells Fargo Bank	Star Roof	Roof
B4770179	1970	Wells Fargo Bank	Al Heffley	Bank front remove glass, stucco front (lower section)
01370	6/13/1970	Wells Fargo Bank	Federal Sign	Remove existing non- conforming sign
9040	5/12/1978	Wells Fargo Bank	SO[illegible] Roof	General roof repairs, recover both east and west walls
1024792448	10/24/1979	Wells Fargo Bank	Allied Interstate Dev. Corp.	Minor alteration and ATM installation, exterior
022780740	2/27/1980	Wells Fargo Bank	Electrical Products Corp.	3 new signs, 2 window type, signage, reading express stop
944	12/30/1980	Wells Fargo Bank		Installation of automatic teller machine, handicap use
ZP 394	1/26/1981	Wells Fargo Bank		Installation of automatic teller
071583	7/15/ 1983	Wells Fargo Bank	K.P. Woznak	One new ATM on Bancroft Way side of bank
613831121	6/13/1983	Wells Fargo Bank	Enterprise Roofing	Re-roofing
0311870262	2/27/1987	Wells Fargo Bank	Delta Sign and Crane Services	Change of sign program reflecting the new corporate logo of Wells Fargo Bank
90338	7/20/1990	Wells Fargo Bank	George Hellerich	Make Changes to and existing projecting sign so that it can be illuminated
058233	6/22/1992	Wells Fargo Bank	A.D. Architecture	Move ATMs to original curtain wall location. Add 3 ATMs and Handicap Restrooms
58336	8/10/1992	Wells Fargo Bank	WEB Electric	Add 3 ATMs at front of building
B2017-04034	9/18/2017	BBT Berkeley LLC	Stevens Hemingway Stevens Construction	Storefront Remodel and Structural upgrade of building.
B2018-04034-REV01	4/25/2018	Not listed	Not listed	Modification to secondary exit. Miscellaneous structural revisions after discovery of existing conditions

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

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023

Continuation Update

John Carl Warnecke, Architect

John Carl Warnecke (1919-2010) was born in Oakland, California in 1919, the son of architect Carl I. Warnecke (1891-1971) who studied at the École des Beaux-Arts in Paris and worked with architects Bernard Maybeck and Arthur Brown, Jr.⁵ John Carl Warnecke apprenticed to his father as a young adult and attended Stanford University, where he studied architecture and played varsity football. He received his bachelor's degree from Stanford University in 1941, and the following year, received his master's degree in architecture from Harvard University. Among his professors at Harvard was the pioneering Modernist architect, Walter Gropius. Warnecke's training from his father and exposure to the emerging Modernist principles through his years in academia informed the development of his approach to Modern architectural design, which placed a heavy emphasis on considering a building's context and "the need for an individualized approach to each architectural situation," as noted by scholar Jane Wolford.⁶ After he graduated from Harvard University, Warnecke worked as an inspector for the public housing authority in Richmond, California, as well as a draftsman for his father's architectural firms Miller & Warnecke and Carl Warnecke & Associates.⁷ In 1948, Warnecke established his own practice but continued to work with his father as Warnecke & Warnecke on some projects into the early 1960s. Miller & Warnecke's Mulford Hall (1948) at UC Berkeley is the earliest identified collegiate building project that John Carl Warnecke likely took part in designing.⁸

Among John Carl Warnecke's notable early solo projects was the Mira Vista Elementary School in Richmond, California (1951), which earned national recognition (**Figure 21**).⁹ At Mira Vista, Warnecke's design for the school was "determined by its specific siting on a steeply sloped lot and the geographic features of huge boulders near the school's entry," which resulted in the building's profile mimicking the steep and rocky topography of the site.¹⁰ Commissions for other schools followed, including an annex for the White Oaks Elementary School in San Carlos, California which received an Honor Award from the American Institute of Architects (AIA) in 1953. Warnecke also received widespread critical praise for the design of a new U.S. embassy in Thailand in 1956. Though never constructed, the embassy design was highly regarded for incorporating traditional Thai architectural elements.¹¹ In 1957, Warnecke became the third recipient of the National Institute of Arts and Letters' Arnold W. Brunner Prize for excellence in architecture.¹² Warnecke's design for Campbell Hall at UC Berkeley (completed in 1959 and demolished ca. 2012) reflected the tension between modernist and contextual approaches.

