



LANDMARKS
PRESERVATION
COMMISSION
STAFF REPORT

FOR COMMISSION ACTION
MAY 2, 2024

1401 Le Roy Avenue – John Galen Howard House

Structural Alteration Permit (#LMSAP2024-0002) to alter the roofing material and to complete an exterior façade restoration at a City Landmark property.

I. Application Basics

A. Land Use Designations:

- Zoning: Single Family Residential, Hillside Overlay (R-1H)

B. CEQA Determination: the project is exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

C. Parties Involved

- Property Owner: Michael Greenwald & Ronna Bach
1401 Le Roy Avenue
Berkeley, CA 94708
- Project Applicant & Architect: Denise Hall Montgomery, Architect
Denise Hall Montgomery Architecture
1769 Alcatraz Avenue
Berkeley, CA 94703

D. Recommendation: Hold a public hearing and take favorable action.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts



Figure 2: Historical image – primary elevation in 1912 (*Bay Area Houses*, Sally Woodridge)



Figure 3: Historical image – secondary elevation, undated (*Bay Area Houses*, Sally Woodridge)



1401 LE ROY AVENUE
Page 4 of 12

LANDMARKS PRESERVATION COMMISSION
May 2, 2024

Figure 4: Current site conditions – Front (north) elevation (Denise Hall Montgomery Architecture, 2024)



Figure 5: Current site conditions – Interior courtyard (south) elevation (Denise Hall Montgomery Architecture, 2024)



II. Background

The subject property is an approximately 20,769-sq. ft., upsloping corner lot at the intersection of Le Roy Avenue and Rose Street. The lot features an approximately 4,063-square foot, three-story, main building that is situated on the front (southern) half of the parcel, and a detached garage at the southwest portion of the property along Le Roy Avenue, with an elevator tower providing access to the street level garage.

Main Building Description. The residence was originally constructed in 1912 and designed by architect John Galen Howard in the First Bay Tradition of architecture. The three-story (two stories over basement) main building is wood-frame construction on a concrete foundation. The structure is sheathed in redwood shake shingles, 30" in length, and applied in a ribbon coursing pattern which is characteristic of Craftsman-style architecture. The windows across the elevations are a combination of single pane fixed, double-hung, and casement wood windows, in addition to fixed and leaded glass casement windows. The roof is a very low-pitched gable roof which is currently tar-and-gravel, with wood eaves and fascia boards, exposed rafters, and integral wood gutters.

Exterior Building Alterations. In 1927, architect Julia Morgan, who was a protégé of John Galen Howard and holds the distinction as the first licensed female architect in California, completed a library addition to the interior courtyard façade of the existing residence, which consists of a two-story volume, engaged tower capped with a turret, elongated leaded glass windows, and a balcony. Secondly, in 2000, some of the exterior redwood shakes were replaced with cedar shakes, which have patinaed unevenly to the redwood are detectable today by a lighter, brighter color. A small number of windows on the main and upper levels were replaced in the 2000 remodel with double-pane wood windows.

Designated on March 21, 1977, the subject property is one of the oldest City Landmarks (listed as No. 20 on the Berkeley Register) (see Attachment 1 for designation record). The 1912 residence was designed by renowned Berkeley architect John Galen Howard, who was the supervising architect of the U.C. Berkeley campus master plan and designer of several of its iconic buildings, including the Campanile, Doe Library, California Hall, Wheeler Hall, Hearst Mining Building, and others. This residence was John Galen Howard's second home, where he resided from 1912-1924. It was originally designed by Howard for Warren Gregory, from whom he rented it back. The next owner commissioned renowned Berkeley architect Julia Morgan to design a library addition to the residence in 1927, which is still extant and considered the most important interior space. The residence's historic significance comes from its associations with two of Berkeley's most important architects, John Galen Howard and Julia Morgan, and for its First Bay Tradition architecture. Due to the early landmark designation record, the character-defining features were not specifically enumerated in the 1977 designation as "features to be preserved." The applicant has augmented the designation record with a

“Discussion of 1401 Le Roy Avenue Character Defining Features” in their application materials, which can be found in Attachment 3. Based on the original designation record, the applicant’s supplemental materials, and staff’s observations, the character-defining features of the John Galen Howard Residence are compiled as follows:

Table 1: Character-Defining Features of the John Galen Howard House

Character-Defining Feature	Characteristics or sub-features
First Bay Tradition architectural style	Informal, asymmetrical volume and form
	Use of local materials
	Emphasis on craftsmanship
	Unpainted wood shingle cladding
	Site design
Massing in an L-shaped plan following the corner lot configuration	Strong vertical emphasis
	Double-story projections
	Protruding polygonal elements extending as bays
	Low-pitched gable roof form
	Curvilinear tower at library wing with turret roof form
Exterior wall siding	Long 30” x 8” redwood shakes used as building siding in a ribbon coursing pattern, unpainted
	Stucco base at street elevations
Windows	Single-pane, double-hung, casement, and fixed wood windows
	Decorative, unembellished, diamond-pattern leaded glass windows
	Redwood board window trim, unpainted

Application Chronology

On March 26, 2024, the applicant submitted a Structural Alteration Permit (SAP) application requesting permission to complete façade alterations to the exterior elevations and the roof of the main structure. This scope of work of the project does not trigger further zoning entitlement approvals.

On or just before April 22, 2024, staff mailed and posted advance notice of tonight's public hearing, in accordance with Berkeley Municipal Code (BMC) Section 3.24.230.

III. Project Description

The proposed project involves an exterior restoration with no expansion of the building volume or footprint of the existing residence. The scope generally encompasses:

1. Restoration of exterior wood shake siding
2. Rehabilitation of leaded glass windows
3. Restoration of select wood windows
4. Replacement of deteriorated wood windows
5. Replacement of deteriorated library balcony with new railing
6. New roofing material and insulation

The full scope of work is detailed in Table 2 below. The project plans and the Applicant Statement are provided as Attachments 2 and 3 of this report. The applicant has indicated that the intent of the project is to complete needed restoration and rehabilitation to deteriorated features, improve insulation and energy performance of the structure, and increase fire resistance of the siding and roofing, without altering the historic appearance of the historic landmark.

Table 2: Proposed Scope of Work for 1401 Le Roy Avenue/#LMSAP2024-0002

Area of Work	Elevation	Scope of Proposed Work		
Original 1912 House (Historic)	Front (south)	<i>Exterior wall siding:</i>	<i>Wood windows:</i>	<i>Leaded glass windows:</i>
	Rear (north)	Restore exterior siding by completing a full replacement of wood shake siding with new custom milled redwood shake siding to match original, coated with transparent fire-retardant treatment	Preserve existing historic double-hung and fixed wood windows that are in good condition	Rehabilitate leaded glass windows by removing leadlight, retaining salvageable glazing, and installing a double paned glass unit in a new wooden sash
	East Side			
	West Side		Replace select (wood rotted) double-hung and fixed window frames in kind with custom-milled redwood frames and trim, painted and install new double-paned windows to match historic appearance	Restore and reinstall original hardware in new window system
1927 Library Addition (Historic)	Interior Courtyard (south and east)	Restore exterior siding as described above		
		Replace selected wood windows as described above		
		Rehabilitate leaded glass windows as described above		
		Reconstruct deteriorated library balcony		
		Install new railing at library balcony		
Roof		Remove existing tar and gravel roof		
		Install new standing seam metal roof (setback from roof edge) in color: pine green or medium bronze		
		Install new sheet metal roof at roof edge (until standing seam metal roof begins) and on turret		
		Install waterproofing barrier, fire retardant insulation, and sprinkler system in roof cavity underneath standing seam metal roofing		
		Replace wood and metal gutters and downspouts in kind		
		Replace wood fascia and eaves in kind		

IV. Issues & Analysis

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

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

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The applicant's request represents a *Rehabilitation* project because it proposes an alteration of certain existing features in order to make better use of the residential property. The analysis below summarizes staff's findings for this project with respect to the most relevant SOI Standards. The full list of SOI Standards findings are included in the Draft Findings and Conditions of Approval in Attachment 1.

SOI Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Analysis: The change to the property that has acquired significance in its own right is the 1927 library addition designed by famed architect Julia Morgan. The form of this addition is not affected by this project and only the deteriorated exterior features at this area (i.e., leaded glass windows and library balcony) will be replaced in kind. The physical form and spatial relationship of the addition to the original residence will not be impacted by the project.

SOI Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Analysis: The historic significance of the property relates to its First Bay Tradition architectural style, features, and materials. The distinctive First Bay Tradition characteristics of the property, such as its massing, redwood shake siding; double-hung, casement, and fixed wood windows; and leaded glass fixed and casement windows will be preserved. Only those distinctive materials, features, and finishes that are deteriorated beyond repair will be replaced (to match the historic condition) in order to preserve the craftsmanship that characterizes the property.

SOI Standard 6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Analysis: The scope of the proposed project includes removal of non-historic cedar shingles and deteriorated historic redwood shingles in order to complete a comprehensive

Secondly, the existing historic wood windows would be repaired as needed, and selectively replaced where irreparable, with details to match historic features. The altered (non-original) shed roof in the center of the primary elevation would be removed, and a historic scooped wood shingle roof design will be recreated in its place, based on early photographs documenting the original condition.

SOI 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: No new additions or new construction are part of the project scope. The only exterior alteration would be the introduction of a new, contemporary roofing material (sheet and standing-seam metal), which have been selected for its fire-resistance and architectural compatibility with the building design. The installation has been carefully designed to be setback from the roof edge so as not to detract from the scale, proportions, and appearance of the roof historic form.

While the low-pitched gable roof is a character-defining feature, the existing tar-and-gravel roof covering is not a character-contributing historic material. The proposed metal roofing is found to be a compatible material with the First Bay Tradition style of the residence because: its thin profile and setback placement will continue the flat historic appearance of the roof; the deep tones and matte finish are harmonious with the patina that the redwood siding will weather into; and the linear shape of the standing seams and the flat metal panels echo the straight lines found in the ribbon coursing of the wood shingle pattern of the exterior facades.

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

The analysis below summarizes staff's preliminary findings for this project with respect to the requirements for SAP approval 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: As discussed in the analysis of SOI Standards compliance, as conditioned the proposed project is not expected to result in adverse impacts to the exterior architectural features of John Galen Howard House property because the character-defining features of the main building would be preserved or restored by the proposed work.

"...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 special character and historic value of this City Landmark property lies in its direct associations with two important master architects, John Galen Howard and Julia Morgan, and its First Bay Tradition architectural style; the proposed work would not impair these associations, nor impair the architectural and aesthetic value of the landmark in and of itself and in its setting.

V. Rationale for Recommendation

In conclusion, staff finds that as conditioned, the applicant's proposed project would not result in any significant or adverse effects to the historic resource, and rather will help to extend its lifespan and increase weather and fire resistance, in turn protecting the landmark. Staff recommends that the LPC make favorable findings for approval as summarized in Attachment 1.

VI. Recommendation

Staff recommends that the Commission hold a hearing on this matter and, upon close of the hearing, consider this request for a Structural Alteration Permit and then take favorable action pursuant to BMC Section 3.24.220.

Attachments:

1. Draft Findings and Conditions for Approval
2. Project Plans and Materials, received April 24, 2024
3. Applicant Statement, received March 26, 2024, including:
 - a) Discussion of 1401 Le Roy Avenue Character Defining Features
 - b) Landmark Designation Record, John Galen Howard House, March 21, 1977
 - c) Secretary of the Interior's Standards for Rehabilitation Memorandum, received April 16, 2024
 - d) Proposed Rehabilitation Measures Table
 - e) Site photographs

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

1401 Le Roy Avenue – John Galen Howard House

Structural Alteration Permit (#LMSAP2024-0002) to alter the roofing material and to complete an exterior façade restoration at a City Landmark property.

FINDINGS REQUIRED UNDER CEQA

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

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

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

1. The proposed project does not involve a change of use. The property will retain its historic single-family residential use.
2. The historic character of the property will be preserved and retained. No spaces or spatial relationships will be altered as part of this project. Distinctive materials will be replaced in kind only where deteriorated. No distinctive features will be permanently removed as part of the project.
3. No changes that are part of the project create a false sense of history and no conjectural features or elements are proposed. The restoration includes the replacement of deteriorated features to match the original in material, detail, and profile. The only change that is part of the project is the introduction of a new roofing material. The new standing seam and sheet metal roofing material, as designed, expresses itself as a contemporary material that does not attempt to mimic a historic material, while integrating harmoniously with the historic roof design.
4. The change to the property that has acquired significance in its own right is the 1927 library addition designed by architect Julia Morgan. The form of this addition is not affected by this project and only the deteriorated exterior features (i.e., leaded glass windows and library balcony) will be replaced in kind. The physical form and spatial relationship of the addition to the original residence will not be impacted by the project.

5. Distinctive characteristics of the property will be preserved. Only those distinctive materials, features, and finishes that are deteriorated beyond repair will be replaced (to match the historic condition) in order to preserve the craftsmanship that characterizes the property.
6. The project carefully identifies which historic features are deteriorated and as a first approach, proposes repairs to the reparable features (e.g., wood and leaded glass windows). As a second approach, the project proposes to replace only those features which are deteriorated beyond repair (i.e., window frames, sashes, and trims; wood shake siding; and one balcony). These are designed to match the old in design, color, texture, and materials.
7. The only chemical treatment that is part of the project includes application of a fire-retardant coating to the restored exterior wood shakes. This treatment is not visible and will not impact the appearance of the material or the property as a whole. Additionally, 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 project proposal does not necessitate any excavation.
9. No new additions or new construction are part of the project scope. The only exterior alteration would be the introduction of a new, contemporary roofing material (sheet and standing-seam metal), which has been selected for its fire-resistance and architectural compatibility with the building design. The installation has been carefully designed to be setback from the roof edge so as not to detract from the scale, proportions, and appearance of the roof historic form. While the low-pitched gable roof is a character-defining feature, the existing tar-and-gravel roof covering is not a character-contributing historic material. The proposed metal roofing is found to be a compatible material with the First Bay Tradition style of the residence because: its thin profile and setback placement will continue the low-pitched historic appearance of the roof; the deep tones and matte finish are harmonious with the patina that the redwood siding will weather into; and the linear shape of the standing seams and the flat metal panels echo the straight lines found in the ribbon coursing of the wood shingle pattern of the exterior facades.
10. No new additions or new construction are a part of this project. Should the new roofing material be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
 - A. The proposed project will not adversely affect the architectural design of the City Landmark. It has been carefully designed to preserve existing historic features and materials that are in good condition and replace only those materials which are deteriorated, in a manner to match the historic materials and details. This project achieves the applicant's objectives to ensure longevity of the historic property and increase insulation and fire proofing without adversely affecting any of the exterior architectural features of the landmark.
 - B. The project extends the lifespan of the historic landmark through appropriate preservation, restoration, and rehabilitation, without adversely affecting the special character or any of the historical, architectural, and aesthetic interest and value of the landmark and its site.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

4. Exercise and Lapse of Permits

- 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 permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the

California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

7. Archaeological Resources *(Ongoing throughout demolition, grading, and/or construction)*

Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

8. Human Remains *(Ongoing throughout demolition, grading, and/or construction)*

In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1) . If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

9. Paleontological Resources *(Ongoing throughout demolition, grading, and/or construction)*

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.
11. **CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.
12. **PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans dated/received March 26, 2024.
13. **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 shall be substantiated by documentary and physical evidence.

14. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
15. **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.
16. **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.
17. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.
18. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.
19. **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.
20. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.
21. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)
22. **CURB CUTS.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.
23. 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.
24. 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.

- 25.** 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.
- 26.** 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		SYMBOL LEGEND		GREEN BUILDING NOTES		DRAWING INDEX																																																																																							
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 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), 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 2022 IBC, 2022 UMC, 2022 UPC, 2022 IFC & 2022 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 OF 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 DEPARTMENTS' 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 LIKES 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.		● ALIGN FINISH FACES ⊕ ELEVATION/CONTROL POINT ⚠ REVISION NUMBER ☁ REVISION WALL/ROOF TYPE WINDOW DOOR FLOOR NUMBER ROOM NUMBER FLOOR NUMBER FIXTURE TAG SEE PLUMBING & MECH. SCHEDULE & INTERIOR ELEVATIONS FINISH TAG DETAIL NUMBER DETAIL SHEET NUMBER DETAIL NUMBER ELEVATION/SECTION SHEET NUMBER DETAIL NUMBER INTERIOR ELEVATION SHEET NUMBER		MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: 1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE CITY OF BERKELEY AND SHALL SATISFY REQUIREMENTS FOUND IN CALGREEN SECTION 101.8. 2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED. 3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY OF BERKELEY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.		SUBMISSION & DATE 26 MAR 2024 STRUCTURAL ALTERATION PERMIT <table><tr><td colspan="2">SHEET NO. & TITLE</td></tr><tr><td>A0.0</td><td>GENERAL INFORMATION, SITE PLANS</td></tr><tr><td>A0.3</td><td>SITE PHOTOS</td></tr><tr><td>A0.31</td><td>SITE PHOTOS</td></tr><tr><td>A0.6</td><td>SCHEDULES & WALL TYPES</td></tr><tr><td>A0.7</td><td>MATERIAL PALETTE</td></tr><tr><td>A1.0</td><td>SITE PLAN EXISTING</td></tr><tr><td>A2.0</td><td>BASEMENT FLOOR PROPOSED</td></tr><tr><td>A2.1</td><td>FIRST FLOOR PLAN EXISTING / DEMO & PROPOSED</td></tr><tr><td>A2.2</td><td>SECOND FLOOR PLAN EXISTING / DEMO & PROPOSED</td></tr><tr><td>A2.3</td><td>ROOF PLAN EXISTING / DEMO</td></tr><tr><td>A2.4</td><td>ROOF PLAN PROPOSED</td></tr><tr><td>A3.0</td><td>EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED</td></tr><tr><td>A3.1</td><td>EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED</td></tr><tr><td>A3.2</td><td>EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED</td></tr><tr><td>A3.3</td><td>EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED</td></tr><tr><td>A3.4</td><td>EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED</td></tr><tr><td>A8.1</td><td>EXTERIOR DETAILS - ROOF</td></tr><tr><td>A8.2</td><td>EXTERIOR DETAILS - WALL</td></tr><tr><td>A8.3</td><td>EXTERIOR DETAILS - WINDOWS</td></tr><tr><td>A8.4</td><td>EXTERIOR DETAILS - LIBRARY BALCONY</td></tr></table>		SHEET NO. & TITLE		A0.0	GENERAL INFORMATION, SITE PLANS	A0.3	SITE PHOTOS	A0.31	SITE PHOTOS	A0.6	SCHEDULES & WALL TYPES	A0.7	MATERIAL PALETTE	A1.0	SITE PLAN EXISTING	A2.0	BASEMENT FLOOR PROPOSED	A2.1	FIRST FLOOR PLAN EXISTING / DEMO & PROPOSED	A2.2	SECOND FLOOR PLAN EXISTING / DEMO & PROPOSED	A2.3	ROOF PLAN EXISTING / DEMO	A2.4	ROOF PLAN PROPOSED	A3.0	EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED	A3.1	EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED	A3.2	EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED	A3.3	EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED	A3.4	EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED	A8.1	EXTERIOR DETAILS - ROOF	A8.2	EXTERIOR DETAILS - WALL	A8.3	EXTERIOR DETAILS - WINDOWS	A8.4	EXTERIOR DETAILS - LIBRARY BALCONY																																										
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SUBJECT PROPERTY : EAST SIDE FACADE



