

L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

FOR COMMISSION ACTION
AUGUST 1, 2024

1614 Sixth Street – Charles R. Brown House

Structural Alteration Permit (#LMSAP2024-0003) to authorize construction of two new detached single-family residences on a City Landmark property.

I. Application Basics

A. Land Use Designations:

- Zoning: Mixed Use-Residential District (MU-R)

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: 1614 Sixth Street, LLC
c/o Sean Kenmore
825 Page Street
Berkeley, CA 94710
- Project Applicant & Architect: Dennis O'Kelly, AIA
King O'Kelly Architects
806 Page Street
Berkeley, CA 94710

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

Figure 1: Vicinity Map showing nearby City Landmarks & Historic Districts

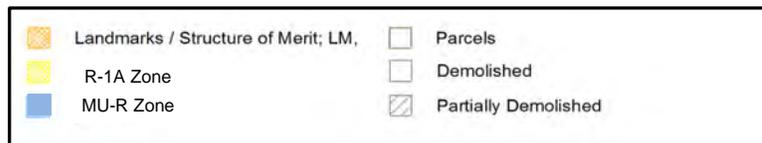


Figure 2: Existing site conditions – Aerial view, subject property 1614 Sixth Street (base map from Google Maps, 2024)



Figure 3: Current site conditions – Charles R. Brown House, Front (east) Façade (King O'Kelly Architects, 2024)



Figure 4: Front (East) Elevation of Proposed New Residences (King O'Kelly Architects, 2024)



Figure 5: Proposed Site Condition, Streetscape from Sixth Street (King O'Kelly Architects, 2024)



Figure 6: Rendering of Proposed Site Condition (King O’Kelly Architects, 2024)



II. Background

Property Description: The subject property is a 6,500 square foot interior lot (50’w x 130’d) on the west side of the 1600-block of Sixth Street in West Berkeley. The subject property is zoned MU-R (Mixed-Use Residential) and is surrounded by MU-R zoned properties on the west side of Sixth Street, and Limited Two-Family Residential District (R1-A) zoning district on the east side of Sixth Street. Directly to the west (rear) of the project site is a narrow (approximately 12’) public alley, commonly known as Jeronimus Alley. Currently existing on the lot is an approximately 2,700-square foot, two-story, 29’ high, single-family residence that is situated on the front (eastern) half of the parcel, an 1888 raised basement redwood Queen Anne-style residence and City Landmark, known as the Charles R. Brown House. The proposed project area is behind the existing building on the rear (western) half of the parcel, which is currently vacant and unimproved.

The subject property was designated as a City Landmark in 1983, recognized as one of the older surviving Queen Anne-style residences in the oldest section of Berkeley formerly known as Ocean View. The Landmark designation (see Attachment 4a) also identifies the property’s significance for its associations with two of Berkeley’s early landowning pioneers, August Rammelsburg and Mary Jucksch. The character-defining features of the Charles R. Brown House can be considered its:

- Two-story massing
- Queen Anne-style architectural design
- Double front-gable roof projecting over a bay with intricate ornamentation including fish scale shingles, framed by a bargeboard with applied wood bars, tendrils, and floral blocks
- Projecting front bay with large, tripartite angled bay windows with one stained-glass sash
- Redwood, v-groove, horizontal board exterior siding
- Wooden fishscale shingles, bargeboard, and louvers
- Wood double-hung windows
- Wood moldings, dentils, brackets, spindles, and trim

Permit Requirements

Chapter 3.24 of the Berkeley Municipal Code (BMC) mandates that the Landmarks Preservation Commission review any exterior modification to a Landmark structure or property which requires City permits and then grant a Structural Alteration Permit (SAP) for such work. This project also requires Administrative Use Permit (AUP) approval from the Zoning Administrator (City staff) for the construction of new residential units in the MU-R zoning district.

Application Chronology

The Applicant submitted an SAP application on April 16, 2024, seeking permission to construct two, new detached residential units in the rear yard of the landmark property. The application was deemed incomplete on May 15, 2024, pursuant to Government Code Chapter 4.5 Title 7. A resubmittal of the application was received on June 26, 2024. The application was deemed complete on July 15, 2024, and scheduled for the August 1, 2024 LPC hearing for consideration of the SAP. On Wednesday, July 17, 2024, staff posted and mailed notice of tonight's public hearing in accordance with the requirements of BMC Section 3.24.230. BMC Section 3.24.220.C requires the Commission to hold a public hearing within 70 days of application receipt (June 25, 2024); however, during the course of review of the application, the hearing did not occur within 70 days of the application submittal. The public hearing will be opened at tonight's meeting.

An associated AUP application for the development of two new residential units was filed on January 9, 2024, and deemed complete on February 22, 2024. At this time, the AUP application (#ZP2024-0008) is pending, subject to approval of the SAP by the LPC.