In 1958, Warnecke reorganized his practice under the name John Carl Warnecke & Associates, and that year was named as an Associate of the National Academy of Design. More commissions followed, including the design of the new corporate offices for the Ampex Corporation (1959) in Redwood City, CA, Campbell Hall at U.C. Berkeley (1959, demolished 2012), and the Mabel McDowell Elementary School (1960) in Columbus, Indiana (**Figure 22**).

More solo commissions followed, such as the design of the new corporate offices for the Ampex Corporation (1959, demolished) in Redwood City, California. In 1959, Warnecke's firm was commissioned by the California Department of Parks and Recreation to create a Twenty Year Master Plan for the facilities at Asilomar, which was originally designed as a conference center for the Young Women's Christian Association by architect Julia Morgan between 1913 and 1929. In conjunction, Warnecke also designed several new buildings for Asilomar, including a Corporation Service Yard and the Surf & Sand meeting room (1959). These new buildings were honored the following year with a Merit Award from the AIA.¹³ Warnecke's association with Asilomar continued into the 1960s with designs for the Long View group of buildings in 1966 and the View Crescent buildings in 1968. His work at Asilomar received a Governor's Design Award in 1966.¹⁴ In 1986, the remaining buildings at Asilomar designed by Julia Morgan were listed on the National Register of Historic Places (National Register); at the time, buildings Warnecke designed were not age-eligible for historic designation.¹⁵ In 2022, a separate district recognizing Warnecke's work at Asilomar was listed in the National Register as the Asilomar Conference Grounds Warnecke Historic District (No.100008261).

⁵ Jane N. Wolford, *Architectural Contextualism in the Twentieth Century, With Particular Reference to the Architects E. Fay Jones and John Carl Warnecke* (Ph.D. Dissertation, Department of Architecture, Georgia Institute of Technology, April 2004), 219.

⁶ Jane N. Wolford, *Architectural Contextualism in the Twentieth Century*, 233.

⁷ Pacific Coast Architecture Database (PCAD), "John Carl Warnecke Sr. (Architect)," electronic resource at <http://pcad.lib.washington.edu/person/336/>.

⁸ Verne A. Stadtman (ed.), *The Centennial Record of the University of California, 1868-1968* (Berkeley, CA: University of California, 1967).

⁹ Dennis McLellan, "John Carl Warnecke Dies at 91; Designer of JFK Grave Site," *Los Angeles Times*, April 24, 2010.

¹⁰ Jane N. Wolford, *Architectural Contextualism in the Twentieth Century*, 225.

¹¹ *The Architect's Newspaper*, "John Warnecke, Humanist & JFK Designer, 1919-2010," June 3, 2010, electronic resource at <https://www.archpaper.com/2010/06/john-warnecke-humanist-jfk-designer-1919-2010/>.

¹² The Arthur W. Brunner Prize has been awarded since 1955 to an architect of any nationality who has made a significant contribution to architecture as an art, as described by the American Academy of Arts and Letters. "Awards," American Academy of Arts and Letters, electronic resource at <https://artsandletters.org/awards/>.

¹³ Asilomar Conference Grounds, *Asilomar The First Fifty Years 1913– 1963*, (Pacific Grove: Asilomar Conference Grounds, 1963).

¹⁴ George S. Koyl, Editor. *American Architects Directory*, Third edition, 1970, (New York: R.R. Bowker Company, 1970), 965.

¹⁵ James H. Charleton, History Division, National Park Service, National Register of Historic Places Inventory – Nomination Form: Asilomar Conference Grounds, prepared September 27, 1984. Listed on the National Register February 27, 1987, 87000823.

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

Primary # _____
HRI # _____
Trinomial _____

Page 10 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023

Continuation Update



Figure 21: The Warnecke-designed Mira Vista Elementary School in Richmond, California, ca. 1951. Source: AIA California.



Figure 22. Classrooms, Mabel McDowell Elementary School, Columbus, Indiana, 1999. Source: National Register Nomination, 2001.