SUBJECT PROPERTY : NORTH FRONT FACADE



SUBJECT PROPERTY : NORTH WEST CORNER FACADE



SUBJECT PROPERTY : WEST FRONT FACADE



SUBJECT PROPERTY : SOUTH SIDE FACADE

ARCHITECT

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TITLE 24 ENERGY ANALYSIS

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:	26.MAR.2024	SCALE:	AS NOTED
JOB:	23003	DRAWN BY:	dhm/ma

SHEET

SITE PHOTOS

A0.3



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SUBJECT PROPERTY :SOUTH INTERIOR FACADE

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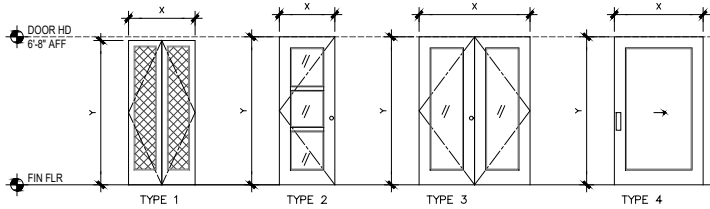
SITE PHOTOS

A0.31

DOOR SCHEDULE

ID	ROOM NUM - NAME	TYPE	CONSERVATION		MANUFACTURER	DOOR CONFIG	DOOR SIZE			DOOR FINISH		FRAME FINISH		HDWR	REMARKS	SAFETY GLAZING	
			STATUS	ISSUE			X - WIDTH	Y - HEIGHT	THK	EXT	INT	EXT	INT				
01	LIBRARY 200	1	f	1/2/4	CUSTOM	OUTSWING	3'-0"	6'-8"	1 3/4"	-	-	-	-	A	-	PRESERVE LEADED GLASS & RESTORE PER DOOR DETAIL	
02	LIBRARY 200	1	f	1/2/4	CUSTOM	OUTSWING	3'-0"	6'-8"	1 3/4"	-	-	-	-	A	-	PRESERVE LEADED GLASS & RESTORE PER DOOR DETAIL	
03	BEDROOM 3 - 219	2	g	3/4	-	OUTSWING	2'-8"	6'-8"	1 3/4"	-	-	-	-	C	-		T
04	DINING 107	3	g	2/5	-	INSWING	4'-6"	6'-8"	1 3/4"	-	-	-	-	C	-		T
05	LIVING ROOM 116	3	g	2/5	-	INSWING	5'-0"	6'-8"	1 3/4"	-	-	-	-	C	-		T
06	STUDY 112	4	f	4	-	SLIDING	V.I.F.	V.I.F.	V.I.F.	-	-	-	-	A	-	REUSE EXISTING SLIDING DOOR	
07	BEDROOM 1 - 010	NA	f	3	-	-	-	-	-	-	-	-	-	B	-	REPAIR EXISTING DOOR AS REQUIRED	

DOOR TYPES



HARDWARE SCHEDULE

- ALL DOORS RECEIVE 2 HINGES, LATCHSET OR LOCKSET, FLOOR STOP, WALL BUMPER IF APPLICABLE, CLOSER OR HOLD OPEN AS NOTED.
- HARDWARE TYPE:
 - A. SALVAGE & PRESERVE EXISTING
 - B. PRIVACY LOCK
 - C. SECURITY LOCK

MATERIAL AND FINISH KEY

PTD: PAINTED
CLR: CLEAR SEALED
STSL: STAINED & SEALED
SGC: STAIN GRADE CEDAR
PGW: PAINT GRADE WOOD
SGDP: PAINT GRADE DOUG. FIR
PRWT: PRIMED WHITE
BRZ AL: BRONZE ANODIZED ALUMINUM
SGM: HOLLOW METAL
GALV: GALVANIZED
AL: ALUMINUM
WD: WOOD
ST. STL: STAINLESS STEEL
GL: GLAZED
SN: SATIN NICKEL

GENERAL DOOR NOTES

- VERIFY ALL WALL THICKNESSES IN FIELD PRIOR TO ORDER.
- VERIFY ALL R.O. AND FRAME DIMS WITH PROPRIETARY DOOR FRAME MANUFACTURER'S STANDARDS AND REQUIREMENTS.
- DIMENSIONS OF ALL DOOR STYLE 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.

GENERAL WINDOW NOTES

- VERIFY QUANTITY OF WINDOWS WITH FLOOR PLANS.
- VERIFY DIRECTION OF SWING / ACTION WITH ELEVATIONS.
- DIMENSIONS SHOWN ON WINDOW TYPE DIAGRAMS ARE FRAME OPENING, 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 BE "ROTO" STYLE.
- T = TEMPERED GLAZING
- PROVIDE 4" OPENING RESTRICTORS FOR OPERABLE WINDOWS W/ SILL BELOW 42"
- CONFIRM FINAL FINISH W/ ARCHITECT

CALIFORNIA HISTORICAL BUILDING CODE

- REPAIRS TO ANY PORTION OF A QUALIFIED HISTORICAL BUILDING OR PROPERTY MAY BE IN-KIND WITH HISTORICAL MATERIALS AND THE USE OF ORIGINAL OR EXISTING HISTORICAL METHODS OF CONSTRUCTION, SUBJECT TO CONDITIONS OF THE CHBC, PER CHBC 8-105

CONSERVATION STATUS KEY NOTE

- HISTORIC WINDOW TO REMAIN
- HISTORIC WINDOW TO BE REPLACED
- HISTORIC WINDOW TO BE RESTORED
- NON-HISTORIC WINDOW TO REMAIN
- NON-HISTORIC WINDOW TO BE REPLACED
- HISTORIC DOOR TO BE RESTORED
- HISTORIC DOOR TO BE REPLACED
- HISTORIC DOOR TO REMAIN
- NON-HISTORIC DOOR TO REMAIN

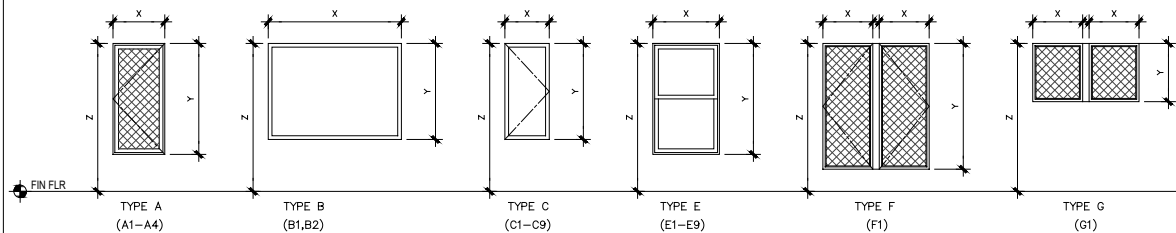
CONSERVATION ISSUE KEY NOTE

- LEADED GLASS PULLING AWAY FROM SASH AND GLASS
- WATER DAMAGE
- DRY ROT
- OPERABILITY DAMAGED
- REPLACE TO MATCH

WINDOW SCHEDULE

ID	LOCATION	ID	LOCATION	ROOM	TYPE	CONSERVATION		OPERATION	MANUFACTURER	FRAME OPENING			MATERIAL		FINISH		HARDWARE		REMARKS
						STATUS	ISSUE			WIDTH	HEIGHT	FROM FF	EXT	INT	EXT	INT	STYLE	FINISH	
A1	LIVING ROOM	A1	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
A2	LIVING ROOM	A2	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
A3	LIVING ROOM	A3	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
A4	LIVING ROOM	A4	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
B1	LIVING ROOM	B1	LIVING ROOM	116	B	b	4/5	FIXED	MARVIN CUSTOM WOOD	6'-0"	4'-4"	6'-1"	-	-	-	-	-	-	
B2	STUDY	B2	STUDY	112	B	b	4/5	FIXED	MARVIN CUSTOM WOOD	5'-0"	5'-0"	6'-10"	-	-	-	-	-	-	
B3	BEDROOM 5	B3	BEDROOM 5	214	B	b	4/5	FIXED	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
C1	LIVING ROOM	C1	LIVING ROOM	116	C	b	2/4/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-4"	6'-1"	-	-	-	-	-	-	
C2	LIVING ROOM	C2	LIVING ROOM	116	C	b	2/4/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-4"	6'-1"	-	-	-	-	-	-	
C3	BEDROOM 5	C3	BEDROOM 5	214	C	e	5/6	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
C4	BEDROOM 5	C4	BEDROOM 5	214	C	e	5/6	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
C5	BEDROOM 5	C5	BEDROOM 5	214	C	b	2/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
C7	BEDROOM 5	C7	BEDROOM 5	214	C	b	2/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
C8	KITCHENETTE	C8	KITCHENETTE	007	C	e	2/5	DOUBLE CASEMENT	MARVIN CUSTOM WOOD	3'-0"	3'-3"	6'-6.5"	-	-	-	-	-	-	
C9	KITCHENETTE	C9	KITCHENETTE	007	C	e	2/5	DOUBLE CASEMENT	MARVIN CUSTOM WOOD	3'-0"	3'-3"	6'-6.5"	-	-	-	-	-	-	
E1	DINING	E1	DINING	107	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-0"	2'-10.5"	6'-10"	-	-	-	-	-	-	
E2	DINING	E2	DINING	107	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-10"	5'-0"	6'-10"	-	-	-	-	-	-	
E3	DINING	E3	DINING	107	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-10"	5'-0"	6'-10"	-	-	-	-	-	-	
E4	BATH 3	E4	BATH 3	220	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
E5	BATH 3	E5	BATH 3	220	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
E6	BEDROOM 3	E6	BEDROOM 3	219	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	-	-	-	
E7	BATH 5	E7	BATH 5	215	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-0"	6'-4"	-	-	-	-	-	-	
E10	BEDROOM 1	E10	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-2"	4'-0"	6'-6.5"	-	-	-	-	-	-	
E11	BEDROOM 1	E11	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-2"	4'-0"	6'-6.5"	-	-	-	-	-	-	
E12	BEDROOM 1	E12	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-2"	4'-0"	6'-6.5"	-	-	-	-	-	-	
E13	BEDROOM 1	E13	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-5"	4'-0.5"	7'-2.5"	-	-	-	-	-	-	
E14	BEDROOM 1	E14	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-5"	4'-0.5"	7'-2.5"	-	-	-	-	-	-	
E15	BATH 1	E15	BATH 1	011	E	b	5/3	CASEMENT	MARVIN CUSTOM WOOD			7'-2.5"	-	-	-	-	-	-	
E20	STUDY	E20	STUDY	112	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-0"	5'-0"	6'-10"	-	-	-	-	-	-	
E21	STUDY	E21	STUDY	112	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-10"	5'-0"	6'-10"	-	-	-	-	-	-	
E22	1/2 BATH	E22	1/2 BATH	110	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	1'-6.5"	3'-0"	6'-10"	-	-	-	-	-	-	
E23	STAIR	E23	STAIR	003	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	3'-0"	6'-10"	-	-	-	-	-	-	
E30	REAR HALL	E30	REAR HALL	202	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-0"	4'-4.5"	6'-4.5"	-	-	-	-	-	-	
E31	BATH 2	E31	BATH 2	205	E	b	3/5/6	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	3'-0"	6'-7"	-	-	-	-	-	-	
E32	BATH 2	E32	BATH 2	205	E	b	3/5	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	3'-0"	6'-7"	-	-	-	-	-	-	
F1	STAIR 4	F1	STAIR 4	111	F	c	1/2/4	CASEMENT	CUSTOM	4'-9.5"	5'-8"	-	-	-	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
G1	STAIR 4	G1	STAIR 4	111	G	c	1/2/4	FIXED	CUSTOM	4'-9.5"	2'-7.5"	-	-	-	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3

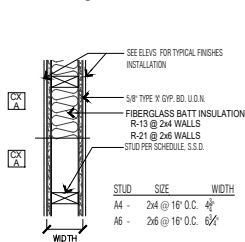
WINDOW TYPES



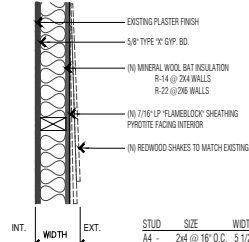
WALL TYPES

WALL ASSEMBLY NOTES:

- INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.



INTERIOR PARTITION

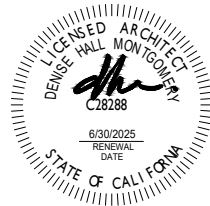


EXTERIOR WALL, TYP

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SHEET

SCHEDULES &
WALL TYPES

A0.6



EXTERIOR FINISHES:
REDWOOD SHAKES TO MATCH EXISTING



EXTERIOR FINISHES:
STANDING SEAM METAL ROOF IN PINE GREEN OR MEDIUM BRONZE



GUARDRAIL:
LIBRARY BALCONY GUARDRAIL TO MATCH
INTERIOR TOWER STAIR GUARDRAIL



WINDOW REPLACEMENT:
NEW CUSTOM MARVIN DOUBLE HUNG PRIMED
WOOD WINDOW TO MATCH EXISTING
EXTERIOR: GREEN SASH AND REDWOOD FRAME
INTERIOR: WHITE SASH AND FRAME



WINDOW REPLACEMENT:
NEW CUSTOM WOOD WINDOW SASH TO
ACCOMMODATE LEADED GLASS AND NEW
DOUBLE PANE GLASS
EXTERIOR: GREEN SASH AND REDWOOD FRAME
INTERIOR: WHITE SASH AND FRAME



EXTERIOR FINISHES:
WINDOW RESTORATION TO MATCH EXISTING GREEN
SASH AND REDWOOD FRAME



INTERIOR FINISHES:
LEADED GLASS WINDOW RESTORATION TO
MATCH EXISTING WHITE SASH AND FRAME

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SHEET

MATERIAL PALETTE

A0.7

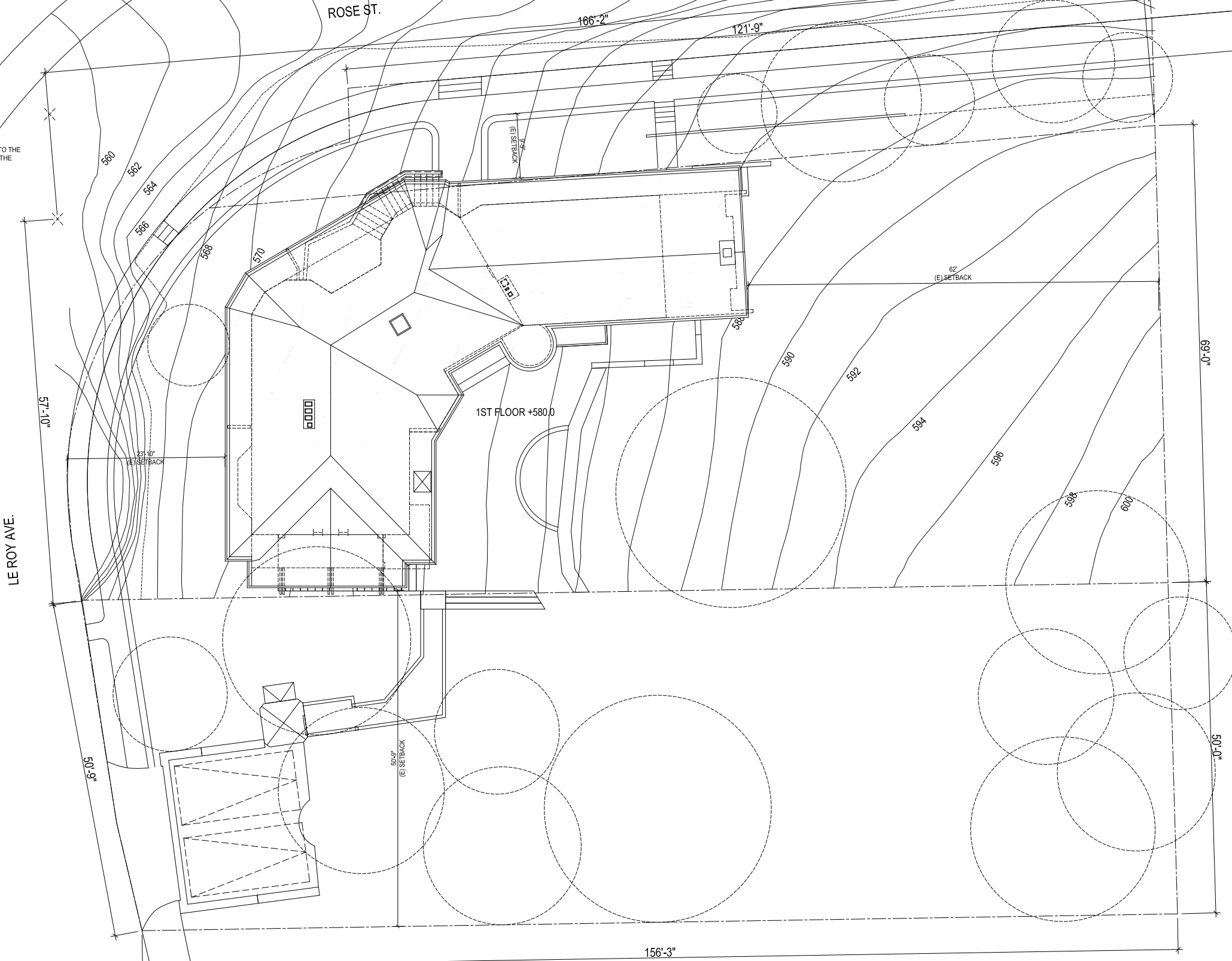
KEY

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

NOTE : ELEVATIONS ARE FROM
ASSUMED DATUM: 581'

GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD FRAMING, U.O.N.
- 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.