III. Project Description

The proposed project scope involves construction of two new detached single-family residences on the rear portion of a City landmark property. The historic Charles R. Brown House (1888) sits at the front of the lot, and no alterations or additions are proposed to the existing historic residence in this project/SAP application. The proposed new

construction (detached from the existing main residence) involves two mirror-image detached structures containing one new residential unit each, three-stories and 35' in height (in conformance with the height limits of the MU-R district). Site improvements in conjunction with the project include hardscaping (driveways and walkways), landscaping, and wood picket fencing (see Sheets SAP12, 13, 14, and 61 of Attachment 2).

The project plans and the Applicant Statement are provided as Attachments 2 and 3 of this report. The property lines are depicted incorrectly throughout the plan set and staff has identified this error and others with annotations.

Proposed Plan of the Two Residences

The plan of the each of the new residences is (nearly) rectangular in footprint, featuring a single-car garage, an entry hall and one bedroom and one bathroom on the ground floor; two bedrooms and two bathrooms on the second floor; kitchen, dining, and living space on the third floor; and solar panels on the shed portion of the roof and a roof deck on the flat portion of the roof in order to capitalize on the San Francisco Bay views to the west. See Sheets SAP21-24 of Attachment 2 for floor plans.

Exterior Design of New Residences

The exterior design of the two new detached residential buildings is architecturally contemporary, featuring an aluminum "Chelsea Grey" powder-coated metal standing seam shed roof, horizontal board siding made of v-groove fiber cement siding in the color "grey tint" (to match the horizontal siding color on the Charles R. Brown House), rectangular 4' x 8' charcoal grey fiber-reinforced concrete cladding panels, and "Chelsea Grey" powder-coated aluminum clad metal windows. See Sheets SAP31-34 of Attachment 2 for elevations.

Figure 6: Selected Materials Palette (King O'Kelly Architects, 2024)



IV. Issues & Analysis

Staff has identified select 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). The applicant has provided a Historic Resource Project Impact Analysis outlining how the project complies with applicable standards in Attachment 4. The draft Findings & Conditions in support of the proposed project in Attachment 1 documents how the project meets each of the ten SOI Standards.

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 adjacent new construction to the historic residence in order to expand the residential use of the property. The analysis below summarizes staff's findings for this project with respect to the most relevant SOI Standards.

SOI Standard 1

The property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

Analysis: The subject property has been in residential use since it was developed in 1888, and the proposed project would continue its historic residential use. The addition of two new residential units on the property compactly and efficiently expands the residential use without causing any changes to the distinctive materials, features, spaces, and spatial relationships of the historic landmark. Therefore, staff finds that the proposal meets Standard 1.

SOI Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Analysis: The distinctive Queen Anne-style character of Charles R. Brown House would be fully retained with the project because the scope of proposed work does not involve any changes to the existing historic structure. All of the distinctive materials, features, and spaces of the historic residence would remain unaltered by the proposed project. The scope of the project involves new construction in the rear yard of the historic property, on a portion of the lot that is currently flat, vacant, and unimproved. The construction of the new residential structures is compactly designed to utilize this open yard space on the lot, and is

setback 12 feet from the historic residence in order to maintain a subordinate appearance. As conditioned, the proposal appears to satisfy this SOI Standard.

SOI Standard 9 – Part 1

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Analysis: No additions or exterior alterations are proposed to the historic residence, the Charles R. Brown House. The project scope involves new construction in the form of two detached structures on the rear portion of the lot, situated behind the historic residence. The Charles R. Brown House would remain in situ fronting onto Sixth Street, and would retain its public-facing appearance and all exterior features. The proposed new construction is set back from the rear of the historic residence by 12 feet and would be minimally visible from the public street. Although the height of the new structures (35 feet) are higher than the existing historic structure (estimated 29 feet), the location of the new construction at the rear of the lot and significantly setback from the historic building, lends itself to a deferential appearance and relationship to the historic building.

The Landmarks Preservation Commission may wish to review and provide comments to the applicant team on the design of the bedroom windows on the new structure to be oriented in a more vertical proportion in order to be more compatible with the elongated, double-hung windows characteristic to Queen Anne architecture, as found on the historic residence.

Overall, the design of the related new construction is subordinate to the historic structure, and is differentiated yet compatible in its design. As conditioned, staff concludes that the proposal would adhere to this SOI Standard.