Between the mid-1950s and 1960s, several buildings designed by Warnecke were constructed at Stanford University. These included the new Bookstore and Post Office buildings completed in 1960 and Fraternity Clusters No. 1 and No. 2, completed between 1962 and 1965, the J. Henry Meyer Memorial Undergraduate Library (completed in 1966, demolished in 2015) and the Nathan Cummings Art Building (completed in 1969, demolished in 2015). Warnecke also continued the design for an indoor athletic pavilion that originated in 1956, which was never fully realized but was eventually built as the Roscoe Maples Pavilion in 1969. Warnecke's collegiate work at Stanford University was reported several times in industry publications, including a conceptual design for an indoor athletic pavilion in *Architectural Record* in 1956, and articles in *Architectural Forum*, *Architectural Record*, and *Western Architect & Engineer* in 1960, 1961, and 1967. A 1960 article in *Architectural Record* reported on his then-recent work:

In the twelve years since he opened his own office in San Francisco, John Carl Warnecke has sharpened the focus of his design philosophy but he has not changed it: to develop an approach to architecture, not a style. To the current frenzy for more and more new forms, John Warnecke has turned a cool cheek, seeking instead a deliberate refinement of forms he has used and an evolution of new forms which will be responsive to the particular conditions of a building program.¹⁶

Featured projects from the 1960 article included the Post Office and Bookstore buildings at Stanford University (1959-1960) and residence hall Units 1, 2, and 3 at U.C. Berkeley (1960-1964).¹⁷ In 1961, *Architectural Record* published an article focused specifically on the Bookstore and Post Office, identifying the buildings as successful examples of Warnecke's contextualization of Modern buildings on the Stanford campus. In 1962, Warnecke was elevated to a Fellow of the American Institute of Architects (FAIA).¹⁸ Warnecke's fraternity housing clusters No. 1 and No. 2, Meyer Library, and Post Office and Bookstore at Stanford University were featured in a 1967 *Architectural Record* in an article related to campus master planning.¹⁹

Between 1963 and 1966, Warnecke designed new collegiate buildings and contributed to master planning for recently established campuses at UC Santa Cruz and the College of San Mateo. At UC Santa Cruz, Warnecke designed the McHenry Library (1965-66). He received two awards of merit for his 1960s collegiate work. Honored projects included the Stanford Fraternity Cluster No. 1 (AIA merit, 1969) and the McHenry Library at UC Santa Cruz (AIA merit, 1967).

Concurrently with his campus projects at the beginning of the 1960s, Warnecke's career shifted into a second phase in which he began working in Washington, D.C., developing a context-sensitive design for federal office buildings at Lafayette Square under the oversight of President John F. Kennedy. In 1963 Kennedy appointed Warnecke to the United States Commission of Fine Arts, a post he held until 1967. Warnecke also worked briefly with Kennedy on designs for a presidential library, but these were put on hold after John Kennedy's assassination. Warnecke was subsequently commissioned to design the President's grave marker at Arlington Cemetery, which was officially dedicated in 1967 and remains one of Warnecke's best-known commissions. Warnecke's practice in Washington, D.C. also included the Master Plan and several buildings for the United States Naval Academy in Annapolis, Maryland in 1965, as well as the Hawaii State Capitol, designed in association with the Hawaiian firm Belt, Lemmon & Lo in 1965.

¹⁶ *Architectural Record*, "Recent Work of John Carl Warnecke," March 1960, 145-160.

¹⁷ *Architectural Record*, "Recent Work of John Carl Warnecke." In 2013, Page & Turnbull evaluated Unit 3 for potential eligibility to national, state, and local (City of Berkeley) registers and determined that the building appeared to be eligible for status as a City of Berkeley Landmark for its architectural merit. Page & Turnbull, *Historic Resource Evaluation: Unit 3 Housing, UC Berkeley*, (San Francisco, CA: Page & Turnbull, April 19, 2013), 41.

¹⁸ George S. Koyl, Editor. *American Architects Directory*, 965.

¹⁹ Mildred F. Schmirtz, "Campus Architecture Shaped by Master Plans," *Architectural Record*, April 1967, 185-212.

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

Primary # _____
HRI # _____
Trinomial _____

Page 11 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

In 1967, Warnecke opened an office in New York City, where he employed noted architects Gene Kohn and Bill Pederson. Other branches were opened in Boston, Los Angeles, and Honolulu. Despite the growth of Warnecke's practice and major commissions across the nation, Warnecke's firm encountered financial turmoil in the 1960s due to the "excessive attention he had given to the Washington, D.C. projects[.]" as described by Stanford University's Paul V. Turner.²⁰ Due to these circumstances, Warnecke decided to return to San Francisco, his firm's original location, in the fall of 1966.