1

SITE PLAN - EXISITING

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

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SHEET

SITE PLAN
EXISTING

A1.0

KEY

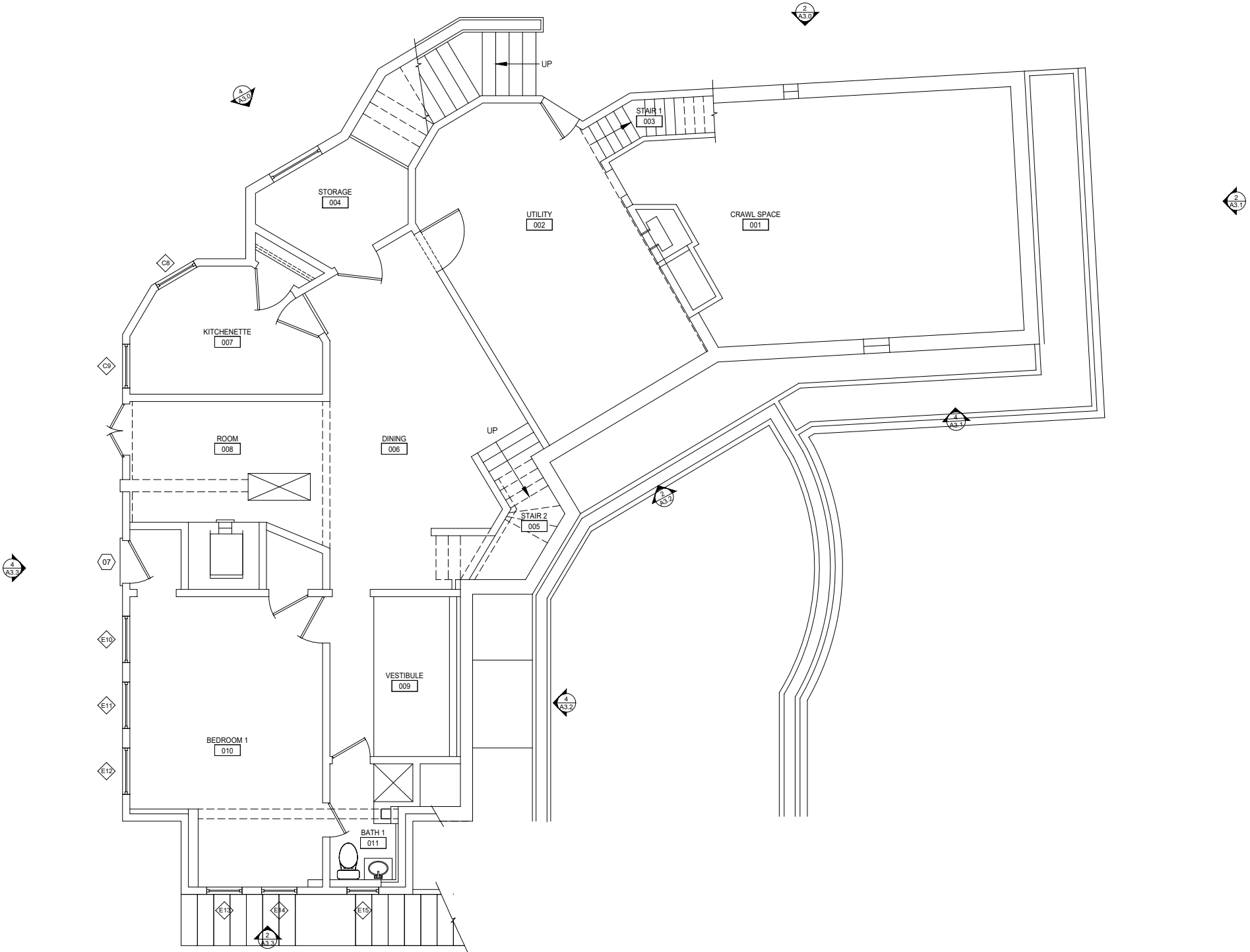
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SHEET NOTES

1 xxxxxxxxxxxx



1 BASEMENT FLOOR PLAN - PROPOSED - NO CHANGE
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

BASEMENT FLOOR
PLAN
PROPOSED

A2.0

KEY

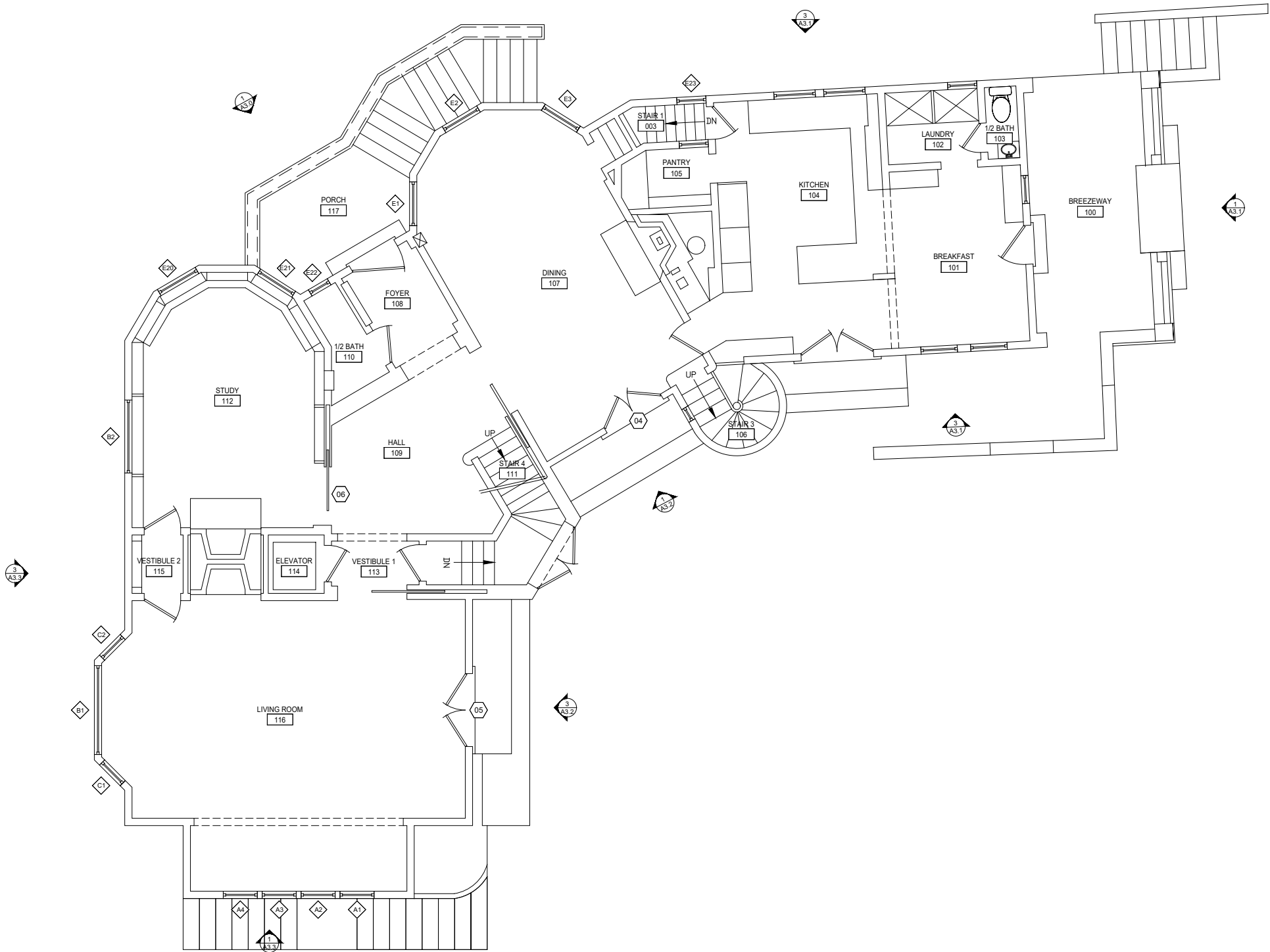
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SHEET NOTES

- 1 xxxxxxxxxxxx



1 FIRST FLOOR PLAN - PROPOSED - NO CHANGE
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

FIRST FLOOR
PLAN
EXISTING/DEMO
& PROPOSED

A2.1

KEY

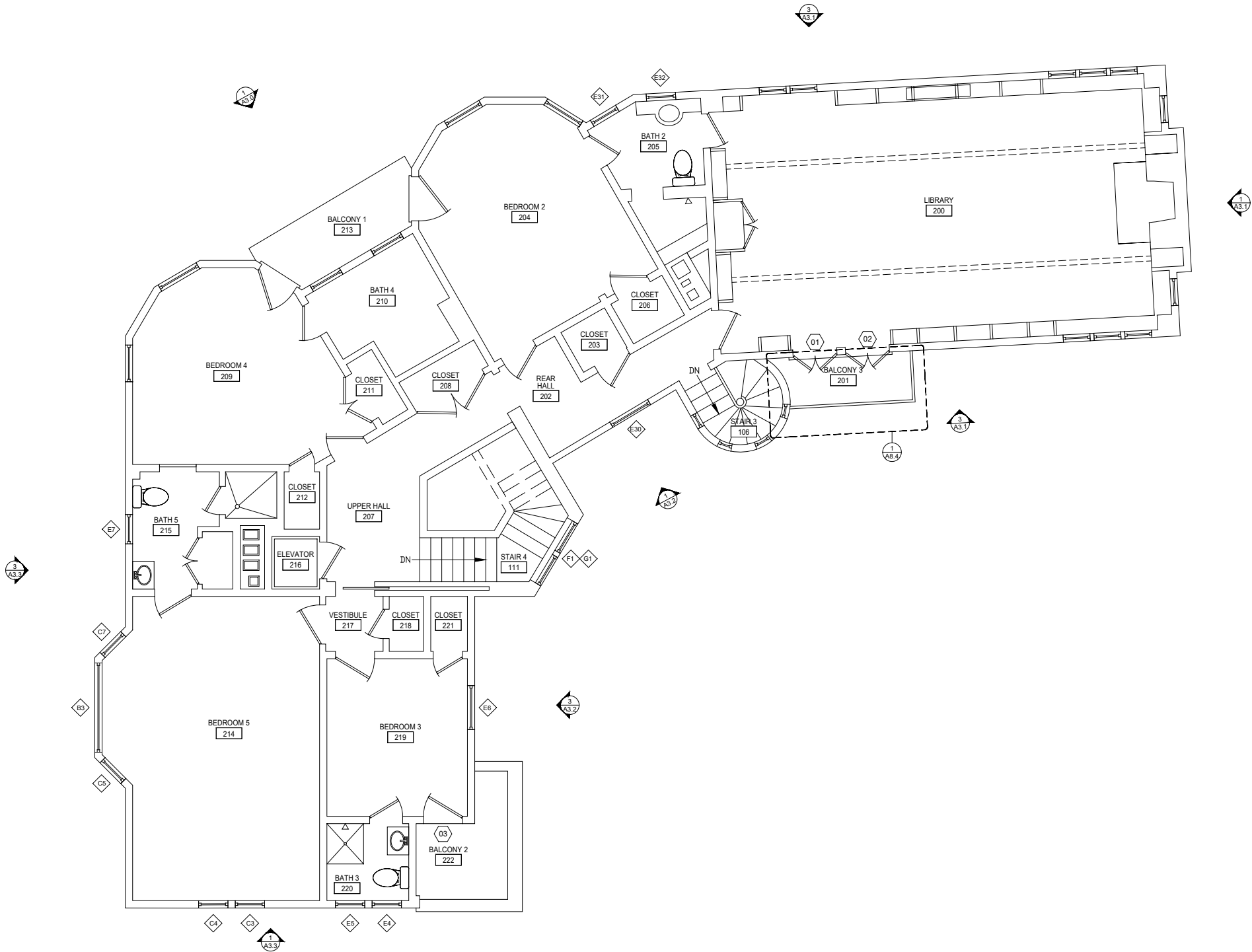
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GENERAL PLAN NOTES

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SHEET NOTES

- 1 xxxxxxxxxxxx



1 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

SECOND FLOOR
PLAN
EXISTING/DEMO
& PROPOSED

A2.2

KEY

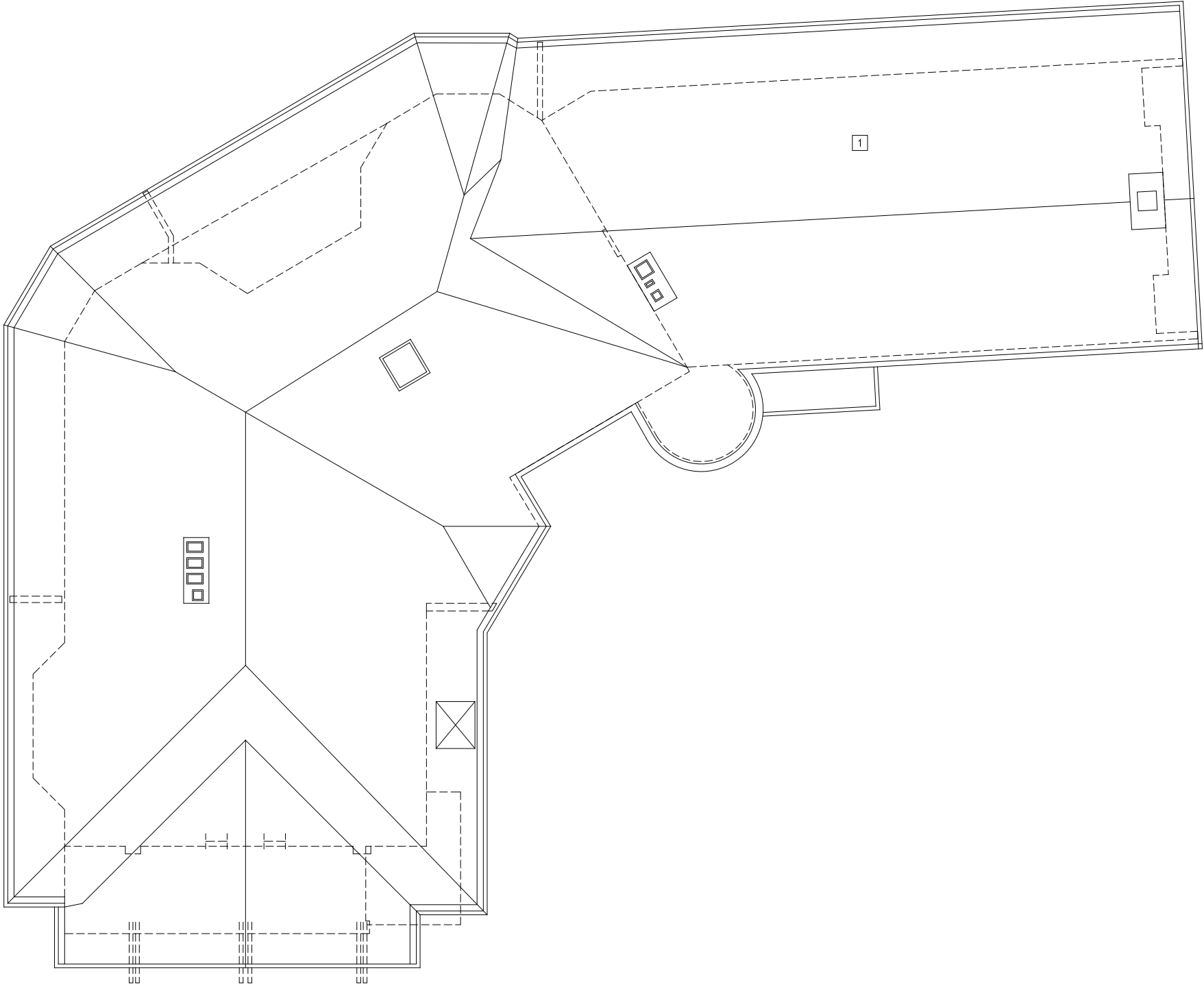
- (E) WALL / COMPONENT TO BE REMOVED
- ==== (E) WALL TO REMAIN
- ===== (N) WALL
- - - - (E) OR (N) BUILDING ELEMENT ABOVE

GENERAL PLAN NOTES

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SHEET NOTES

- 1 EXISTING CAP SHEET ROOF MATERIAL



ROOF PLAN - EXISTING

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE:	26.MAR.2024	SCALE:	AS NOTED
JOB:	23003	DRAWN BY:	dhm/ma

SHEET

ROOF PLAN
EXISTING

A2.3

KEY

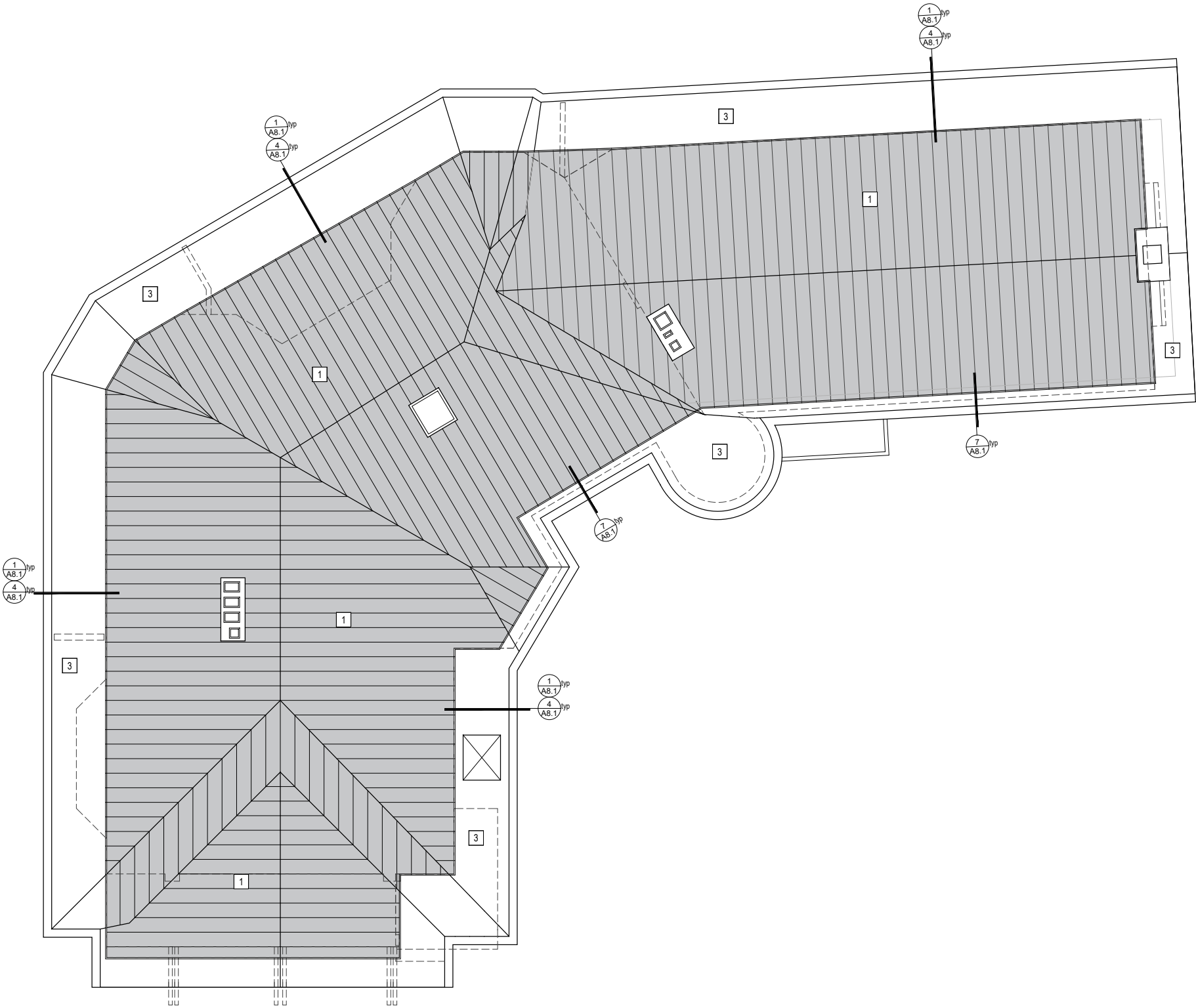
- (E) WALL / COMPONENT TO BE REMOVED
==== (E) WALL TO REMAIN
- - - - (E) OR (N) BUILDING ELEMENT ABOVE
■ (N) INSULATED ROOF

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD 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.