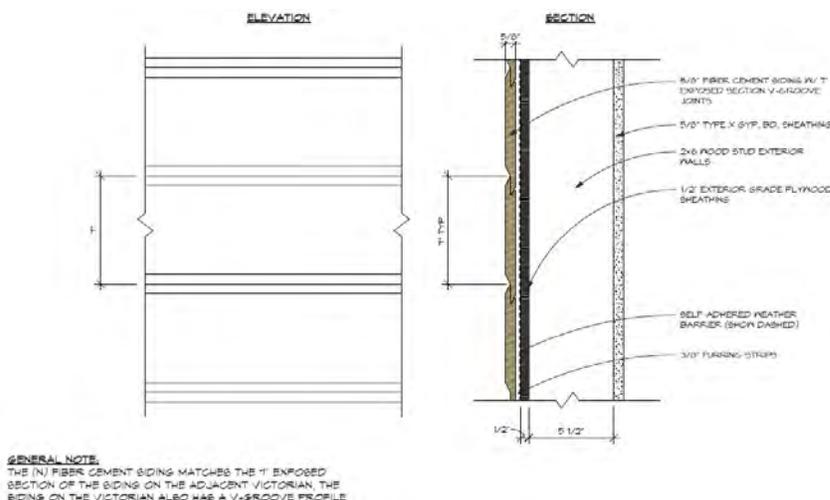
SOI Standard 9 – Part 2

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis: The related new construction has been designed to be clearly differentiated from the historic residence – contrasted in style and appearance from the 1888 Queen Anne by employing a clearly contemporary architectural language. This is demonstrated in the proposed material and color palette, simplicity and lack of ornamentation, and cantilevered massing.

Simultaneously, the design of the new contemporary residential structure draws references from the historic design in its use of horizontal siding as an exterior cladding material, with a similar 7” board in a v-groove profile painted to match, yet contemporary in its use fiber cement siding board as the material.

Figure 7: Siding Profile Details (King O'Kelly Architects, 2024)



The upper story windows on the proposed east elevation of the twin buildings are horizontally aligned and, as such, would be in contrast to the vertically-oriented windows of the historic Brown House; see Figure 5. In order to achieve greater harmony with the historic building, staff believes the windows on the east elevation should be vertically oriented, thereby matching the fenestration pattern of the City Landmark and better reflecting its architectural language without copying the window type or style. The draft Conditions of Approval (COA) require the applicant to adjust the window orientation accordingly prior to building permit submittal; see Attachment 1, COA #18.

The proposed roofline of the related new construction draws cues in its design from the gabled roof on the historic residence by employing a twin-shed roof design pitched away from one another to form the appearance of a gabled roofline. Further, the related new construction responds to the ornate bay windows on the historic residence by including large bay windows in a simplified, contemporary design and materials. See Figures 4-6.

The proposed contemporary residential buildings have been designed to be compatible yet differentiated from the 1888 Queen Anne-style historic residence in a number of ways outlined above, and as such, the project would satisfy Standard 9 if the window orientation on the primary elevation were more aligned with the Brown House.

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, the proposed project is not expected to result in any adverse impacts to the exterior architectural features of Charles R. Brown House property because the project does not impact any of the exterior architectural features of the historic building.

The proposed site plan shows the location of trash bin storage and electrical meters in front of the Charles R. Brown House, which would be visible from Sixth Street. COA #21 has been added to ensure that these appurtenances are relocated behind the historic residence, so as not to adversely impact its maintenance and appearance. As conditioned, staff concludes that the project would meet this finding.

“...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 lay in its highly intact Queen Anne-style architecture, its associations with early Berkeley history (1888) and two of the area’s early landowning pioneers; the proposed related new construction would not impair these associations in that the project scope does not alter the design or fabric of the historic residence nor its associations. Additionally, the location of the proposed new buildings at the rear of the site, in a minimal, contemporary design, allow the historic landmark to read prominently as the primary residence, when viewed from Sixth Street.

In conclusion, staff finds that as conditioned, the Applicant’s proposal for the project would not result in significant or irrevocable adverse effects for this historic resource and recommends that the LPC consider possible refinements before making favorable findings for approval as summarized in Attachment 1.

V. Rationale for Recommendation

Fenestration Design

Some of the most evident character-defining features of Victorian and its subset Queen Anne architecture include strong vertical orientation of the massing, steeply pitched gable roof, extended floor heights, and elongated window designs. These characteristic features are all visible on the historic Charles R. Brown House located on the project site. In its preliminary reviews of the project design, City staff recommended to the design team to consider a more vertical orientation of the windows proposed on the new building, in order to be more consistent with (though not exactly matching) the vertical proportions

and elongated windows on the historic house. The applicant made some adjustments to the fenestration patterns on some of the elevations, but the current proposal includes windows that are mostly square in shape or horizontal rectangles. Staff recommends that the Commission discuss whether vertical openings are more appropriate for the fenestration pattern on the new structure, in order to comply with SOI Standard 9, as discussed in an earlier section of this report.

Trash Bin Storage

Additionally, staff notes that on the proposed site plan, the applicant calls out an area for “trash bin storage” in the front of the Charles R. Brown House, to serve that residential unit, and one such area in each side yard of each of the new residential units. While these areas indicated on the site plan are outside of any required setbacks in the MU-R district, staff recommends that the LPC require the applicant to relocate the trash bin storage in a screened location behind the front face of the Charles R. Brown House.