Over the next decade, Warnecke's practice became financially successful again, and by 1977, Warnecke and Associates was regarded as the largest architectural firm in the United States.²¹ During this period, some of the firm's more notable commissions included the U.S. embassy in Moscow (1975), the Hart Senate Office Building (1975), and the South Terminal for Logan Airport in Boston (1977). This stage of Warnecke's career is also sometimes associated with Brutalist architectural designs, including the AT&T Long Lines Building in New York City (1974).

In the 1980s, Warnecke's commissions slowed dramatically, and he closed nearly all of his branch offices. Few notable works were constructed, although Warnecke continued to receive recognition. In 2001, the Mabel McDowell Elementary School in Columbus, Indiana (designed by Warnecke in 1960), was designated a National Historic Landmark. Though less than 50 years old at the time, the building was considered exceptionally important "as an early example of Modern architecture in Columbus, and as an important example of the contextual work of John Carl Warnecke, a leading architect of the twentieth century."²²

During the last two decades of his life, Warnecke spent much of his time at his ranch in Healdsburg, California, where he grew grapes for Sonoma wineries. He also worked on establishing an international retreat and think tank, known as the Warnecke Institute of Design, Art and Architecture, at the ranch.²³ Warnecke died at the age of 91 in May 2010. Jane N. Wolford noted in 2004 that although half Warnecke's estimated 500 designs were built in California, the architect is "most properly understood as an architect who practiced critical regionalism in his contextual architecture rather than a Bay Area regionalist; instead of expressing a similar architectural vocabulary, regardless of locale, his architecture reflects the uniqueness of the place in which it is situated."²⁴

As of this evaluation, Warnecke has not been awarded the AIA's highest honor, the Gold Medal, which has been conferred in most years since 1907 to a single individual or pair of individuals who created a body of distinguished architectural work. The award may be awarded while the recipient is living or posthumously. Warnecke also did not receive a Pritzker Prize. The Pritzker Prize is awarded annually since 1979 to a living architect or architects "[...] whose built work demonstrates a combination of those qualities of talent, vision, and commitment, which has produced consistent and significant contributions to humanity and the built environment through the art of architecture." The prize is international and is often referred to as "architecture's Nobel" and "the profession's highest honor" as many of the procedures and rewards of the Pritzker Prize are modeled after the Nobel Prize.²⁵ Warnecke is identified as a "Master Architect" in the City of San Francisco's Modern architecture historic context statement for his work "emphasizing the use of Modernist concepts and contextualizing his designs to adapt to their surroundings."²⁶ For the purposes of evaluation under the criteria for the California Register of Historical Resources (California Register), which is consistent with the guidance for evaluation under the criteria for the National Register of Historic Places (National Register), Warnecke can be considered a "master" in the field of architecture, notable for his work in California and across the United States.²⁷

On the campus of the University of California, Berkeley, extant buildings designed by Warnecke include McCone Hall (1961), Birge Hall (1964), and the Moffitt Undergraduate Library (1970) (**Figure 23 and Figure 24**). Warnecke's extant known off-campus designs within Berkeley include Residence Hall Units 1 and 2, built in 1960, and Unit 3, built in 1964. Unit 1 and Unit 2 were designated as City of Berkeley Landmarks in 2000. The Berkeley Architectural Heritage Association (BAHA) notes that the designation related specifically to the wing-roofed dining hall, demolished in 2003.²⁸ In 2013, Page & Turnbull evaluated Unit 3 for potential eligibility to national, state, and local (City of Berkeley) registers and determined that the complex appeared to be eligible

²⁰ Paul V. Turner, "Stanford Architect John Carl Warnecke: His Work on Campus and Beyond and His Close Ties to the Kennedy Family," *Sandstone & Tile*, Spring/Summer 2020, Vol. 44, No. 2: 13.

²¹ Suzanne Stephens, "John Carl Warnecke, Known for Contextualism, Charisma, Dies," *Architectural Record*, April 23, 2010, electronic resource at <https://www.architecturalrecord.com/articles/5466-john-carl-warnecke-known-for-contextualism-and-charisma-dies>.

²² Laura Thayer, Louis Joyner, and Malcolm Cairns, National Historic Landmark Nomination for the Mabel McDowell Elementary School, 2700 McKinley Avenue, Bartholomew, Indiana (Indianapolis: Storrow Kinsella Partnership, Inc., 2001).

²³ Suzanne Stephens, "John Carl Warnecke, Known for Contextualism, Charisma, Dies."

²⁴ Jane N. Wolford, *Architectural Contextualism in the Twentieth Century*, 86.