SHEET NOTES

- 1 NEW INSULATED, STANDING SEAM METAL ROOF
2 SHADED AREA INDICATES EXTENT OF ROOF INSULATION
3 NEW SHEET METAL ROOF



1

ROOF PLAN - PROPOSED

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



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TITLE 24 ENERGY ANALYSIS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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SHEET

ROOF PLAN
PROPOSED

A2.4

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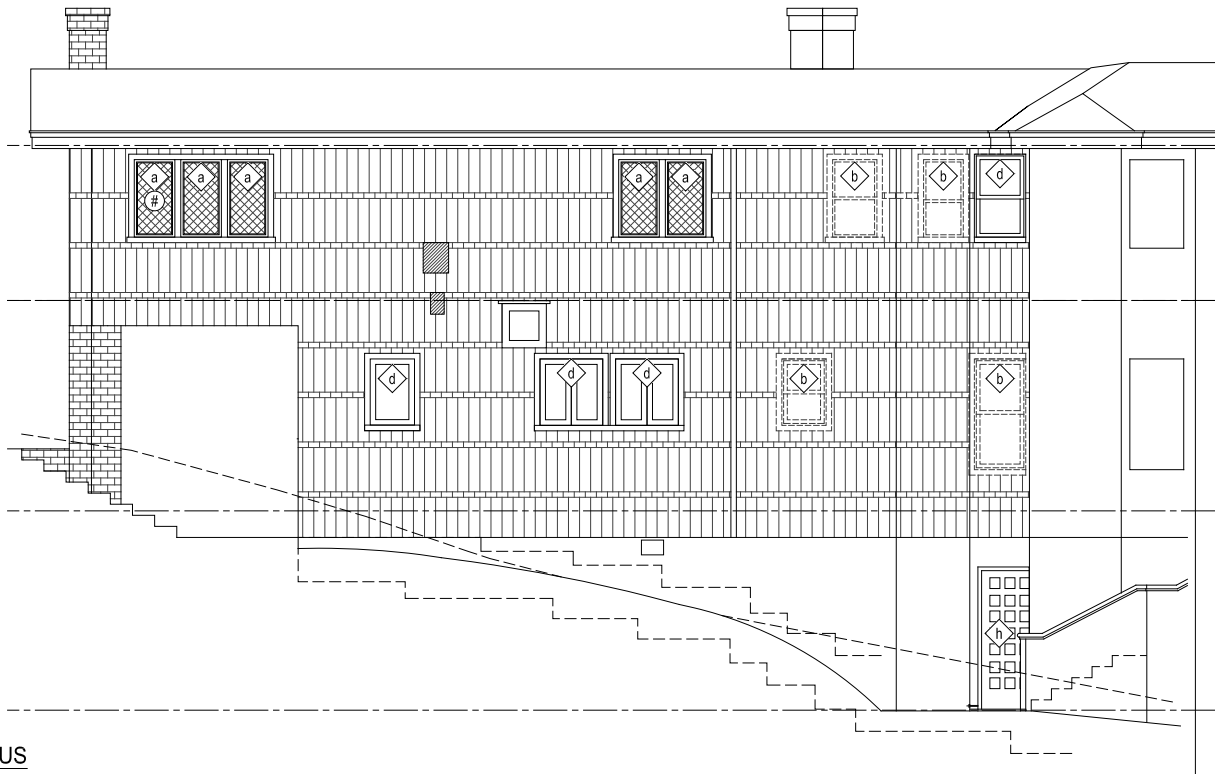
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SHEET

**EXTERIOR
BUILDING
ELEV. EXISTING
& PROPOSED**

A3.0



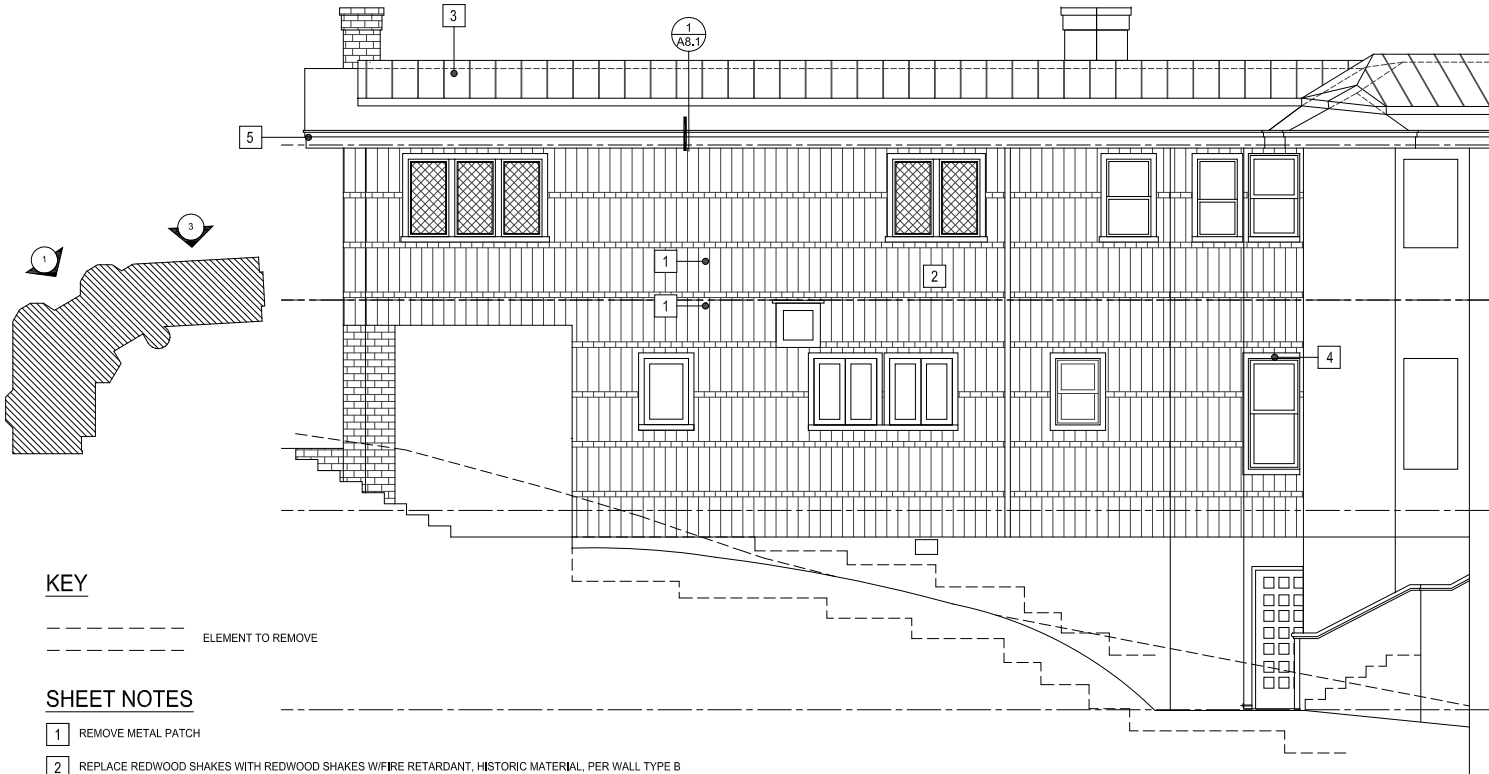
4 NORTH (FRONT) ELEV EXISTING
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



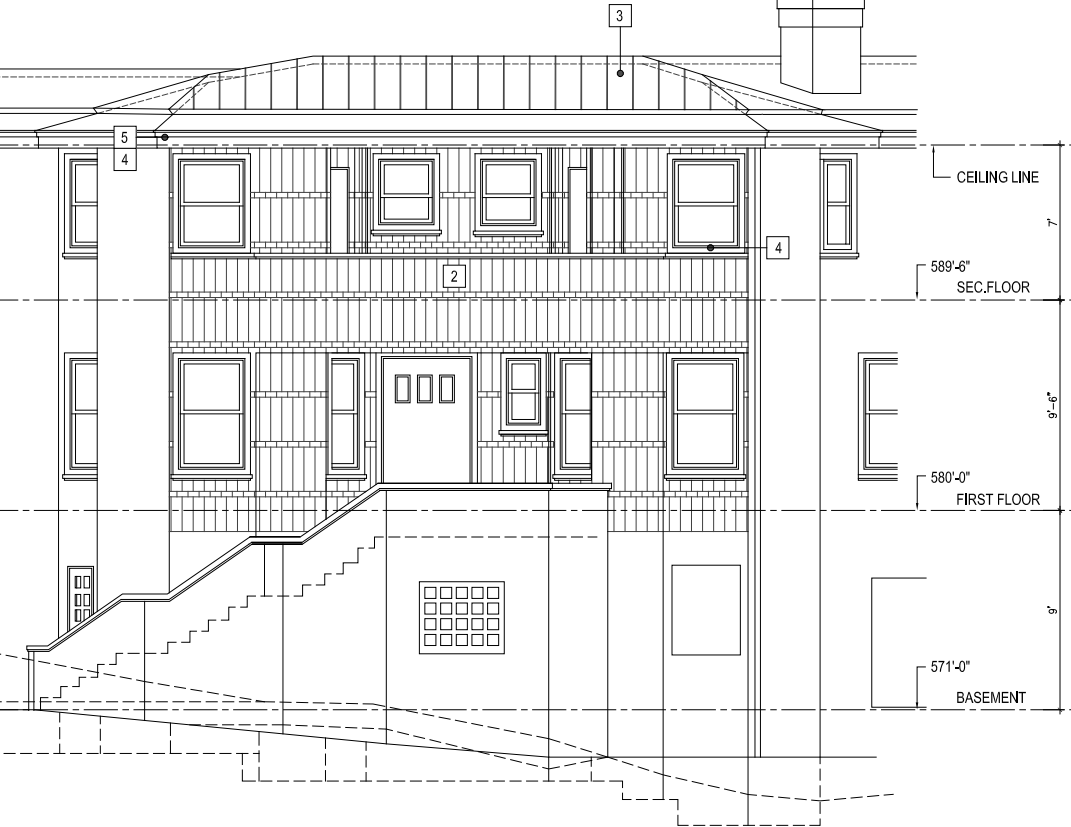
2 NORTH - WEST (FRONT) ELEV EXISTING
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

CONSERVATION STATUS

-  a. HISTORIC WINDOW TO REMAIN
b. HISTORIC WINDOW TO BE REPLACED
c. HISTORIC WINDOW TO BE RESTORED
d. NONHISTORIC WINDOW TO REMAIN
e. NONHISTORIC WINDOW TO BE REPLACED
f. HISTORIC DOOR TO BE RESTORED
g. HISTORIC DOOR TO BE REPLACED
h. HISTORIC DOOR TO REMAIN
j. NONHISTORIC DOOR TO REMAIN



3 NORTH (FRONT) ELEV PROPOSED
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 NORTH - WEST (FRONT) ELEV PROPOSED
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

KEY

 ELEMENT TO REMOVE

SHEET NOTES

- 1 REMOVE METAL PATCH
- 2 REPLACE REDWOOD SHAKES WITH REDWOOD SHAKES W/FIRE RETARDANT, HISTORIC MATERIAL, PER WALL TYPE B
- 3 NEW STANDING SEAM METAL ROOF WITH INSULATION
- 4 WINDOW TRIM TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 5 ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 6 SALVAGE AND PROTECT LEADED GLASS WINDOWS TO BE RESTORED

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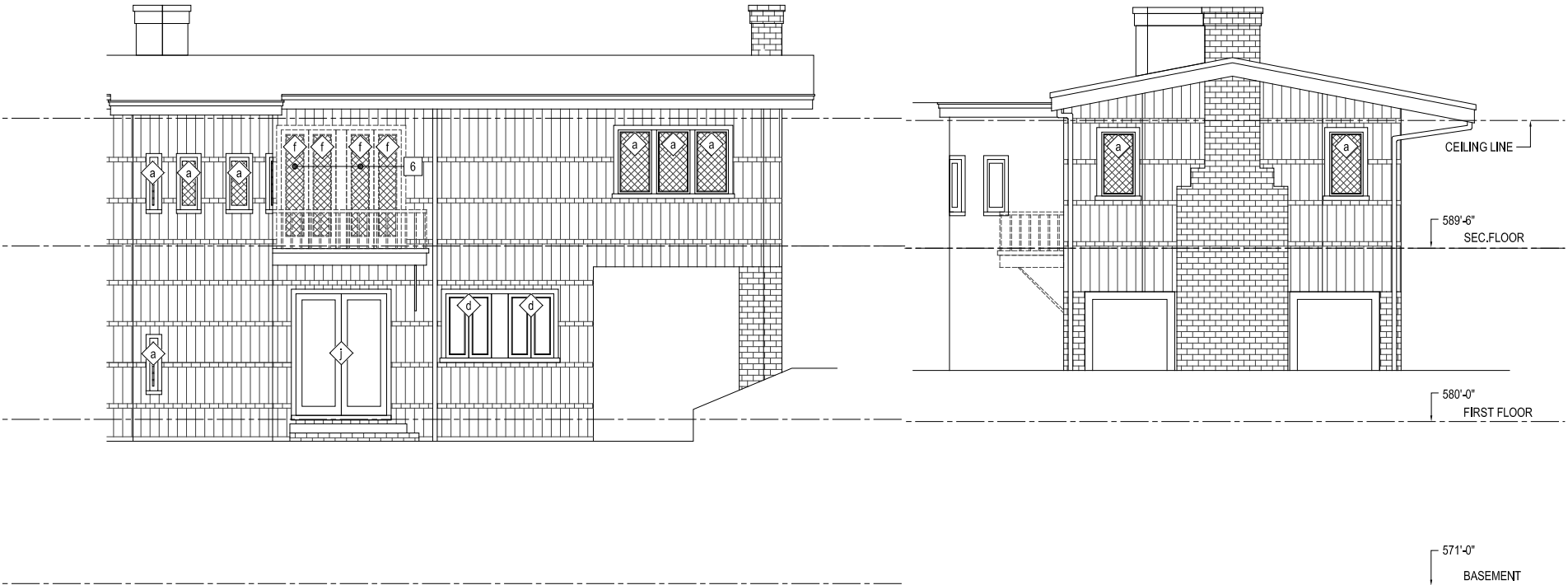
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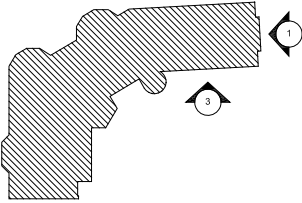
EXTERIOR
BUILDING
ELEV. EXISTING
& PROPOSED

A3.1



CONSERVATION STATUS

- X**
- a. HISTORIC WINDOW TO REMAIN
 - b. HISTORIC WINDOW TO BE REPLACED
 - c. HISTORIC WINDOW TO BE RESTORED
 - d. NONHISTORIC WINDOW TO REMAIN
 - e. NONHISTORIC WINDOW TO BE REPLACED
 - f. HISTORIC DOOR TO BE RESTORED
 - g. HISTORIC DOOR TO BE REPLACED
 - h. HISTORIC DOOR TO REMAIN
 - i. NONHISTORIC DOOR TO REMAIN



KEY

----- ELEMENT TO REMOVE

SHEET NOTES

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- 2 REPLACE REDWOOD SHAKES WITH REDWOOD SHAKES W/FIRE RETARDANT, HISTORIC MATERIAL, PER WALL TYPE B
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- 5 ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 6 SALVAGE AND PROTECT LEADED GLASS WINDOWS TO BE RESTORED

4 SOUTH (SIDE) ELEV EXISITING

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

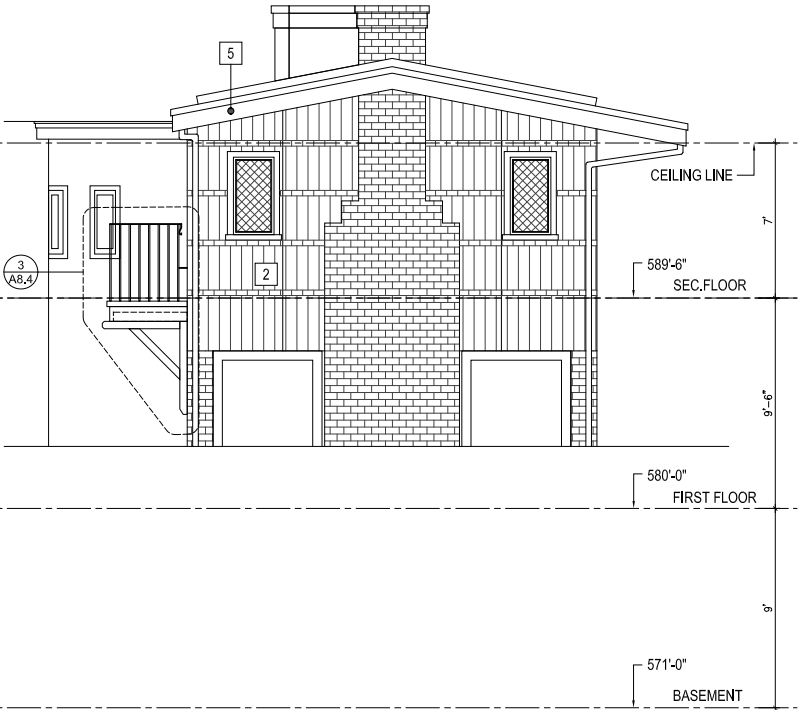


3 SOUTH (BACK) ELEV PROPOSED

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

2 EAST (SIDE) ELEV EXISTING

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 EAST (SIDE) ELEV PROPOSED

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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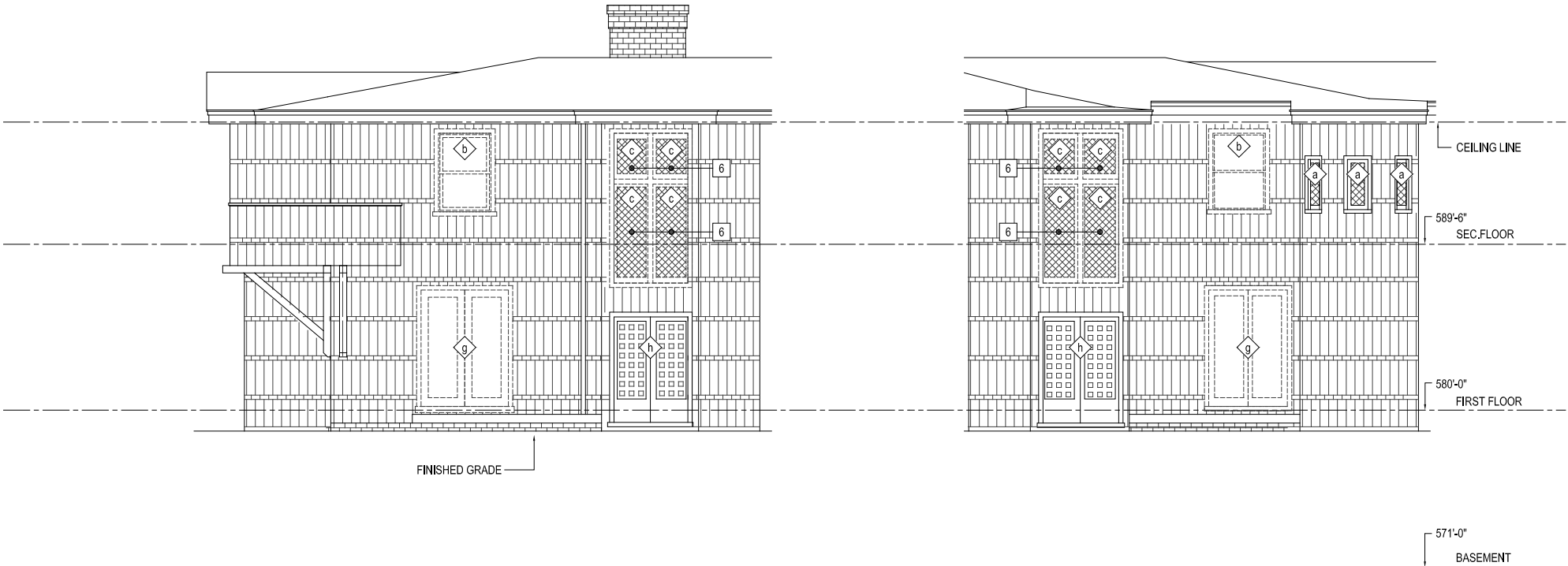
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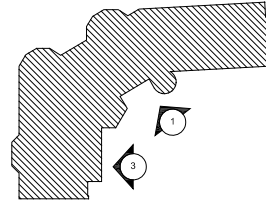
EXTERIOR
BUILDING
ELEV. EXISTING
& PROPOSED