The Commission may elect to discuss these recommendations, and if the LPC concurs, two additional conditions (COA #18 and 21) have been included in the Draft Findings and Conditions in Attachment 1 regarding 1) reorientation of the window designs, and 2) the construction of a compatible trash enclosure, for final verification by staff prior to building permit issuance.

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.

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

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

Attachments:

1. Draft Findings and Conditions for Approval
2. Project Plans and Materials, dated June 26, 2024
3. Applicant Statement, dated April 11, 2024
4. Historic Resources Project Impact Analysis by King O’Kelly Architects, dated March 2024
 - a) Notice of Decision, Landmarks designation for 1614 Sixth Street, November 21, 1983

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

1614 Sixth Street – Charles R. Brown House

Structural Alteration Permit #LMSAP2024-0003

Structural Alteration Permit to authorize construction of two new detached single-family residences on 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 project does not require a change of use. The property will retain its historic residential use.
2. The project will retain the historic Queen Anne residential character of the property and will avoid removal of those distinctive materials as well as alteration of the features that characterize the property.
3. The design of two new detached residential buildings will not resemble or replicate designs from the property’s Victorian-era historic period. These new features are contemporary in design and materials and will not result in a false sense of historical development.
4. The subject property does not feature changes that have acquired significance in their own right.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize the Charles R. Brown House property, such as Victorian-era siding materials and Queen Anne decorative details, will be fully retained and preserved with this project, in that the proposed new construction on the property is not attached to the historic building.
6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
7. The project scope does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required.
9. The proposed new buildings are designed with complimentary, high-quality materials in simplified, contemporary style employing muted colors and finishes that visually recede within the background of the Queen Anne cottage. Owing to these aspects, new work will be sufficiently differentiated from the historic design.
10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the Charles R. Brown House building because they are detached from this building.

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 project will not adversely affect the architectural design of the City Landmark Charles R. Brown House because the proposed new construction is detached and would not result in alterations to the historic building.
 - B. The special character of the subject property lies in its residential Queen Anne architectural design, which is emphasized by the retention of the original site plan with generous front yard setback from the street and side yard separations from the adjacent properties. The proposed new development is detached and will be located behind the historic structure, thereby retaining the design integrity of the Charles R. Brown House as well as the siting and location of the historic residence in relation to the Sixth Street right-of-way and views therefrom. This project would not adversely affect the design, siting, or location of the Queen Anne cottage.

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 may 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 Administrative 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 June 26, 2024 and annotated for corrections.

13. **PROPERTY LINE CORRECTION.** Prior to submittal of any building permit for this project, the applicant shall confirm the location of the property lines and provide a boundary survey prepared and stamped by a licensed civil engineer in accordance with the requirements of the Building Official. The applicant shall correct the property lines represented on all diagrams within the project plans set so that it is consistent with the survey.
14. **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.
15. 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.
16. **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.
17. **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.
18. **DETAILS & WINDOWS.** 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. Windows on the upper stories of the east elevations of the new buildings shall be oriented vertically.
19. **HISTORIC PLAQUE.** A permanent, high-quality on-site plaque shall be installed within a publicly accessible location adjacent to the Sixth Street right-of-way. The primary goal of the exhibit shall be to inform the public about the history of the historic property, including its landmark status, and to acknowledge the alterations made. If deemed appropriate by staff in consultation with the Landmarks Preservation Commission Chair, the plaque may be designed consistent with the Berkeley Historical Plaque Project (berkeleyplaques.org). The placement, size, and appearance of the plaque shall be designed so as not to interfere with the ability of the property's character-defining features to convey their significance consistent with the Secretary of the Interior Standards. A draft of the plaque shall be submitted with the building permit for review by staff in coordination with the Landmarks Preservation Commission Chair. The final plaque or display shall be in place prior to the issuance of a certificate of occupancy.
20. **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.

21. **LANDSCAPE PLANS, including trash & recycling location.** 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 are to 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. Trash and recycling storage area shall not be located in the front of the historic building or within the front yard setback of the property, and shall be screened from view from the public street, for verification by the Landmarks plan checker.
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.



APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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S.A.P. - PROJECT INFORMATION