²⁵ "The Pritzker Architecture Prize," electronic resource at <https://www.pritzkerprize.com/about>.

²⁶ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, 2011), 264.

²⁷ National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: U.S. Department of the Interior, 1997), 20.

²⁸ Berkeley Architectural Heritage Association, "Berkeley Landmarks," electronic resource at http://berkeleyheritage.com/berkeley_landmarks/landmarks201-.html.

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

Primary # _____
HRI # _____
Trinomial _____

Page 12 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way
*Date August 29, 2023 Continuation Update

for status as a City of Berkeley Landmark for its architectural merit as representative of the development of high-rise student housing in the neighborhood south of campus and as an example of Warnecke's work (Figure 25).²⁹



Figure 23: Birge Hall, 1964. Source: Bancroft Library, University of California, Berkeley.



Figure 24: Moffitt Library, built 1970. Source: University of California, Berkeley.



Figure 25. Unit 3 Residence Halls. Source: Page & Turnbull, 2013.

New Formalist Style

New Formalism (also referred to as “New Formalist”) was pioneered by Edward Durell Stone and Minoru Yamasaki and emerged in the mid-1950s as a reaction to the increasingly sterile and pervasive International Style. Both architects were initially adherents to the European style of Modern architecture that emerged in the 1920s but grew weary of the lack of ornamentation, the rejection of historical precedents, and the resulting derivative buildings that were becoming the norm. Separately, in the mid-1950s, both men started to incorporate decorative features and references to historic architectural styles but abstracted and modernized with industrial technologies and materials such as glass, metal, and concrete. The style that emerged is known as New Formalism and is typically understood as a modern interpretation of Classical forms. New Formalist buildings are characterized by a symmetrical façade with columnar arched supports, with a slender and attenuated form, and are typically crowned with a flat slab roof (Figure 26).³⁰ These buildings typically have an overall massiveness that is achieved through setting a block-like structure over an elevated podium. Wall surfaces commonly are made of stone, brick, and marble, and are normally smooth and unadorned. Key

²⁹ Page & Turnbull, *Historic Resource Evaluation: Unit 3 Housing, UC Berkeley*, (San Francisco, CA: Page & Turnbull, April 19, 2013), 41.

³⁰ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2003), 663-4.

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

Primary # _____
HRI # _____
Trinomial _____

Page 13 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

characteristics of the style include: strict symmetry, flat projecting rooflines, smooth wall surfaces, high-quality materials, columnar supports and full-height colonnades.³¹



Figure 26: Stonestown Mall Theater, San Francisco. Source: San Francisco Chronicle.

Variations include references to Gothic and other historical styles in addition to Classical forms, and decorative features such as grillwork, arches, or flared columns and landscapes with plazas and fountains are common.³² The style gained popularity in the 1960s, and was most common in the 1960s and early 1970s when it was adopted for commercial, institutional, and civic buildings for its monumentality and contemporary—yet populist and familiar—aesthetic.³³

***B10. Significance (continued):**

Historic Context – City of Berkeley (continued)

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of as many as 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development.³⁴

The growth of the University of California under the patronage of influential people like University President Benjamin Ide Wheeler and donor Phoebe Apperson Hearst encouraged the physical development of the city, as well as the growth of its identity and local culture. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its architecture, especially the new First Bay Region-style houses built throughout the area that were designed by the likes of Bernard Maybeck, Julia Morgan, and John Galen Howard.³⁵

Commercial and civic development of Berkeley continued through the 1920s, centered in the downtown area with construction of several new downtown buildings including the city's first "skyscraper" – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925.

Located to the east of the downtown core and directly south of the University campus, the vicinity of the subject property was served by public transit from the first decade of the twentieth century, with a rail service on Bancroft Way connecting College and Telegraph avenues to the south with the rail stations and routes on Shattuck Avenue. The surrounding block started to develop in the early 20th century, around the same time as the first building on the site. Residential and commercial use buildings developed along the block, as well as the University directly north.

³¹ Robinson & Associates, *Growth, Efficiency and Modernism: GSA Buildings of the 1950s, 60s, and 70s*, (Washington, D.C.: U.S. General Services Administration, Office of the Chief Architect, Center for Historic Buildings, 2005), 14; McAlester, *A Field Guide to American Houses*, 663.

³² Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past: Historic Context Report*, (City of Pasadena, October 2007), 70.