A3.2



CONSERVATION STATUS

- a. HISTORIC WINDOW TO REMAIN
b. HISTORIC WINDOW TO BE REPLACED
c. HISTORIC WINDOW TO BE RESTORED
d. NONHISTORIC WINDOW TO REMAIN
e. NONHISTORIC WINDOW TO BE REPLACED
f. HISTORIC DOOR TO BE RESTORED
g. HISTORIC DOOR TO BE REPLACED
h. HISTORIC DOOR TO REMAIN
i. NONHISTORIC DOOR TO REMAIN
j. NONHISTORIC DOOR TO BE REPLACED



KEY

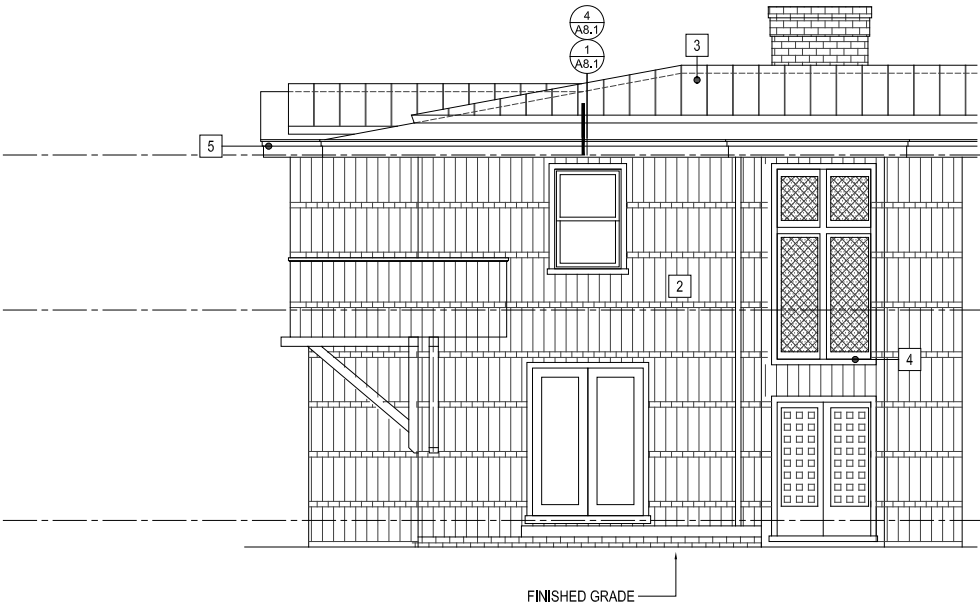
----- ELEMENT TO REMOVE

SHEET NOTES

- 1 REMOVE METAL PATCH
2 REPLACE REDWOOD SHAKES WITH REDWOOD SHAKES W/FIRE RETARDANT, HISTORIC MATERIAL, PER WALL TYPE B
3 NEW STANDING SEAM METAL ROOF WITH INSULATION
4 WINDOW TRIM TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
5 ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
6 SALVAGE AND PROTECT LEADED GLASS WINDOWS TO BE RESTORED

4 EAST (BACK) ELEV EXISITING

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



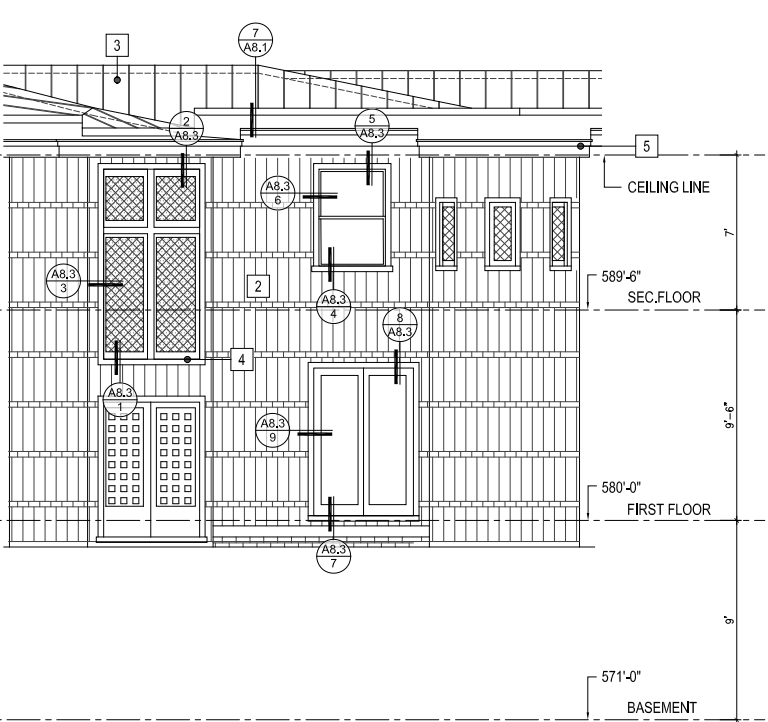
3 EAST (BACK) ELEV PROPOSED

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



2 SOUTH - EAST (BACK) ELEV EXISTING

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 SOUTH - EAST (BACK) ELEV PROPOSED

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



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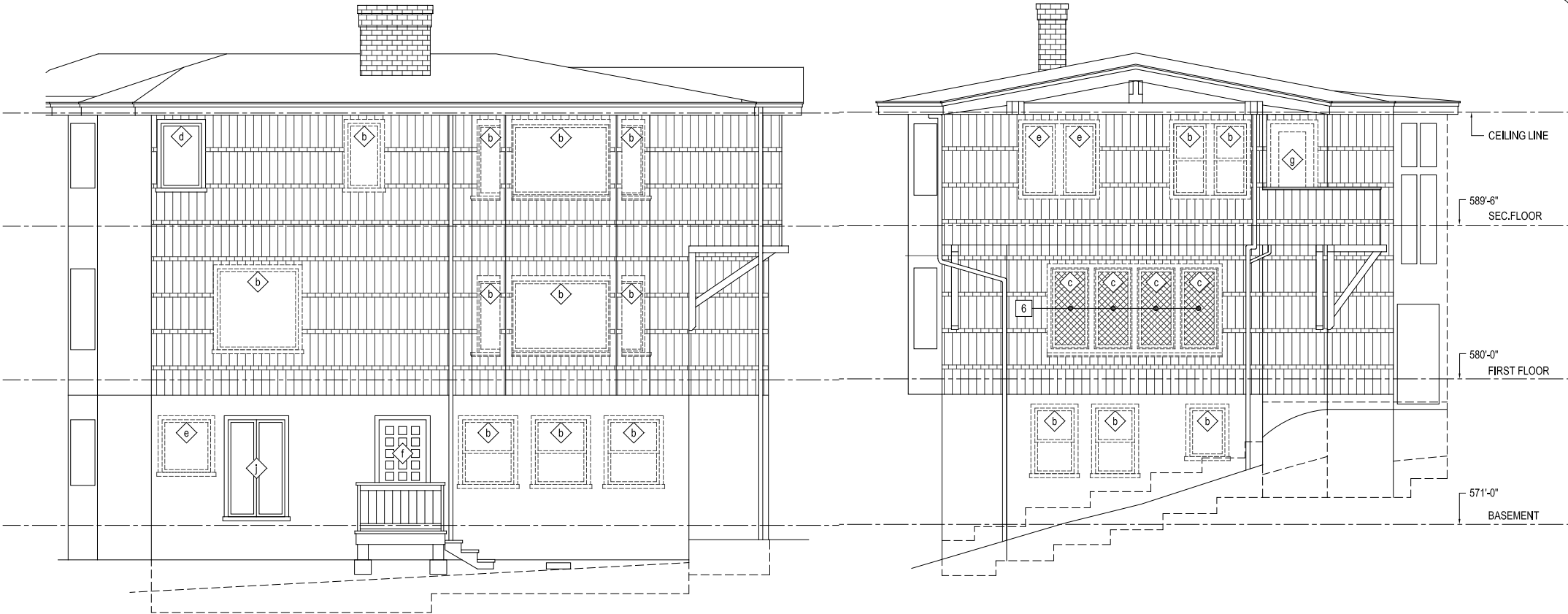
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SHEET

**EXTERIOR
BUILDING
ELEV. EXISTING
& PROPOSED**

A3.3

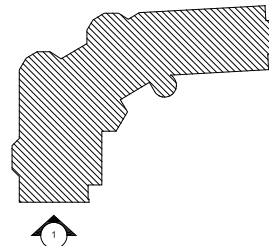


4 WEST (FRONT) ELEV EXISTING
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

2 SOUTH (SIDE) ELEV EXISTING
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

CONSERVATION STATUS

- X**
- a. HISTORIC WINDOW TO REMAIN
 - b. HISTORIC WINDOW TO BE REPLACED
 - c. HISTORIC WINDOW TO BE RESTORED
 - d. NONHISTORIC WINDOW TO REMAIN
 - e. NONHISTORIC WINDOW TO BE REPLACED
 - f. HISTORIC DOOR TO BE RESTORED
 - g. HISTORIC DOOR TO BE REPLACED
 - h. HISTORIC DOOR TO REMAIN
 - i. NONHISTORIC DOOR TO REMAIN



KEY

----- ELEMENT TO REMOVE

SHEET NOTES

- 1 REMOVE METAL PATCH
- 2 REPLACE REDWOOD SHAKES WITH REDWOOD SHAKES W/FIRE RETARDANT, HISTORIC MATERIAL, PER WALL TYPE B
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- 4 WINDOW TRIM TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 5 ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 6 SALVAGE AND PROTECT LEADED GLASS WINDOWS TO BE RESTORED

3 WEST (FRONT) ELEV PROPOSED
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

1 SOUTH (SIDE) ELEV PROPOSED
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

EXTERIOR
BUILDING
ELEV. EXISTING
& PROPOSED

A3.4

CONSERVATION STATUS

- X
- a.

b.

c.

d.

e.

f.

g.

h.

i.

j.
- HISTORIC WINDOW TO REMAIN

HISTORIC WINDOW TO BE REPLACED

HISTORIC WINDOW TO BE RESTORED

NON-HISTORIC WINDOW TO REMAIN

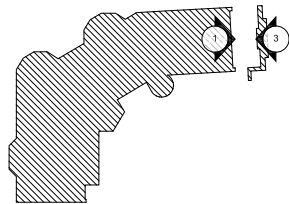
NON-HISTORIC WINDOW TO BE REPLACED

HISTORIC DOOR TO BE RESTORED

HISTORIC DOOR TO BE REPLACED

HISTORIC DOOR TO REMAIN

NON-HISTORIC DOOR TO REMAIN



KEY

----- ELEMENT TO REMOVE

SHEET NOTES

- 1

2

3

4

5

6
- REMOVE METAL PATCH

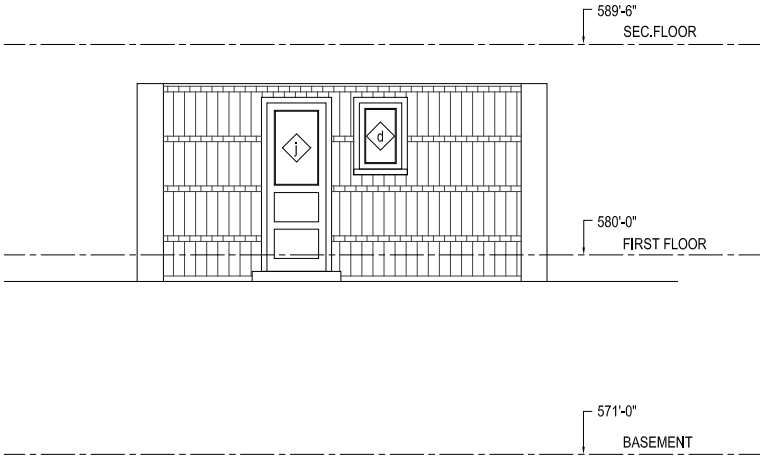
REPLACE REDWOOD SHAKES WITH REDWOOD SHAKES W/FIRE RETARDANT, HISTORIC MATERIAL, PER WALL TYPE B

NEW STANDING SEAM METAL ROOF WITH INSULATION

WINDOW TRIM TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL

ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL

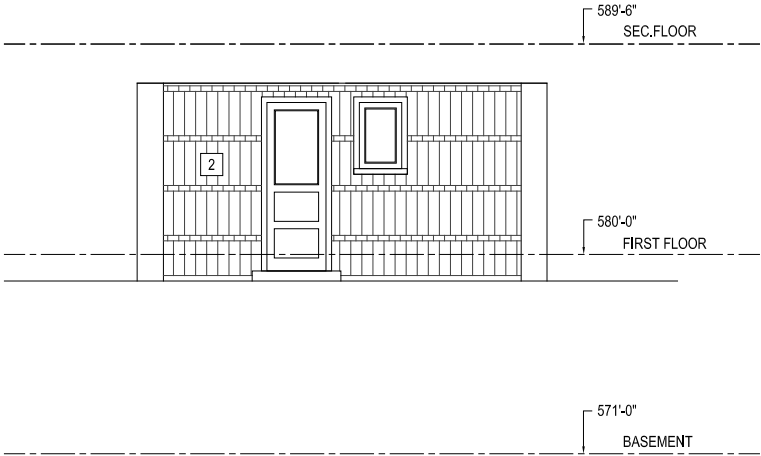
SALVAGE AND PROTECT LEADED GLASS WINDOWS TO BE RESTORED



4

INNER EAST (SIDE) ELEV EXISTING

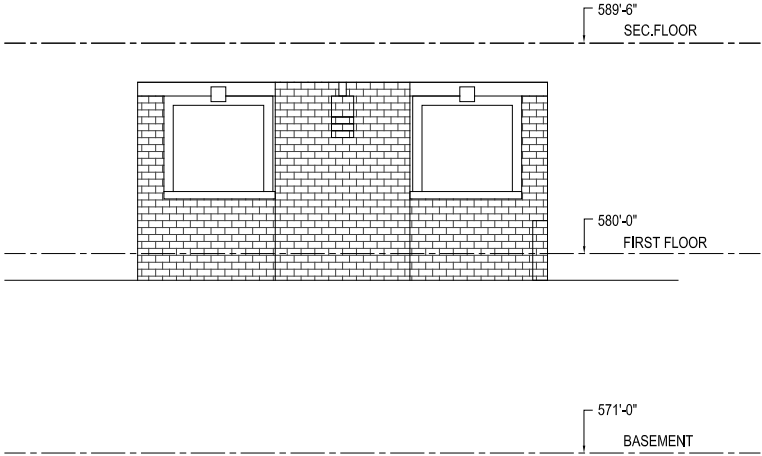
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



3

INNER EAST (SIDE) ELEV - NO CHANGE

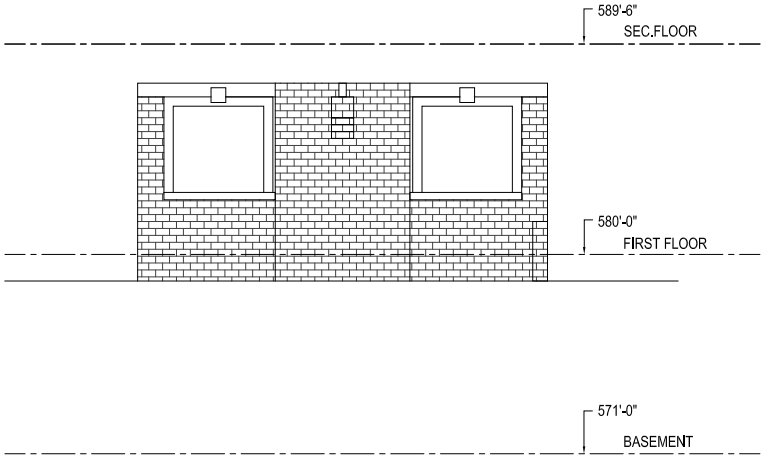
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



2

OUTER EAST (SIDE) ELEV EXISTING

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1

OUTER EAST (SIDE) ELEV - NO CHANGE

1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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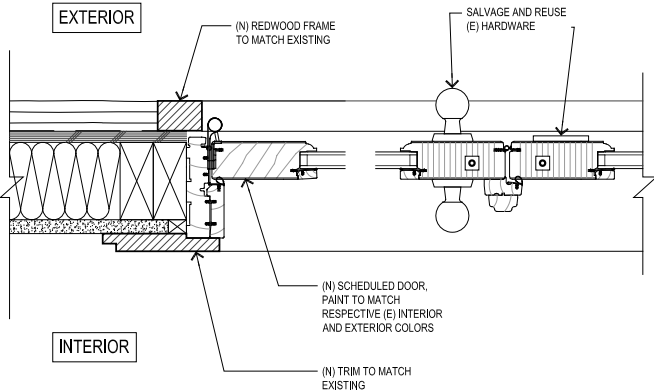
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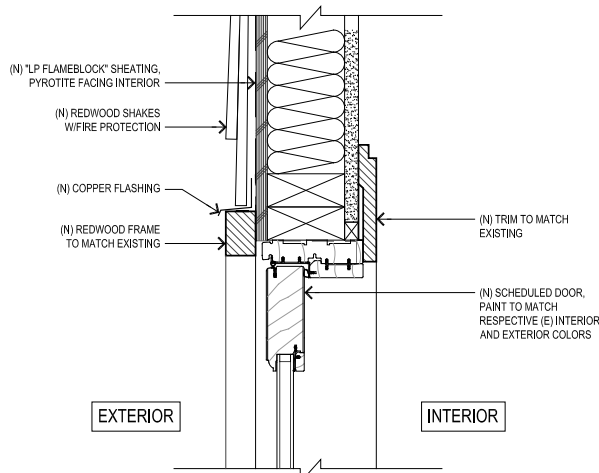
BUILDING DETAILS
WINDOWS
& DOORS