SAP01
Project Number

1614 6th STREET RESIDENCES

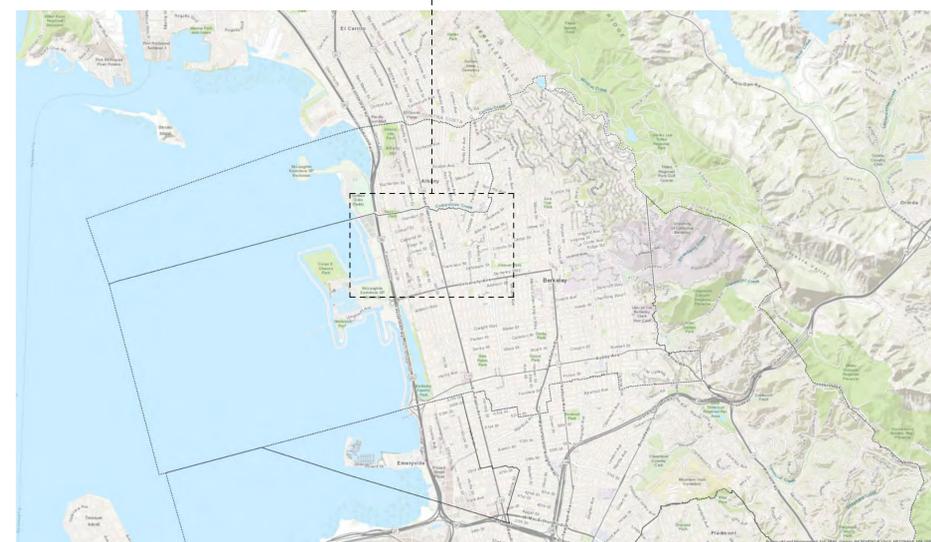
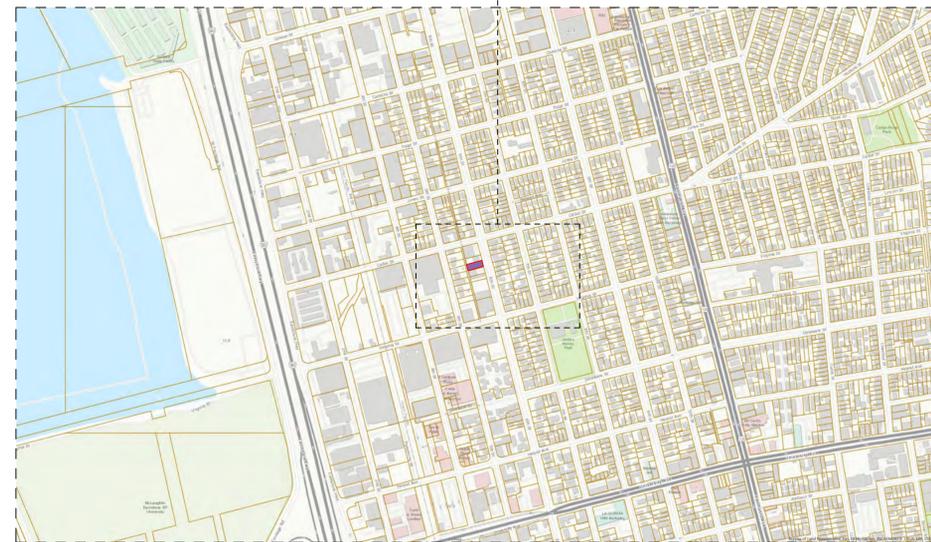
STRUCTURAL ALTERATION PERMIT - REV. 1

JUNE 26, 2024

BLOCK & LOT MAP



VICINITY MAPS



PROJECT DIRECTORY

OWNER:
1614 SIXTH STREET, LLC
825 PAGE STREET
BERKELEY, CA 94710
T: 415.450.0636

CONTACT: SEAN KENMORE
E: skenmore@gmail.com

MEP ENGINEERS:
TBD

STRUCTURAL ENGINEERING:
TBD

ARCHITECT:
KING O'KELLY ARCHITECTS
806 PAGE STREET
BERKELEY, CA 94710
T: 415.987.4230

CONTACT: DENNIS O'KELLY
E: dennis@kingokelly.com

LANDSCAPE ARCHITECT:
PLAINS OFFICE
CALIFORNIA PLA ID #6739

CONTACT: BEN WALDO
E: bwaldo@plainsoffice-la.com

GENERAL CONTRACTOR:
TBD

PROJECT AND SITE DATA

SITE INFORMATION:
SITE ADDRESS: 1614 SIXTH STREET, BERKELEY, CA 94710
PARCEL NUMBER: 57-2117-4-1
LOT SIZE: 6,500 SF

ZONING DISTRICT: MUR - MANUFACTURING MIXED-USE
LIQUIFICATION ZONE: NO
FIRE ZONE: 1
REDEVELOPMENT AREA: YES
CREEK BUFFER: NONE
FLOOD ZONE: NO

BUILDING INFORMATION:
EXISTING BUILDING AREA: 0
(N) CONSTRUCTION BLD'G AREA: 1,747sf + 1,747sf = 3,494sf (NEW RESIDENCES)
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
SPRINKLERED: FULL SPRINKLERED

NOTE: EXISTING RESIDENCE ON SITE TO REMAIN 2,704 SF (EXISTING 9FR TO REMAIN)