³³ Washington State Department of Archaeology & Historic Preservation, "New Formalism," accessed January 26, 2023, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/new-formalism>

³⁴ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

³⁵ Charles Wollenberg, *Berkeley, A City in History*, (Berkeley, University of California Press, 2002), 78.

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

Primary # _____
HRI # _____
Trinomial _____

Page 14 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

The Great Depression and World War II

During the Great Depression, Berkeley's suffering was somewhat minimized by the presence of the University, which continued to provide employment for many citizens, although working-class neighborhoods in West Berkeley experienced more economic strain.

World War II brought a tremendous population boom to the entire Bay Area, and Berkeley was no exception. Wartime housing projects to accommodate military personnel were constructed in Berkeley, and facilities at the University itself were commandeered for military use. Civilian numbers also grew as people relocated to Berkeley for employment at local shipyards like the Moore Drydock on the Oakland Estuary and the Kaiser shipyards in Richmond. Transportation lines and other infrastructure in Berkeley expanded to make these workers' commutes easier.

Post-World War II

After the war, Berkeley experienced the same out-migration as many other large cities in the country, as families moved to the suburbs to take advantage of G.I. home loans and the increased ease of commuting by automobile. This led to a shift in the demographics of Berkeley, where larger working-class populations developed. G.I. benefits also resulted in soaring enrollment at the University of California, which meant that students flooded available housing around the campus. The large houses that had previously been subdivided to accommodate war workers were well-suited to housing students. In response to the increased enrollment, the University of California, Berkeley expanded its campus facilities into the blocks between Barrows Lane and Dana Street north of Bancroft Way, which had been developed with commercial and residential properties including the Roos Bros. department store at 2270 Telegraph Avenue, and Hotel Bancroft at the northwest corner of the intersection of Bancroft Way and Telegraph Avenue.³⁶

In the decades following World War II, Berkeley's reputation as a liberal stronghold grew, particularly expressed by its Democratic-leaning academic community and African American and working-class populations. Civil Rights became an important topic, leading to struggles over fair housing and segregation of schools. The Vietnam War affected the city tremendously, as it was heavily populated by young, working-class people and students who were eligible for the draft, spurring protests and demonstrations. Berkeley has remained a politically and culturally outspoken community that largely accepts and promotes progressive thinking. The University of California remains the centerpiece of the city, which is otherwise inhabited by people who represent a wide range of social, economic, and ethnic demographics.³⁷

Ownership and Occupancy Summary

At the time the building was constructed, the property was owned by Kenneth White, in whose name (as an individual or trust) the property remained until 2012. In 2012, the Kenneth White Trust and other entities, including Lehman and Mahoney family trusts, sold the property to REA Bancroft, which then transferred it to Brooke, Blake, and Taylor Megdal (later BBT Berkeley LLC). The current owner bought the property in 2019 under the name Zengs Berkeley LLC. The building was occupied by Wells Fargo, likely as a lessee, from the completion of construction until 2019.

Wells Fargo Bank, Owner and Occupant 1962- 2022

Wells Fargo Bank was founded on March 18, 1852 by Henry Wells and William G. Fargo in California. They started by making deliveries of money by steamboats and stagecoaches from California to New York, and eventually around the world.³⁸ The company used independent stagecoach companies, and the stagecoach became the iconic symbol of the bank. Wells Fargo formed Overland Mail Company in 1857 as a way to provide mail along various routes. By 1910, Wells Fargo served 6,000 locations from the east to the west coast. During this time, the banking branch of Wells Fargo joined the Nevada National Bank, forming a headquarters in San Francisco. Wells Fargo Bank American Trust Company was shortened to Wells Fargo Bank, and the company is now one of the largest financial service providers in the United States.

Evaluation

The property at 2462 Bancroft Way is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building does not appear in the most recent version available of the State of California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD), issued March 2020, indicating that no record of a previous survey or evaluation is on file at an information center of the California Historical Resources Information System (CHRIS).³⁹ The subject building is not listed as a City of Berkeley Landmark or Structure of Merit.

³⁶ "Store Building Project in One Block of Lakeshore Avenue Total \$200,000," *Oakland Tribune*, January 25, 1946.

³⁷ City of Berkeley, *City of Berkeley Landmark Application for the Preservation of All Souls Church, Parish Hall and Courtyard, 2220 Cedar Street, Berkeley, CA*, on file at Berkeley Architectural Heritage.

³⁸ "History of Wells Fargo," History of Wells Fargo – Wells Fargo, accessed January 4, 2023, <https://www.wellsfargo.com/about/corporate/history/>.