A8.3



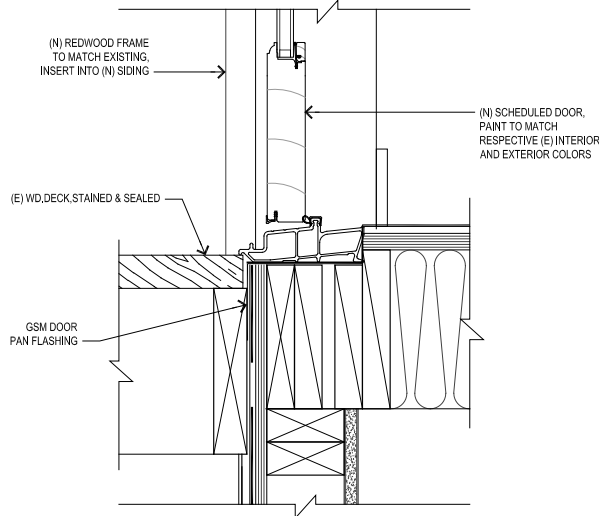
9 DOOR JAMB

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



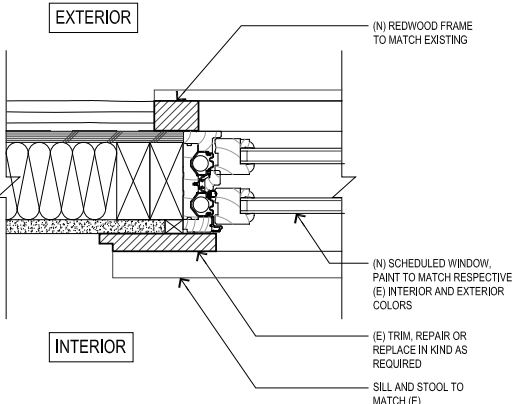
8 DOOR HEAD

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



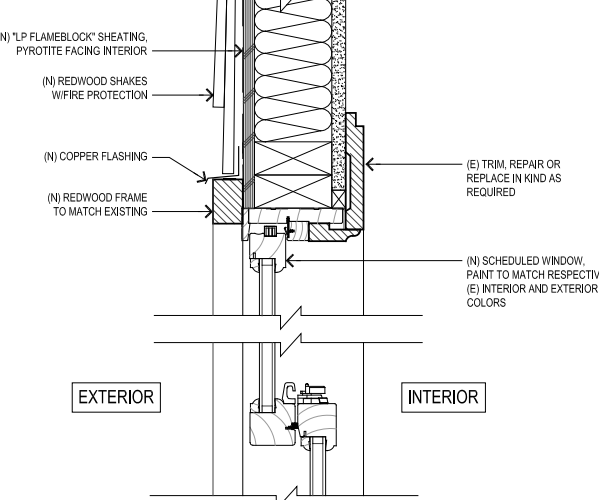
7 DOOR SILL

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



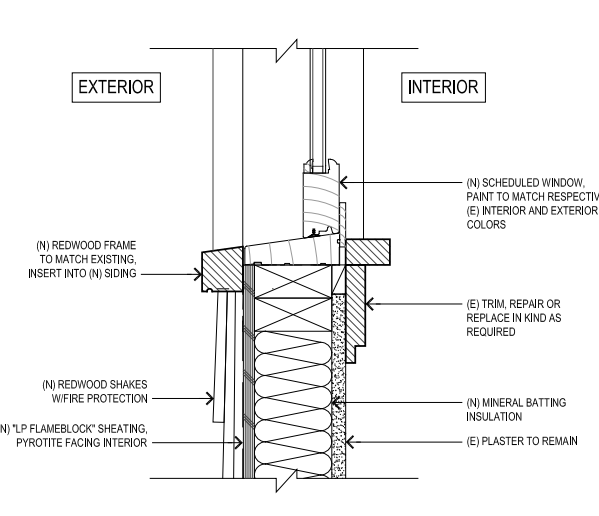
6 DBL HUNG WNDW JAMB

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



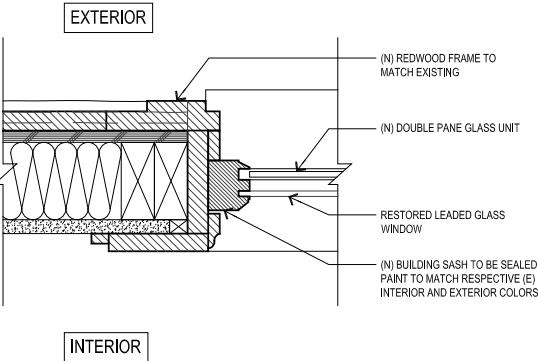
5 DBL HUNG WNDW HEAD

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



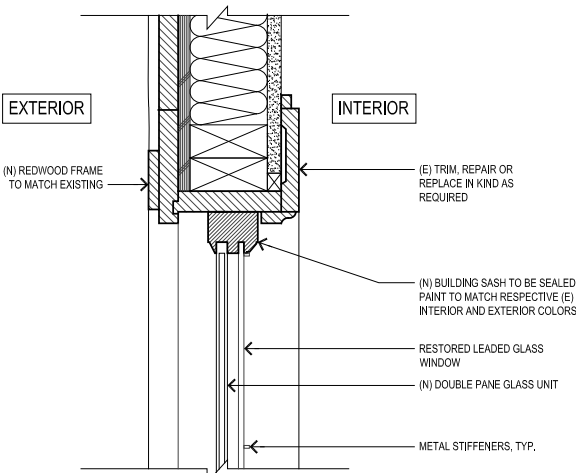
4 DBL HUNG WNDW SILL

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



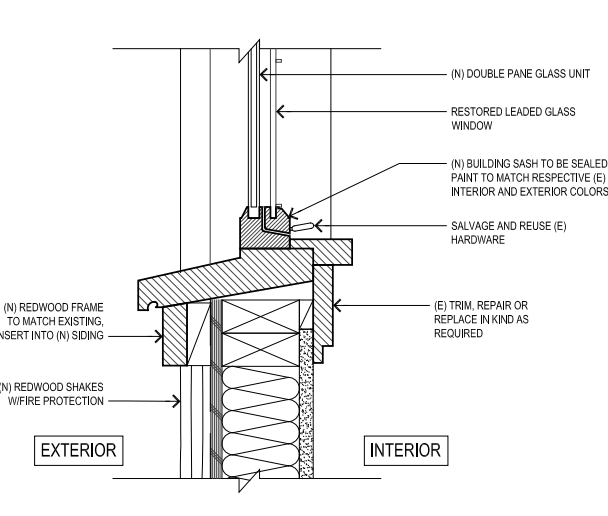
3 LEADED GLASS WNDW JAMB

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



2 LEADED GLASS WNDW HEAD

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



1 LEADED GLASS WNDW SILL

3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11

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TITLE 24 ENERGY ANALYSIS

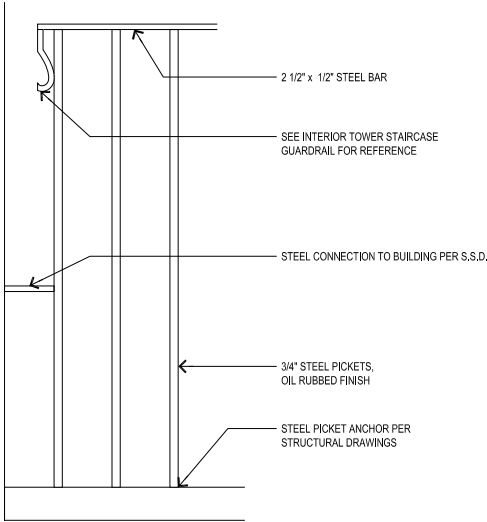
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE:	26.MAR.2024	SCALE:	AS NOTED
JOB:	23003	DRAWN BY:	dhm/ma

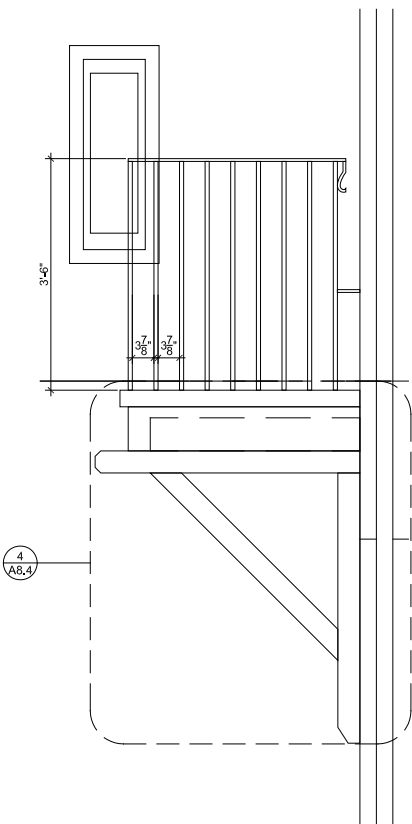
SHEET

BUILDING DETAILS
LIBRARY BALCONY

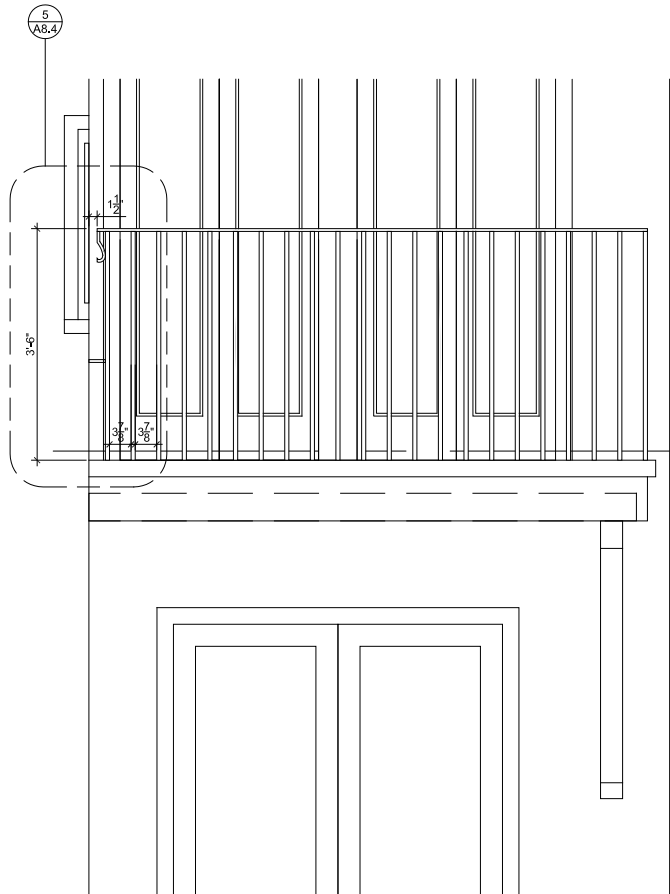
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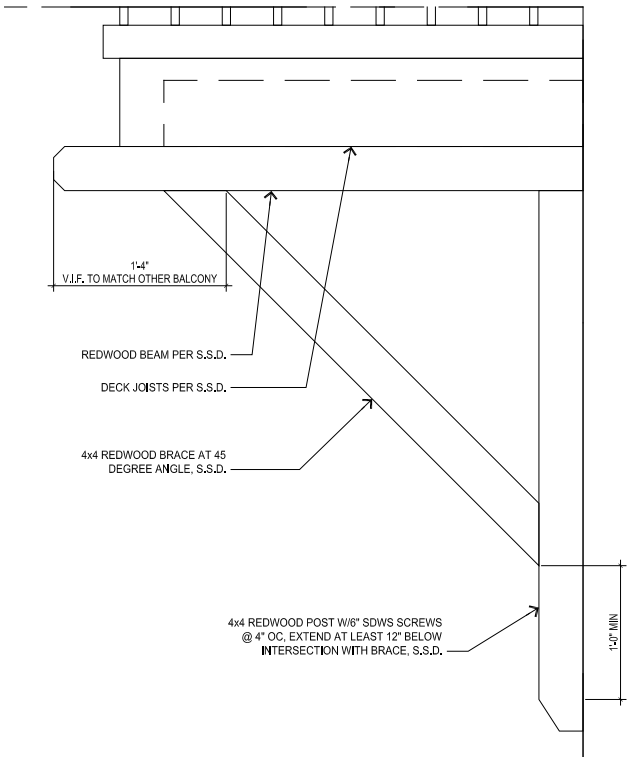
5 BALCONY GUARDRAIL - ELEV
3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



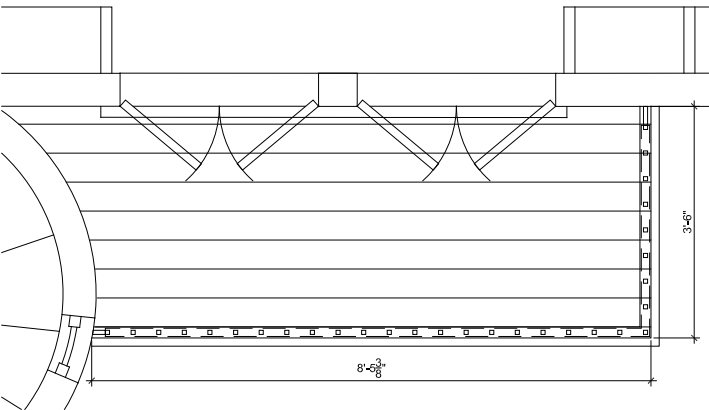
3 BALCONY - SIDE ELEV
3/4" = 1'-0" @ 24x36; 3/8" = 1'-0" @ 11x17



2 BALCONY - FRONT ELEV
3/4" = 1'-0" @ 24x36; 3/8" = 1'-0" @ 11x17



4 BALCONY BRACE
3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



1 BALCONY - PLAN
3/4" = 1'-0" @ 24x36; 3/8" = 1'-0" @ 11x17

architecture

denise hall montgomery

1769 alcatraz avenue
berkeley, ca 94703
m 510.547.3040
ca lic 28288
a california corporation

applicant statement

City of Berkeley
Planning and Development Department
1947 Center Street, 3rd Floor
Berkeley CA 94704

Re: Structural Alteration Permit
1401 Le Roy Avenue
Berkeley, CA 94708

March 25, 2024

Our clients, Michael Greenwald and Ronna Bach, propose to restore and rehabilitate their home at 1401 Le Roy Avenue, Berkeley, California, 94708, known as “The John Galen Howard House.” Since the house is a City of Berkeley Historic Landmark structure, the requirement for a Structural Alteration Permit (SAP) is triggered.

Property Description

The house 1401 Le Roy Avenue, Berkeley, CA 94708, APN 58-2244-1, was built in 1912 by notable Bay Area Architect John Galen Howard, is approximately 4,063 of habitable square feet (5,600sf taxable) on an uphill-sloping corner lot of approximately 20,769 square feet. In 1927, a library designed by Julia Morgan, was added to the house. The property is zoned R-1H, Restricted Single-Family Residential in a Hillside Overlay District under the City of Berkeley Zoning Ordinance. The parcel is located in Fire Zone 2, and lies within an earthquake fault rupture and landslide zone per City of Berkeley records. The house is listed as a City of Berkeley Historic Landmark.

The primary structures on the lot are a single-family residence with a detached two-car garage. The main level of the residence consists of an entry, a living room, a dining room, a library, a kitchen with a breakfast room, a butler’s pantry, and a half bath. The upper level consists of (4) bedrooms, (4) full bathrooms, a library, and (3) exterior balconies: 2 accessed from bedrooms and (1) from the library. The lowest level consists of a kitchenette, (1) bedroom, $\frac{3}{4}$ bathroom, living and dining rooms, and storage rooms. This level was approved as a separate “in-law” dwelling unit with a Use Permit (no. 6841) in 1971. At present, the lower level spaces are used as part of the main residence. There are (3) staircases and an elevator in the main house.

The structure of the main residence is wood frame with a concrete foundation. The roofing is tar and gravel, and the siding is a pattern of 30” long redwood shake shingles applied in a characteristic Craftsman “ribbon coursing” pattern. The windows are a combination of original single paned fixed, casement and double-hung wood. There are also fixed and casement leaded glass windows on the back and south side of the house, as well as in the Julia Morgan library. A few of the windows on the main and upper levels were replaced with double paned wood windows in a 2000 remodel.

History

The house is the John Galen Howard House at [1401 Le Roy Avenue](#) in Berkeley. It was designed by John Galen Howard, 4th place winner in the 1899 Phoebe Apherson Hearst International competition for the design of the UC Campus and actual Architect for the original campus buildings including the Campanile, Does Library, California Hall, Wheeler Hall, Hearst Mining Building and others. The house was built in 1912 for Warren Gregory who rented it back to Howard until 1924 when it was sold to the Hart family. In 1927, the Harts hired Architect Julia Morgan to design a library and stair to the wing along Rose Street. Although outside of the Landmark purview, the Julia Morgan library interior is arguably the most important - and intact - historic feature of the house.

Date of Landmark Status

The first formal Berkeley Architectural Heritage Association (BAHA) meeting was hosted at 1401 Le Roy and the house was initiated and voted into the register as the first City of Berkeley Historic Landmark on March 21, 1977 under the old register (application attached). As a result, the analysis of character defining features is very scarce. We've attached a "Discussion of 1401 Le Roy Avenue Character Defining Features" to this Statement.

Previous Remodel

In 2000, a remodel, including a partial seismic upgrade and foundation replacement, was undertaken by the previous owners following a fire that started in a 2nd floor bedroom in 1999. The extent of the remodel included:

- Replacement of several double hung wood windows along the Rose and LeRoy facing facades with Marvin custom wood windows;
- Remodel of the kitchen including replacement of all exterior windows and doors. (Note that one set of windows at the rear was replaced with French doors to allow access to the garden);
- Partial replacement of the original redwood shakes with cedar shingles (not shakes); and
- Partial replacement of the concrete foundation.

The renovation earned a BAHA Preservation Award in 2001.

Project Goals:

The owners do not wish to change the appearance of the house. Their goal is to protect and preserve the historic features of the house, while repairing damaged and degraded features, and improving the fire and seismic safety, and livability of the residence for generations to come.

The proposed project can be broken into two parallel - and concurrent - strategies including:

1. Repairing, and/or replacing the building components in disrepair through restoration measures; and
2. Making the house livable in the current context by:
 - a. Increasing the building's fire-resistance,
 - b. Increasing the energy efficiency, and
 - c. Improving structural integrity.

Items Proposed to Rehabilitate and/or Rebuild:

- Redwood shakes: As stated above, the existing shake siding is a combination of original redwood shakes (aging and in varying levels of disrepair) and replacement cedar shingles. Much of the redwood siding is broken at the corners, showing water damage at the fasteners, and in some instances (particularly at the door and window sills) showing the effects of water

damage and dry rot. Though less critical but still noticeable, during the 2000 remodel some of the redwood shakes were replaced with cedar shingles. The cedar shingles have aged differently than the redwood shakes creating an uneven, patchwork appearance.

- Wood windows: A number of the double hung and fixed window frames show dry rot. Many of the double hung windows are no longer operable due to broken hardware.
- Leaded glass: Some of the leaded glass windows are pulling apart at the lead seams, away from their rotting frames, and are at risk of coming completely apart. The leaded glass door rails in the Julia Morgan library show signs of water damage including dry rot.
- Roof: The existing tar and gravel roof and at the end of its lifespan. The integral wood gutters are rotting and in disrepair. The metal gutters at the JM library, are corroded and in disrepair. Various boards in the eave and fascia show signs of dry rot.
- Library Balcony: The library balcony is not safe. The structure was never tied to the main structure of the house. That, along with water damage and rot, has resulted in the entire balcony piece pulling away from the house. In addition, the balcony railing is 28" high (code requirement is 42") and is not securely fastened to the balcony deck.