SHEET INDEX - SAP

| # | SHEET NAME |
|-------|--|
| SAP01 | S.A.P. - PROJECT INFORMATION |
| SAP02 | S.A.P. - EXISTING SITE PHOTOS |
| SAP03 | 3D VIEWS - BEFORE & AFTER FROM 6TH STREET - S.A.P. |
| SAP04 | 3D VIEWS - BEFORE & AFTER FROM 6TH STREET - S.A.P. |
| SAP05 | 3D VIEWS&D VIEWS - BEFORE & AFTER FROM JERONIMUS ALLEY |
| SAP06 | 3D VIEWS&D VIEWS - BEFORE & AFTER FROM JERONIMUS ALLEY |
| SAP10 | S.A.P. - VICINITY MAP |
| SAP11 | S.A.P. - EXISTING SITE PLAN |
| SAP12 | S.A.P. - PROPOSED SITE PLAN |
| SAP13 | S.A.P. - LANDSCAPE PLAN |
| SAP14 | S.A.P. - LANDSCAPE PLANTING SCHEDULE |
| SAP21 | S.A.P. - FLOOR PLANS |
| SAP22 | S.A.P. - FLOOR PLANS |
| SAP23 | S.A.P. - FLOOR PLANS |
| SAP24 | S.A.P. - ROOF PLANS |
| SAP31 | S.A.P. - ELEVATIONS |
| SAP32 | S.A.P. - ELEVATIONS |
| SAP33 | S.A.P. - ELEVATIONS |
| SAP34 | S.A.P. - ELEVATIONS |
| SAP35 | S.A.P. - STREET ELEVATIONS |
| SAP41 | S.A.P. - SECTION DRAWINGS |
| SAP51 | S.A.P. - MATERIALS BOARD |
| SAP61 | S.A.P. - DETAILS |
| SAP71 | S.A.P. - ADDITIONAL 3D VIEWS |

SCOPE OF WORK

ARCHITECTURAL

THE PROJECT IS LOCATED IN THE OCEAN VIEW NEIGHBORHOOD OF WEST BERKELEY ALONG THE SIXTH STREET CORRIDOR BETWEEN VIRGINIA AND CEDAR STREETS.

THE PROJECT PROPOSES THE CONSTRUCTION OF (2) SINGLE FAMILY HOMES ON THE REAR OF A 50'X130' LOT IN THE MU-R DISTRICT. THE REAR OF THIS LOT ABUTS JERONIMUS ALLEY.

THE (2) RESIDENCES WILL BE CONSTRUCTED OF TYPE V-B CONSTRUCTION AND ARE 3 STORIES WITH A ROOF DECK. THE BUILDINGS WILL BE FULLY SPRINKLERED AND ALL REQUIRED FIRE RESISTANCE RATINGS WILL BE MET PER CBC TABLE 601.

BUILDING HEIGHTS CONFORM TO THE 35' HEIGHT LIMIT (SEE SECTIONS AND ELEVATIONS). REQUIRED LOT LINE SETBACKS AND BUILDING SEPARATION REQUIREMENTS ARE MAINTAINED (SEE PARCEL PLAN). USABLE OPEN SPACE REQUIREMENTS HAVE BEEN MET. LOT COVERAGE AND F.A.R. REQUIREMENTS HAVE BEEN MET.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

- A. 2022 CALIFORNIA BUILDING CODE
- B. 2022 CALIFORNIA MECHANICAL CODE
- C. 2022 CALIFORNIA ELECTRICAL CODE
- D. 2022 CALIFORNIA PLUMBING CODE
- E. 2022 CALIFORNIA ENERGY CODE
- F. 2022 CALIFORNIA FIRE CODE
- G. 2022 CALIFORNIA GREEN BUILDING CODE
- H. 2022 CITY OF BERKELEY MUNICIPAL CODE
- I. ACCESSIBILITY:
 - . CALL-OSHA
 - . FEDERAL REGULATIONS & AMERICAN IV/ DISABILITIES ACT (ADA)

COMPLIANCE STATEMENTS

THE SUBJECT PROJECT DOES NOT INCLUDE 50 CUBIC YARDS OF CUT AND/ FILL.

NEW OR REPLACED IMPERVIOUS SURFACES < 2,500sf

BUILDING & ZONING CODE ANALYSIS

ZONING INFO: (MUR-R) (PER TABLE 23.206-14)
MIN. USABLE OPEN SPACE: 150sf PER DWELLING UNIT
MAX. FLOOR AREA RATIO: 1.5 FOR BLDGS W/ 50% OR > RESIDENTIAL

-EXISTING BLDG. F.A.R.: 0.416
-NEW BLDG F.A.R.: 0.57
-TOTAL F.A.R. (ALL BDLGS): 0.987
MAX. BUILDING HEIGHT: 35 AND (3) STORIES
-PROPOSED BUILDING HEIGHT: 35 AND (3) STORIES
MIN. BLDG SEPARATION: NO MINIMUM
MAX LOT COVERAGE: 100%

MIN. LOT LINE SETBACKS:

- REQ'D AT FRONT: 10'-0" (PER TABLE 23.304.3)
- EXISTING AT FRONT: 21'-0"
- REQ'D AT SOUTH SIDE: NO MINIMUM (PER TABLE 23.206-14)
- PROPOSED AT SOUTH SIDE: 3'-0"
- REQ'D AT NORTH SIDE: 5'-0" (PER TABLE 23.304.3)
- PROPOSED AT NORTH SIDE: 5'-0"
- REQ'D AT REAR: 5'-0" (PER TABLE 23.304.3)
- PROPOSED AT REAR: 5'-0"

PARKING: NONE REQ'D (PER TABLE 23.322-4)

OPEN SPACE AREAS

1614 (E) RESIDENCE:
USABLE OPEN SPACE AT GRADE 512sf

1616A:
USABLE OPEN SPACE AT GRADE 292sf
OPEN-AIR ROOF DECK 360sf

1616B:
USABLE OPEN SPACE AT GRADE 226sf
OPEN-AIR ROOF DECK 360sf

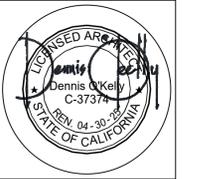
TOTAL USABLE OPEN SPACE 1,742sf

LOT COVERAGE

LOT AREA 6,500sf
BUILDING FOOTPRINT:
• 1614 1,504sf
• 1616A 640sf
• 1616B 640sf

USABLE OPEN SPACE
• TOTAL AT GRADE 1,022sf
• TOTAL AT ROOF DECKS 720sf

PARKING & DRIVEWAY 1,192sf
NON-USABLE OPEN SPACE 1,306sf



APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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S.A.P. - EXISTING
 SITE PHOTOS

SAP02
 PROJECT Project
 Number Number



EXISTING HISTORIC BUILDING - EAST FACADE



EXISTING HISTORIC BUILDING - FROM NE



EXISTING HISTORIC BUILDING - NORTH FACADE



EXISTING HISTORIC BUILDING - WEST FACADE



VIEWS FROM 6TH STREET - FROM SE



VIEWS FROM 6TH STREET - FROM EAST



VIEWS FROM 6TH STREET - FROM NE



VIEW FROM JERONIMUS ALLEY - FROM NORTH (CEDAR STREET DIRECTION)



VIEW FROM JERONIMUS ALLEY - FROM SOUTH (VIRGINIA STREET DIRECTION)

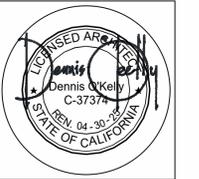
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2 VIEW FROM ACROSS 6TH - AFTER Copy 1



1 VIEW FROM ACROSS 6TH - AFTER



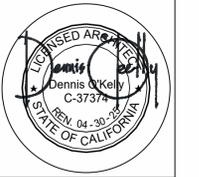
APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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3D VIEWS -
 BEFORE &
 AFTER FROM
 6TH STREET -
 S.A.P.

SAP03
 PROJECT Number





1 VIEW FROM 6TH - SOUTH - EXISTING - S.A.P.



3 VIEW FROM 6TH - SOUTH - NEW CONSTRUCTION - S.A.P.



2 VIEW FROM 6TH - NORTH - EXISTING - S.A.P.



4 VIEW FROM 6TH - NORTH - NEW CONSTRUCTION - S.A.P.



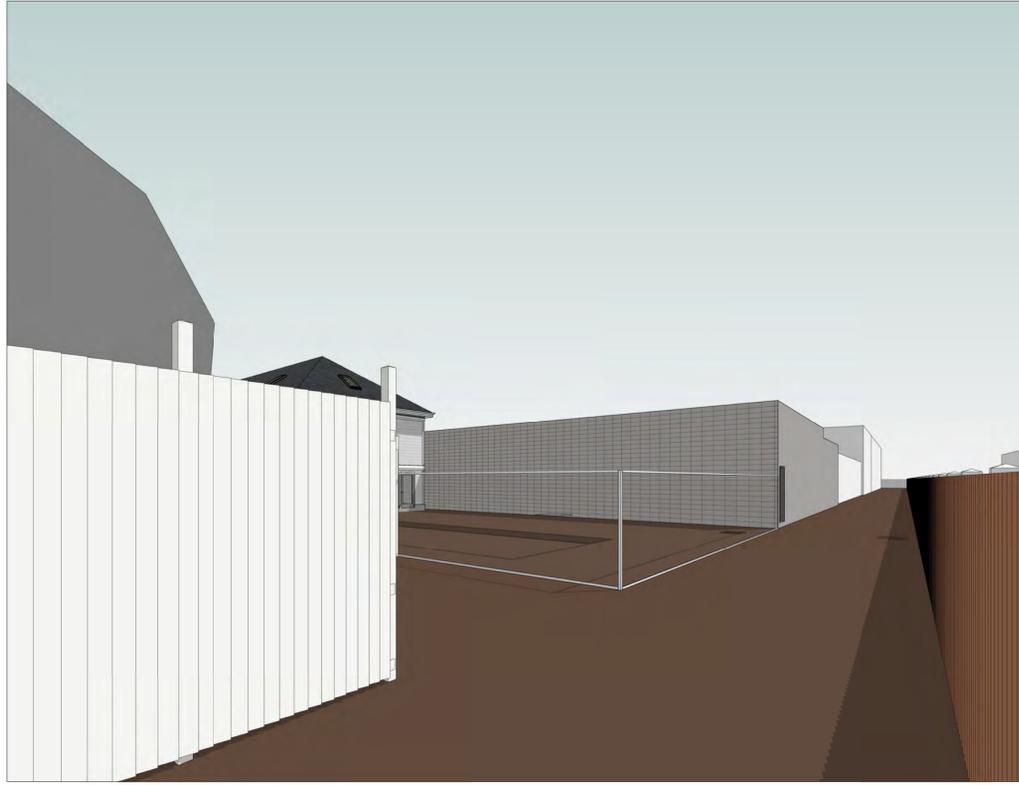
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1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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3D VIEWS -
 BEFORE &
 AFTER FROM
 6TH STREET -
 S.A.P.