³⁹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated March 2020.

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

Primary # _____
HRI # _____
Trinomial _____

Page 15 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

California Register Evaluation

Criterion 1 (Events)

2462 Bancroft Way does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events) for its association with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The subject building was constructed in 1962 as a bank building for use by Wells Fargo. It was not an early Wells Fargo, or one of the banks flagship location. It was not an early or unique commercial or economic development in Berkeley. Though likely constructed in response to UC Berkeley's expansion of facilities into areas at the south side of campus as post-World War II enrollments grew, the building was not unique or influential in this broad period of the institution and city's history of development. No significant events are known to have taken place at the subject building that would allow the building to rise to the level of significance necessary to be individually eligible for the California Register.

Criterion 2 (Persons)

2462 Bancroft Way does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). The subject building was constructed for Wells Fargo Bank. The bank organization does not appear to have made significant contributions to the social and economic history of Berkeley in a way directly associated with the subject property. The known business at 2462 Bancroft Way was not found to have made a significant impact on local, state, or national history such that the building could be found significant under Criterion 2.

Criterion 3 (Architecture)

2462 Bancroft Way does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. Completed in 1962, designed by architect John Carl Warnecke, the reinforced concrete building is in the New Formalist style. While the relatively compact building includes typical features of New Formalist style in its high arcade and projecting cornice at its primary façade, it is a compact and modest version of this style. The building at 2462 lacks the full expression at multiple façades of the often monumental appearance and refined finish materials of significant buildings of this type. Further, the building does not appear significant for its association with architect John Carl Warnecke. An active and prolific architect, particularly in institutional projects in the San Francisco Bay Area and beyond through the mid-20th century, and widely recognized for his broad body of work nationwide, John Carl Warnecke may be considered an architect of merit for the purposes of evaluation under the criteria for the California Register.⁴⁰ As noted in National Park Service guidance for evaluation, to be significant under this criterion for association with an architect or craftsman, a "property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft."⁴¹ Projects for which Warnecke has been recognized, including those at Asilomar and school buildings such as the Mira Vista Elementary School in Richmond, California and Mabel McDowell Elementary School in Columbus, Indiana, are examples of Warnecke's application of Modernist architectural principals to buildings which are sensitive to the environmental and historic architectural contexts of their locations. Warnecke's other work in Berkeley, including Birge Hall, McCone Hall, the Moffitt Undergraduate Library, and residence complexes Units 1, 2, and 3 show varying degrees of success in Warnecke's design of Modernist buildings for a large educational institution which were situated in the historic Beaux-Arts core, the sloping terrain of the University of California, Berkeley campus, and the adjoining residential and commercial neighborhood. Within the context of Warnecke's strongest work in California and nationwide, the building at 2462 Bancroft Way is a relatively modest example in scale and design. It is not representative of a particular phase or theme significant in Warnecke's career. The subject property is not within a previously identified historic district, and the evaluation of a potential district is outside the scope of this report.

Criterion 4 (Information Potential)

2462 Bancroft Way does not appear to be individually eligible for listing in the California Register under Criterion 4 (Information Potential). The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the buildings themselves are the principal source of important construction-related information. The subject property does not appear to be individually significant under Criterion 4 as a building that has the potential to provide information important to the prehistory or history of the City of Berkeley, the state, or the nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Identification or evaluation of archaeological resources is beyond the scope of this study.

⁴⁰ While the National Register and California Register have previously used the terminology "master" architect or builder, the terminology used here to reflect current best practices is "architect/builder of merit," which similarly refers to an architect/builder with "recognized greatness" in their field, whether at a local, national, or state level.

⁴¹ National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: U.S. Department of the Interior, 1997), 20.

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

Primary # _____
HRI # _____
Trinomial _____

Page 16 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023

Continuation Update

City of Berkeley Landmark and Structure of Merit Evaluation

The City of Berkeley maintains a list of properties designated as local Landmarks and Structures of Merit under Section 3.24.110 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of criteria that must be met in order for a property to gain Landmark or Structure of Merit designation. Properties may be landmarked if they meet standards of architectural, cultural, educational, or historical significance, or if they are already listed in the National Register. A property may be designated as a Structure of Merit if it does not rise to the level of Landmark status, but has contextual importance and is worthy of preservation as part of a neighborhood, block or street frontage, or group of buildings that includes Landmark properties.