Note that the rail does not appear to be original from 1927. Rather it appears to be a standard off the shelf rail made from more modern manufacturing techniques. Unfortunately, we were unable to find photographic evidence or original drawings to verify the vintage of the railing one way or the other.

Because of these disrepairs and due to its age, there are other factors that make the house difficult to live in including:

- Its location in Fire Zone 2, and its combustible siding and lack of sprinklers causes the house to be difficult for the homeowners to insure;
- The lack of insulation at the walls and roof, and single paned windows throughout cause the house to be extraordinarily expensive (and wasteful) to heat.

Proposed Project Scope:

This project scope proposes to provide extensive repair and restoration to the degraded historic features, and take the opportunity to improve the fire resistance, energy efficiency, and structural integrity of the house to increase its longevity. We propose to:

1. Replace the exterior redwood shakes with custom milled redwood shakes treated with a fire retardant. The new shakes will be milled to the same dimensions, and installed in the same "ribbon coursing" pattern as the existing shakes. The fire retardant will be applied at the mill and not affect the appearance of the redwood.

Concurrent with the full siding replacement we will take the opportunity to:

1. Add full insulation to the exterior walls from the exterior, thereby protecting the interior original plaster and wood paneling;
2. Install a fire-rated structural sheathing beneath the shakes to
 1. create a 1-hour fire rated assembly, and
 2. strengthen the walls for seismic events;
3. Upgrade the existing knob and tube electrical system to modern, code-compliant wiring.
4. Bury the plumbing – which currently hangs on the house exterior - inside the walls;

2. Replace identified double hung wood windows showing signs of dry rot with custom double-paned, double hung wood windows, and custom milled redwood architectural trim to match the original;
3. Restore identified leaded glass windows in need of repair. We proposed to:
 1. Remove the leadlight, preserve the glass, replace broken glass pieces, and rebuild the window using new lead that matches the profile of the original. The window will then be puttied, polished and reinstalled; into
 2. a new custom wood sash and frame that will allow the addition of a double paned glass unit behind the leaded glass. The double paned unit will protect the decorative glass and increase the energy efficiency and thermal comfort of the building. The sash and frame will be a similar profile to the existing sash and frame – only the depth will increase to accommodate the double paned unit. Original hardware will be salvaged, restored, and reused in the new system.
4. Replace the existing tar and gravel roof (not visible from the public right of way) with a standing seam metal roof. A metal roof will allow the opportunity to:
 1. Add rigid insulation at the roof plane as opposed to insulation at the attic - which is impossible. (Note: There is no attic above the Julia Morgan library, and the attic space above the rest of the house is inaccessible due to the low pitch of the roof);
 2. Replace damaged and rotting integral wood and metal gutters and downspouts with in-kind materials of the same configuration and material.
 3. Repair or replace rotting wood fascia and eaves where applicable with in-kind materials of the same configuration and material.
 4. Increase the fire resistance of the roof with fire-rated structural sheathing and non-combustible roofing material;
 5. Add a fire sprinkler system in the roof cavity, with sprinkler heads at the exterior wall, tucked under the eaves, out of view from the street; and
 6. Allow for easy installation of solar panels on the south side of the house, already approved under permit B2023-01935, issued 4/18/23.
5. Repair and structurally reinforce the library balcony and replace the railing including:
 1. Replace compromised deck joists and ridge joists and add a structural wood brace modeled on a similar brace already in use on the south balcony.
 2. Replace the railing with a code compliant railing, with a design based on the extant Julia Morgan design railing inside the library stair tower.

Secretary of the Interior's Standards

Our proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties by:

1. Restoring the historic character of the redwood shake siding by custom milling redwood shakes to the exact specifications of the original shakes, and installing them in the exact same "ribbon coursing" pattern.
2. Preserving the historic character of the windows by:
 - a. In the case of the double hung and fixed windows: replacing "in-kind" window units with an additional double-paned glass unit; and
 - b. In the case of the leaded glass windows, preserving the original glass, releading the panes, and custom milling a new sash replicating the original profile, installing an additional double-paned glass unit.

1401 LeRoy Avenue, Berkeley
Applicant Statement
3/25/2024

Page 5 of 7

Through careful measurements of the existing window details and examination of the original John Galen Howard drawings, our detailed drawings ensure that the restored and/or replacement windows and trim will match the appearance of the original.

3. Preserving the historic character of the roof eave, gutters and fascia by repairing or replacing damaged and rotted boards with in-kind materials and profiles.
4. Reconstruction of the tar and gravel roof with a proposed alternative material which will allow the property to have increased fire resistance and energy efficiency. Since the existing tar and gravel roofing is not original and has been replaced more than once, and since the roof is not visible from any public right of way, the change in material will not be visible and should not affect or otherwise compromise the historic features characteristic of the house.
5. Reconstruct the library balcony with structural reinforcement and a new railing.

Conclusion

The primary goal of this project is to ensure that the John Galen Howard House is repaired and protected for future generations enjoy for another 100+ years. We believe our restoration and reconstruction solutions meets the requirements of the Secretary of the Interior's Standards by preserving and restoring several character defining historic features, and reconstruction of the roof to protect the house from threats of fire and seismic activity, and reduce overall energy consumption.

It has been a privilege to play a small role in ensuring a future for one of Berkeley's loveliest historic treasures.

Please don't hesitate to contact me with questions.

Sincerely,



Denise Hall Montgomery, Architect

Attachments:

Discussion of 1401 Le Roy Avenue Character Defining Features
Original Landmark Application

Discussion of 1401 Le Roy Avenue Character Defining Features

First Bay Tradition

The house at 1401 Le Roy Avenue is an example of the First Bay Tradition architectural style, characterized by its informal, asymmetrical volume and form, its use of local materials – particularly redwood - its emphasis on craftsmanship and the use of unpainted wood shingle cladding, and its overall sensitivity to the site.

Massing:

The L-shaped plan follows the edge of the corner lot at Le Roy Avenue and Rose Street, and wraps around a courtyard garden on the back side of the uphill sloping property. The volume is a long, rectangular redwood covered volume above a stucco base, hinged at the corner. The (extremely) slight pitched gabled roof has exposed rafter ends and an integral wood gutter on very deep eaves along the street elevations. The pitch of the roof is so slight that the roof surface is not visible from the public right of way. Rather, the roof fascia and integral gutter create a thin horizontal edge to terminate the top of the street elevations, giving the building a horizontal – rather than towering - massing.

In his essay “The Bay Area Tradition 1890-1918,” architectural historian John Beach* describes the exterior of the house as giving an “impression of informality,” but with individual rooms which are unexpectedly formal in both their layout and detailing. The plan of the house is organized around a central hall at the hinge of the L, with a living room and library/reception room along Le Roy Avenue, and a dining room and kitchen along Rose Street. Beach points out this “visual clarity of the plan, however, is compromised and distorted (or enriched) by polygonal façade elements lifted straight out of the Queen Anne Revival.” And of the stair hall hinge: “Howard’s house is one of the most ingenious passages in the whole literature of corner-turning.”

On both the street and back facades, polygonal elements protrude as bays doubled by corresponding forms above. The strong verticals of the double-story projection make a statement of tower but they do not project above the roof line as would be common in a Queen Anne Revival style. A strong horizontal balcony element spans the space between the bays at the second floor above the front door, giving the entrance a formal and symmetrical presence along an otherwise “uneventful façade.” From the courtyard side, the library wing and curvilinear tower balances Howard’s polygonal main stair – but again – both vertical elements terminate at the thin horizontal line of the eave edge, with a roof surface only visible from the back of the lot.

Siding:

The building siding is comprised of uncommonly long (30” x 8”) redwood shakes (not tapered shingles) applied in a “ribbon coursing” pattern. Along the street elevations, the redwood volumes sit above a stucco base. The exterior trim detail surrounding the windows and doors is unpainted redwood boards recessed flush with the shake siding resulting in very little shadow line, and giving an overall unpretentious and modest appearance. Redwood siding continues on balcony undersides as well as the underside of the pass through “portico” at the kitchen.

Windows:

The windows are a combination of double-hung, casement, and fixed wood windows. The windows and glass doors on the Julia Morgan library and curvilinear stair are entirely fixed and casement

1401 LeRoy Avenue, Berkeley
Applicant Statement
3/25/2024

Page 7 of 7

decorative leaded glass. There are also leaded glass fixed and casement windows on the south end of the living room and at the landing of the main stair. The leaded glass detail is a consistent diamond pattern with no other embellishment. The double hung and fixed wood windows on the street facing facades are unadorned, presumably to capture and frame the expansive Bay view.

** Beach was also the LPC chair at the time 1401 Le Roy became a COB Landmark*

References:

Beach, John, "The Bay Area Tradition 1890-1918" in Bay Area Houses, ed. Sally Woodbridge, Oxford University Press, 1976.

Bruce, Anthony, Bay Area Historical Association, phone call on May 4, 2023.

Howard, John Galen, original drawings, College of Environmental Design Archives.



View of main entrance at corner of Le Roy Avenue & Rose Street

20

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

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

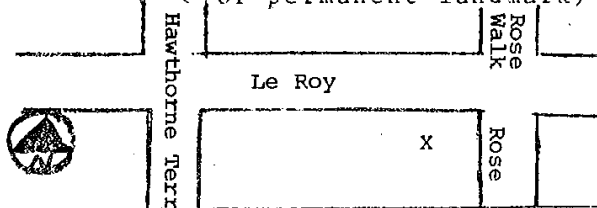
1. Name of Property John Galen Howard House Survey Code No. _____
2. Building X Site _____ Open Space _____
3. County Alameda 4. City Berkeley
5. Street 1401 Le Roy Avenue
6. Vicinity (if rural) _____
7. Present Occupant Henry Stapp
8. Present Owner John M. Woodbridge
9. Original Owner (if known) Warren Gregory
10. Date of Construction 1912 11. Style Shingle-style
12. Architect/Builder John Galen Howard 13. Original Use residence
14. Historic Value: national _____ state _____ county _____ city X neighborhood X
none _____
15. Architectural Value: national _____ state X county X city X neighbor-
hood X none _____
16. Notable Garden or Landscaping: yes X no _____
17. Photographs: contemporary X historical _____
dates July 3, 1975 dates _____
photographer Mary Ann Beach photographer _____
repository Berkeley Landmarks repository _____
Preservation Commission Archive
18. Bibliography: Published Sources A Guide to the Architecture of San Francisco
Public Records & Northern California - Gebhard et. al.,
Interviews Peregrine Smith, Inc., Salt Lake City 1973
Other (continued on back page)
La Loma Park- Wheeler tract
19. Block Number 6 20. Lot No 19,20 21. Lot Size: Frontage 276.41
Assessors no. 58-2244-1 Depth 166.20 - 156.28
22. Current Zoning Status R-1 23. Adjacent Property Zoning Status R-1
24. Present Use: residential (single family X multiple _____) office _____
store _____ public _____ other _____ specify _____
25. Adjacent Property Use (check all that apply): residential (single
family X multiple _____) office _____ store _____ public _____
other _____ specify _____

26. Assessed Property Value: about \$100,000 assessed market value
current 5 yrs. ago 10 yrs. ago
27. Present Condition of Property: exterior: excellent ☒ good ☐ fair ☐ poor ☐
interior: excellent ☒ good ☐ fair ☐ poor ☐
grounds: excellent ☒ good ☐ fair ☐ poor ☐
28. Property Endangered: yes ☐ no ☒ source, if yes
29. Potential New Property Uses: none
30. History: Briefly describe the historical significance of this property.
The house was designed and built as the 2nd home of architect John Galen Howard from New York, 4th place winner in the 1899 Phoebe Apperson Hearst International competition for the design of the U.C. Campus & actual architect for the original campus buildings including the Campanile, Doe Library, California Hall, Wheeler Hall, Hearst Mining Building & others. In addition, the house has a library wing designed by Julia Morgan in 1927.

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.

The plan is L-shaped following the outer edge of the property. Two arms are hinged in center by the entrance and stair hall. The house is a long rectangular, shingled block with stuccoed base and slightly pitched gabled roof whose rafter ends are exposed. The front entrance is a striking composition of raised entrance porch and open balcony below. The library interior by Julia Morgan is the most important interior space. It is in a finecraftsman style. The kitchen has been remodeled. The basement is now a finished space.

32. Location Map (nearest intersection or permanent landmark)



34. Additional Comments or Continuation of Previous Answers
18 - published sources

Building With Nature
Freudenheim & Sussman
Peregrine-Smith Inc. 1974
Salt Lake City

Building of Berkeley
Bernhardi, Robert
Lederer, Street & Zeus Co
Berkeley, 1971

Architect & Engineer
Nov., 1917, use. published 1
Howard, John Galen

Bay Area Houses
Sally Woodbridge et. al
Oxford U. Press, N.Y. 1976

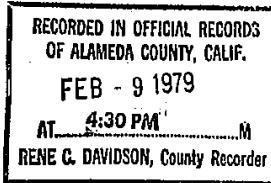
35. Recorder: Name Sally Woodbridge Title Architectural Historian
Address 2273 Vine Street Date June 24, 1975
Berkeley, CA

Recording Requested By

19-026642

And When Recorded Mail To:

Oscar A. Sung
Program Planning Division
Housing and Development Department
2180 Milvia Street
Berkeley, California 94704



DK

Subject Property: Howard House
Owner: John M. Woodbridge

NOTICE OF LANDMARK DESIGNATION

Notice is hereby given that pursuant to Section 4.2 of Ordinance No. 4694-N.S., of the City of Berkeley, that certain property located at 1401 LeRoy Ave., on the following described property has been determined to be a Berkeley City Landmark as designated by the Landmarks Preservation Commission of The City of Berkeley on March 21, 1977 and the owner(s) thereof have been notified as required by Section 4.1c.

Real property in the County of Alameda, State of California, described as follows:

Lot 19 & 20 Block 6 Tract Map Amended Map of a Portion of La Loma Park and the Wheeler Tract.

PARCEL 1:

19 and 20, in Block No. 6, as said lots and block are shown upon that certain map titled "Amended Map of a Portion of La Loma Park and the Wheeler Tract, Berkeley, Alameda Co., California", filed October 15, 1902, in Liber 19 of Maps, at page 45, in the office of the County Recorder of Alameda County.

PARCEL 2:

Beginning at the northwestern corner of Lot 20 in Block 6, as said lot and block are shown on the map hereinbefore referred to; and running thence easterly along said lot; thence northerly along the course of said eastern line of said lot, if projected northerly 25 feet; (continued on attached page)

Owner of Record: JOHN M. WOODBRIDGE

Dated: JANUARY 23, 1979

City of Berkeley

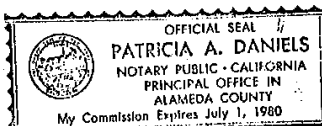
By Oscar A. Sung
Oscar A. Sung, Chief
Program Planning Division
Housing & Development Department
Secretary to The Landmarks
Preservation Commission

STATE OF CALIFORNIA)
) SS.
COUNTY OF ALAMEDA)

On this 24th day of January, 19 79, before Patricia A. Daniels a Notary Public in and for said County and State, personally appeared Oscar A. Sung, known to me to be the Chief, Program Planning Division, Housing and Development Department of the City of Berkeley, who executed the foregoing instrument and acknowledged to me that he executed same.

WITNESS my hand and official seal:

Patricia A. Daniels
PATRICIA A. DANIELS, Notary



UPC file:

PROVIDED

19--026642

(attachment) PARCEL 2 (con'td)

thence westerly parallel with the northerly line of said lot, to the eastern line of LeRoy Avenue, if projected northerly; thence southerly, along said projected line of LeRoy Avenue to the point of beginning.

Excepting from said parcels of land that portion thereof conveyed to the City of Berkeley, by Deed dated November 14, 1912 and recorded in Liber 2169 of Deeds, at page 106, and included within the following description:

Beginning at a point on the East line of Le Roy Avenue, 8.22 feet northerly from the southwest corner of Lot 20, in Block 6, as said lot and block are delineated and so designated on a certain map entitled "Amended Map of a portion of La Loma Park and the Wheeler Tract", filed in the office of the County Recorder of Alameda County; and running thence northerly along the east line of Le Roy Avenue, on a curve of 472 feet radius, a distance of 73.67 feet to a point on a line 25 feet northerly and parallel to the north boundary line of said lot 20; thence easterly and parallel to the said north boundary line of lot 20, and to the southerly line of Rose Street, a distance of 219.25 feet to a point on the

intersection of this line and the west line of Tamalpais Avenue, projected; thence returning westerly and reflecting to the left along a curve, the radius of which is 126.24 Feet, a distance of 25.17 feet; thence deflecting to the right and westerly along a curve, the radius of which is 126.24 feet, a distance of 25.17 feet to a point on a line 20 feet northerly and parallel to the north boundary line of said lot 20; thence westerly and parallel to said north boundary line of said lot 20, a distance of 121.53 feet; thence southerly at right angles to the southerly line of Rose Street, a distance of 8.41 feet; thence southwesterly along a curve the radius of which is 60 feet, a distance of 87.61 feet to a point of tangency with the east line of Le Roy Avenue, at the point of beginning; containing an area of 1933 square feet.

architecture
denise hall montgomery

1769 alcatraz avenue
berkeley, ca 94703
t 510.547.3040
a california corporation

memorandum

REGARDING: 1701 LeRoy Avenue, Berkeley CA 94708
Structural Alteration Permit (SAP)
Secretary of the Interior's Standards for Rehabilitation

TO: Reina Kapatia, Land Use Planning Division, City of Berkeley

DATE: April 16, 2024

Project Scope

See Applicant's Statement for a detailed scope of work description.

1. Replace the exterior redwood shakes and architectural window and door trim. The siding replacement will include adding fire resistant structural sheathing and fully insulated walls beneath the siding to create a 1-hour rated fire assembly;
2. Replace identified double hung wood windows. New custom wood windows will include double paned glass;
3. Restore identified leaded glass windows. Restoration will include new custom wood sashes which will accommodate the leaded glass panels and an additional double paned glass unit for energy efficiency;
4. Replace the tar and gravel roof with metal roofing and repaired and/or replaced eave and rake fascia and integral gutters. The new roof will have fire rated structural sheathing, new rigid insulation, and fire sprinklers beneath the eaves. The eave edge profile will be maintained.
5. Repair and structurally reinforce the library balcony, and replace the (non-original) 28" high railing with a code compliant rail.

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 goals of this rehabilitation project are to:

1. Replace and/or repair items in disrepair;
2. Increase the fire resistance of the building to allow for continued use as an *insured* single-family residence;
3. Increase the energy efficiency and thermal comfort to allow for continued use as a single-family residence;
4. Improve the structural integrity of the house overall and the library balcony specifically.

This project represents a Rehabilitation project because it includes alterations that will allow the building to be more fire resistant, energy efficient, and structurally sound without changing the appearance of the historic character defining features. The proposed improvements will allow the historic structure to be preserved as a single family residence, and to be enjoyed by future generations.

1401 LeRoy Avenue, Berkeley
Secretary of the Interior's Standards for Rehabilitation
April 16, 2024

Page 2 of 4

SOI Standards

- 1. A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

The property at 1404 LeRoy Avenue, Berkeley was originally built as a single-family residence and continues to be used as such. The proposed project does not change the use.

The proposed project does, however, include measures to introduce a level of fire resistance, energy efficiency, and structural strengthening beyond that of the original building. The historic appearance and character defining features will remain unchanged or be rebuilt in a manner consistent with the original details and/or the original design intent.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

The proposed project does not change the historic character of the property. Historic materials that are removed will be:

1. Replaced in kind - as with the redwood siding and trim;
2. Replaced with alternative materials with a similar appearance - as with the single paned double hung wood windows replaced with double paned double hung wood windows. The redwood window and door trim will be replaced in kind;
3. Preserved and repaired - as with the leaded glass windows;
4. Preserved and repaired - as with the edge of the roof eave and rake - including the integral wood gutter - which is visible from the public right of way, will be repaired, restored or replaced in kind depending on the condition.
5. Replaced in kind with added reinforcement for improved safety - as with the library balcony structural support and railing (described below).

The tar and gravel roof - which is not the original roof - is not a character defining feature since it is not visible from any public right of way, nor is it architecturally unique to this property.

- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

The only added architectural feature is the library balcony structural brace and non-original railing. The structural elements of the existing balcony are not tied into the main building structure and, as a result, the balcony is in the process of falling off the building. The railing - which appears to be a replacement railing added in the 1950s - is 28" and not attached to the structure of the balcony making it hazardous.

To preserve the balcony and make it safe for use, the design team took cues from the existing building to improve its structural integrity:

1. Replacing deteriorating structural members and adding a structural brace beneath the balcony and anchoring both back to the primary building structure. The structural brace is similar in configuration

1401 LeRoy Avenue, Berkeley
Secretary of the Interior's Standards for Rehabilitation
April 16, 2024

Page 3 of 4

to the brace on the bedroom balcony in the older part of the building designed by John Galen Howard;

2. Replacing the non-original railing with a 42" high railing that is structurally tied to the building. The railing design is modeled on the interior railing in the spiral staircase designed by Julia Morgan.

Both modifications to the original design will comply with structural requirements for life safety.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The library, designed by Julia Morgan in 1927, is being retained and carefully preserved as described above. There are no other historically significant additions to the original house.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

1. The construction techniques and materials will be replicated whenever possible, including
 - a. The size, shape, and coursing of the redwood shakes;
 - b. The size, shape, and configuration of the redwood window and door trim;
2. Identified leaded glass windows will be restored. Leaded glass windows that appear to be intact, will remain in place.
3. Identified single paned double hung windows will be replaced. Windows that are intact will remain.
4. Roof eave and integral gutters - The roof eave and integral wood and/or metal gutters will be repaired and/or replaced in kind as required.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantial by documentary, physical or pictorial evidence.

1. Redwood shake siding - The original building siding was milled as 8" x 30" redwood shakes. Redwood shakes to the identical dimensions as the original will be custom milled. A fire retardant will be applied at the mill which will not affect the appearance of the shakes. These redwood shakes will replace the siding throughout. As part of the siding replacement, a fire resistant structural sheathing will be installed beneath the shakes to create a 1-hour rated wall assembly.
2. Architectural window and door trim - The original architectural trim was a typical 2 1/2" x 1" redwood board surrounding all windows and doors. The architectural trim will be replaced "in kind" with custom milled redwood boards. Similar to the shakes, a fire retardant will be applied at the mill.
3. Leaded glass windows - Identified leaded glass windows and doors are sagging and pulling away from the window sash, and in some cases the sashes are showing signs of dry rot. The leaded glass windows will be disassembled to preserve the glass and reled with the same lead profile as the original. The reassembled glass will be installed into a new custom-milled wood sash. The new sash will also allow for an additional piece of double paned glass to provide increased energy efficiency, and provide a layer of protection for the leaded glass.

1401 LeRoy Avenue, Berkeley
Secretary of the Interior's Standards for Rehabilitation
April 16, 2024

Page 4 of 4

4. Double-hung and fixed wood windows -While not particularly historically distinctive, identified wood windows that are showing signs of damage or disrepair will be replaced. The replacement windows will be custom wood double hung with a similar wood profile, using double paned glass.
5. Roof eave and integral gutters - The roof eave and integral wood and/or metal gutters will be repaired and/or replaced in kind as required.
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

There are no sandblasting or other surface cleaning measures proposed as part of this project.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There are no known archeological resources on the project site.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

There are no additions proposed as part of this project.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The only proposed addition is for the structural reinforcement of the library balcony. The proposed structural brace could be removed in the future if desired. However, the balcony would likely fail structurally. Similarly, the proposed railing could be removed if desired. However, since there is no record of the original railing - the balcony would be left without a railing altogether. Both conditions would result in a balcony that is unsafe and unusable.

Other than the proposed structural brace and railing at the library balcony, there are no new additions proposed as part of this project.

PROJECT	1401 LeRoy Avenue
UPDATED	April 24, 2024

proposed rehabilitation measures

*TLDR

ITEM	MEASURE	HISTORIC APPROACH	FIRE RESISTANCE	ENERGY EFFICIENCY	STRUCTURAL STENGTHENING
1	Replaced redwood shake siding	Rehabilitation - Replace exterior redwood shakes with custom milled redwood shakes treated with a fire retardant. New shakes will be milled to the same dimensions, and installed in the same "ribbon coursing" pattern as the original shakes.	1. Shakes treated with a fire retardant. 2. Fire resistance sheathing installed beneath shakes. 3. Final wall assembly will have a 1-hour fire resistance rating.	1. Batt insulation added to exterior walls.	1. Structural sheathing install beneath the shakes will provide additional shear reinforcing to brace against lateral (ie seismic) loads.
2	Replaced identified fixed and double hung windows	Rehabilitation - Replace windows showing signs of dry rot with custom double-paned wood windows, and custom milled redwood architectural trim to match existing.		1. Replaced windows will be double paned glass and sealed units, to reduce heat gain and air infiltration.	
3	Restored leaded glass windows	Restoration & Rehabilitation - The leaded glass windows will be removed, disassembled, and rebuilt using new lead that matches the profile of the original. The window will be puttied, polished and reinstalled in a new custom wood sash and frame that will allow a double paned glass unit behind the leaded glass.		1. The double paned glass will reduce heat gain and protect the restored leaded glass panels.	
4	New standing seam metal roofing with rigid insulation	Replace - The existing (non-original) tar and gravel roof will be replaced with a standing seam metal roof over 5" of rigid insulation.	1. Standing seam metal roofing provides a non-combustible roofing surface. 2. Fire resistance sheathing installed beneath roofing added protection. 3. Fire sprinklers added below roof eaves.	1. Rigid insulation added above conditioned space. 2. Adding insulation above the roof will allow insulation at the JM library cathedral ceiling.	1. Structural sheathing installed beneath the roofing will provide additional shear reinforcing to brace against lateral (ie seismic) loads.
5	Rehabilitated library balcony	Restoration & Rehabilitation - Repair and structurally reinforce the library balcony and replace the (non-original) railing.			1. Deck joists will be replaced in kind and a structural redwood brace - modeled on a similar brace already in use on the south balcony - will be added. 2. A code compliant guardrail will be added, with a design modeled on the interior stair railing.

architecture

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color photographs

City of Berkeley
Planning and Development Department
1947 Center Street, 3rd Floor
Berkeley CA 94704

Re: Structural Alteration Permit
1401 Le Roy Avenue
Berkeley, CA 94708

March 25, 2024

All photos taken 2023/2024 unless otherwise noted

Overall building views:



View of main entrance at corner of Le Roy Avenue & Rose Street

1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

Page 2 of 25



View from Le Roy Avenue



View of main entrance at corner of Le Roy Avenue & Rose Street (2001) (note: replacement shakes in cedar.)

1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

Page 3 of 25



View along Rose Street (note: replacement shakes in cedar.)



View from Rose Street

1401 LeRoy Avenue, Berkeley
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3/25/2024

Page 4 of 25



View from drone



View from the back of lot (not accessible to public)

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3/25/2024

Page 5 of 25



Courtyard view of the Julia Morgan library and curvilinear stair



Leaded glass in JGH "polygonal" stair (left) and the JM "curvilinear" stair (right)

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3/25/2024

Page 6 of 25



Courtyard view of the south end and stair tower



Garden view of the south end and stair tower

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3/25/2024

Page 7 of 25



Courtyard view of the south end elevation with leaded glass windows



Street view of the south end elevation with leaded glass windows

1401 LeRoy Avenue, Berkeley
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3/25/2024

Page 8 of 25

Shakes:



Patchwork of redwood shakes (original) and cedar shingles (replacement).



Circled windows proposed for replacement. Dry rot on most trim at sills and sashes.

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Page 9 of 25

Shakes:



Shakes in various state of disrepair, age.

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3/25/2024

Page 10 of 25

Leaded glass windows at JGH stair:



Windows at JGH stair.

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3/25/2024

Page 11 of 25

Leaded glass windows at JGH stair:



Detail views of leaded glass windows at stair. Note glass “sagging”/pulling away from wood sash, dry rot at wood sash and exterior sill.

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3/25/2024

Page 12 of 25

Leaded glass windows at south façade:

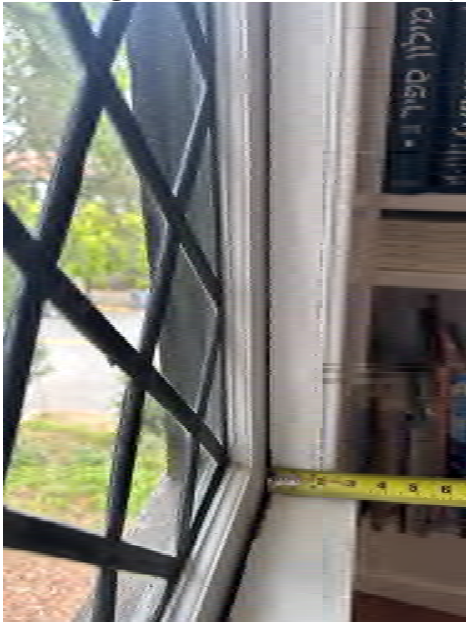


Note leaded glass pulling away from wood sashes. Dry rot on trim.

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3/25/2024

Page 13 of 25

Leaded glass windows at south façade:



View of leaded glass windows on south façade. Note leaded glass pulling away from wood sashes.

1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

Page 14 of 25

Leaded glass doors in JM Library:



Dry rot at sill.

1401 LeRoy Avenue, Berkeley
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3/25/2024

Page 15 of 25

Leaded glass doors in JM Library:



Glass is “sagging” and pulling away from water damaged wood door rails. Water damage/dry rot at door rails.

1401 LeRoy Avenue, Berkeley
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3/25/2024

Page 16 of 25

Roof:



Existing tar and gravel roof. Not visible from the public right of way.

1401 LeRoy Avenue, Berkeley
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3/25/2024

Page 17 of 25

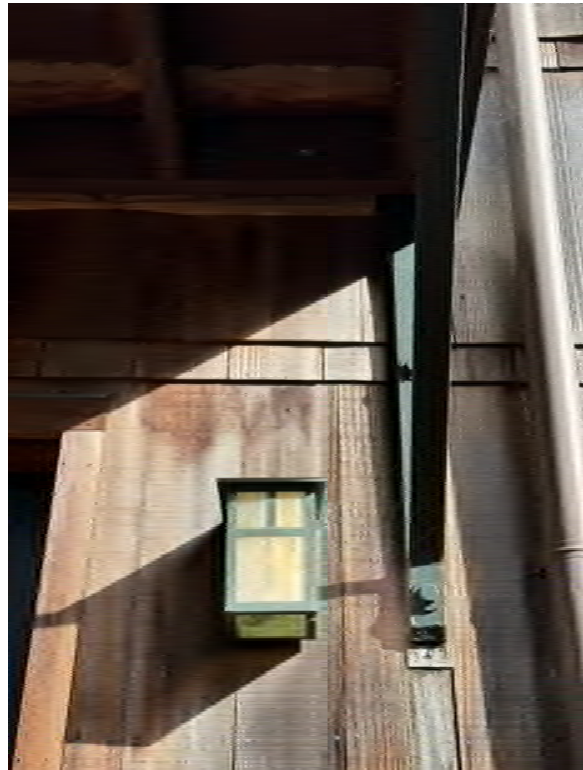
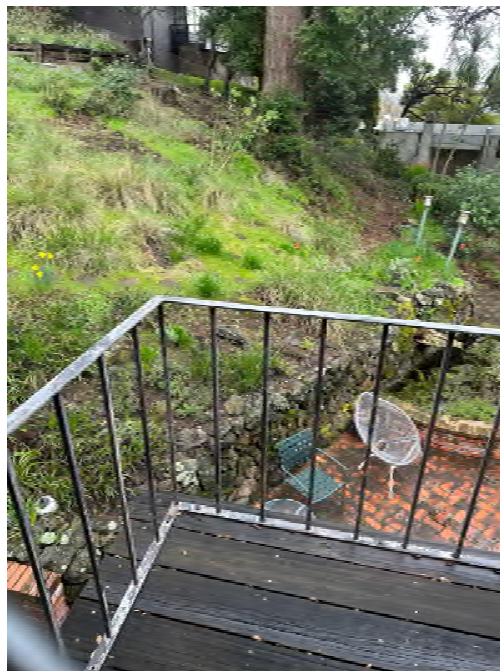
Dry rot at eave, fascia, and integral wood gutter (typ.).



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3/25/2024

Page 18 of 25

JM Library Balcony:



Note: Balcony pulling away from house, balcony not tied to house structure, 28" railing height, railing unable to withstand overturning force (ie "don't lean on the railing!").

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3/25/2024

Page 19 of 25

JM Library Balcony:



Balcony not tied to structure.

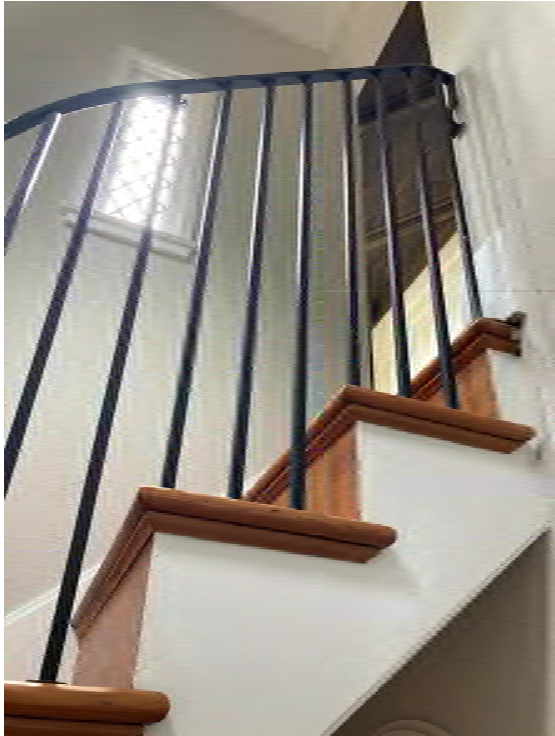


Note: Wood braces on south balcony as model to brace the JM balcony.

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3/25/2024

Page 20 of 25

JM Library Balcony:



Note: Use railing and pickets design of the JM stair tower as model for the JM balcony rail design.

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3/25/2024

Page 21 of 25

Miscellaneous Dry Rot:



Dry rot at sills

1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

Page 22 of 25

Historic Photos:

From "Bay Area Houses," Sally Woodridge Ed., p 77-79.

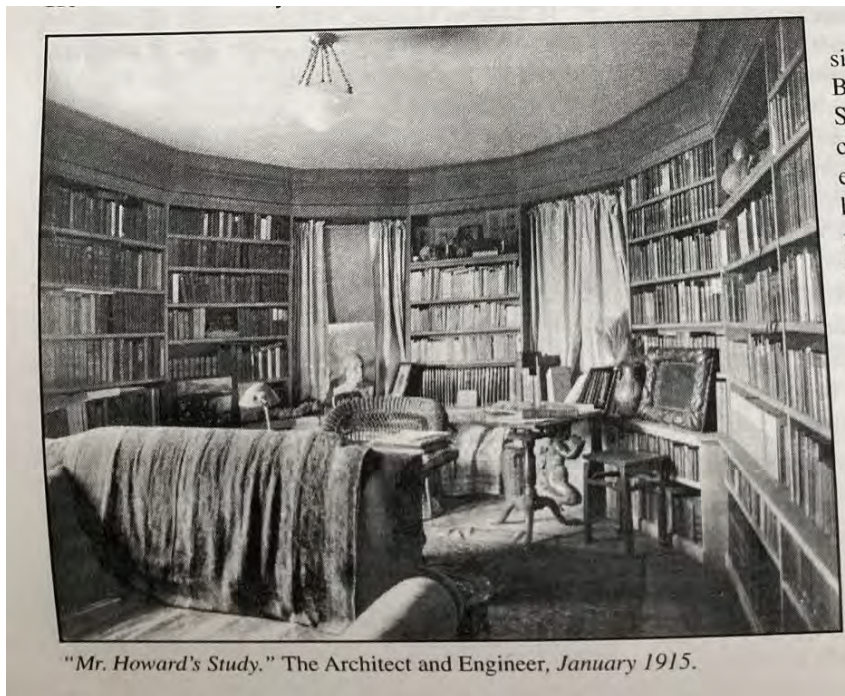


1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

Page 23 of 25

Historic Photos:

From "Bay Area Houses," Sally Woodridge Ed., p 77-79.



1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

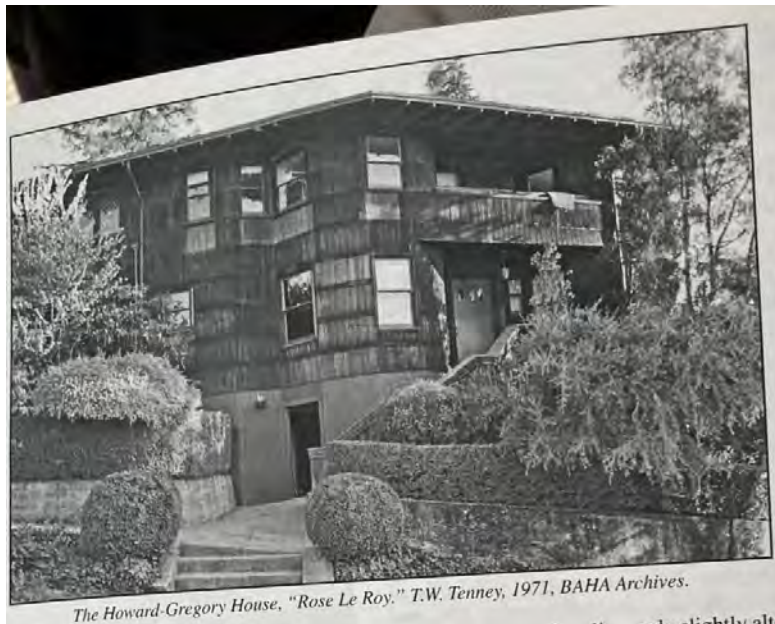
Page 24 of 25

Historic Photos:

From BAHA walking tour, 2001, Berkeley Architectural Heritage Association.



*Mrs. Howard and daughter Jeannette in the rear garden.
The Architect and Engineer, January 1915.*



The Howard-Gregory House, "Rose Le Roy." T.W. Tenney, 1971, BAHA Archives.

1401 LeRoy Avenue, Berkeley
Color Photographs
3/25/2024

Page 25 of 25

Historic Photos:

From BAHA walking tour, 2001, Berkeley Architectural Heritage Association.