The designation criteria for Landmarks and Structures of Merit, and the applicability of these criteria to the property at 2462 Bancroft Way, are as follows:

Landmarks and Historic Districts.

1. *Architectural merit:*

- a. Property that is the first, last, only or most significant architectural property of its type in the region;
- b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
- c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

2462 Bancroft way does not appear to be eligible as a City of Berkeley Landmark for architectural merit. The subject building is a relatively simple New Formalist building that was constructed in 1962 for use as a bank. The building is not an early or rare example of its type within the City of Berkeley and therefore does not demonstrate architectural merit such that it would qualify as a landmark. It does not provide architectural value to the surrounding neighborhood, which is characterized by a mixture of commercial and institutional buildings of varied construction dates and architectural styles, along with a growing number of new mixed-use buildings

2. *Cultural value:* Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;

The bank building does not appear to be eligible as a landmark for its cultural value. During its operation as a bank, it was not associated with significant cultural, religious, social, or economic events that helped shape Berkeley.

3. *Educational value:* Structures worth preserving for their usefulness as an educational force;

2462 Bancroft way does not appear to be eligible as a City of Berkeley Landmark for educational value. The building does not bear significant historic associations which would contribute meaningfully to educational curricula or public interpretation.

4. *Historic value:* Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;

2462 Bancroft way does not appear to be eligible as a City of Berkeley Landmark for historic value. Constructed for use as a bank branch, the building at 2462 Bancroft Way is not associated with significant events or patterns which were significant to the development of Berkeley, the county, or California. Though it was built at time when the enrollment and land holdings of the University of California, Berkeley grew to accommodate rising post-War enrollment, the building was not an early or influential part of this broader pattern.

5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

2462 Bancroft Way is not listed on the National Register.

Structures of Merit.

Criteria which the commission shall use when considering a structure for structure of merit designation are as follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.

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

Primary # _____
HRI # _____
Trinomial _____

Page 17 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

2462 Bancroft Way does not appear to be eligible as a Structure of Merit under the general criteria. The building was completed in 1962 for use as a bank branch within a neighborhood that had begun developing as a commercial node on the south side of the University of California, Berkeley campus more than five decades earlier. The building does not contribute to a cohesive street frontage along Bancroft Way, and is not part of a group of buildings which includes landmarks. The nearest City of Berkeley Landmark, the First Unitarian Church building completed in 1898 at what is now the northeast side of the intersection of Bancroft Way and Dana Street, is not historically or architecturally related to the subject building. Though also a commercial building facing Bancroft Way, the Fred Turner Building at 2546 Bancroft Way, completed in 1940, is not part of a continuous or cohesive historic street frontage to which the subject building contributes. Other nearby landmarks, the Harmon Gym / Haas Pavilion and Hearst Gymnasium for Women, are part of the larger University of California, Berkeley campus which comprises a cohesive historical grouping and to which the subject building at 2462 Bancroft Way does not contribute.

2. Specific criteria include, but are not limited to one or more of the following:

- a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
- b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
- c. The structure is a good example of architectural design.
- d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.

2462 Bancroft Way does not appear to be eligible as a Structure of Merit under the specific criteria. The subject building is neither contemporary with nor compatible in scale, style, materials, or design with the nearby landmark buildings, which include the First Unitarian Church (1898), Hearst Gymnasium for Women (1927), Harmon Gym / Haas Pavilion (1933), and the Fred Turner Building (1940). It is a modest New Formalist commercial building and is not a distinctive example of architectural design. It does not appear to have historical significance to the Southside neighborhood or City of Berkeley.

Conclusion

The building at 2462 Bancroft Way does not appear to be eligible for individual listing in the California Register under any criteria, nor does the subject property appear eligible for designation as a City of Berkeley Landmark or Structure of Merit. The property does not therefore appear to qualify as a historic resource for the purposes of review under the California Environmental Quality Act (CEQA). As such, the California Historical Resource Status Code (CHRSC) of "6Z" is recommended for the building, indicating that it has been found through survey evaluation to be ineligible for listing in the National Register, California Register, or local register.⁴²

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⁴² California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

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

Primary # _____
HRI # _____
Trinomial _____

Page 18 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

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

Primary # _____
HRI # _____
Trinomial _____

Page 19 of 19

*Recorded by Page & Turnbull, Inc.

Resource Name or # 2462 Bancroft Way

*Date August 29, 2023 Continuation Update

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