SAP04
 PROJECT Project Number

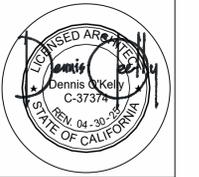
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2 VIEW FROM ALLEY - NORTH - BEFORE



1 VIEW FROM ALLEY - NORTH - AFTER

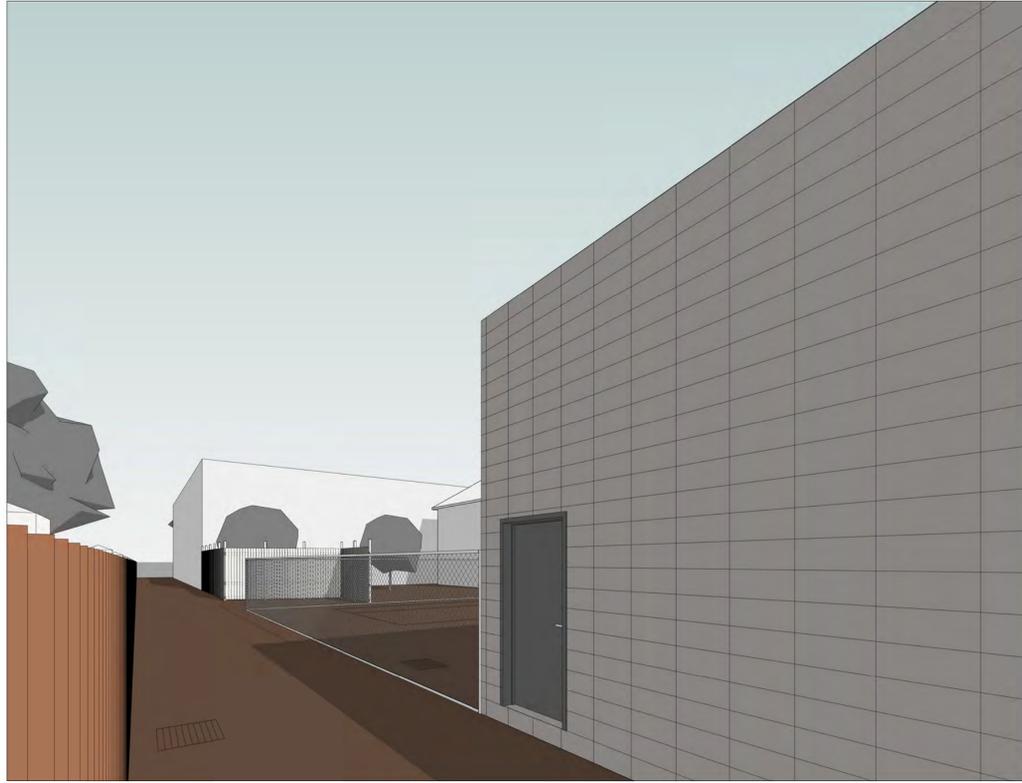


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1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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3D VIEWSD
 VIEWS - BEFORE
 & AFTER FROM
 JERONIMUS
 ALLEY

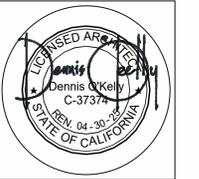
SAP05
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2 VIEW FROM ALLEY - SOUTH - BEFORE



1 VIEW FROM ALLEY - SOUTH - AFTER

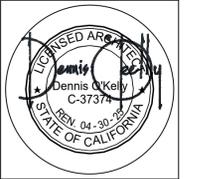


APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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3D VIEWSD
 VIEWS - BEFORE
 & AFTER FROM
 JERONIMUS
 ALLEY

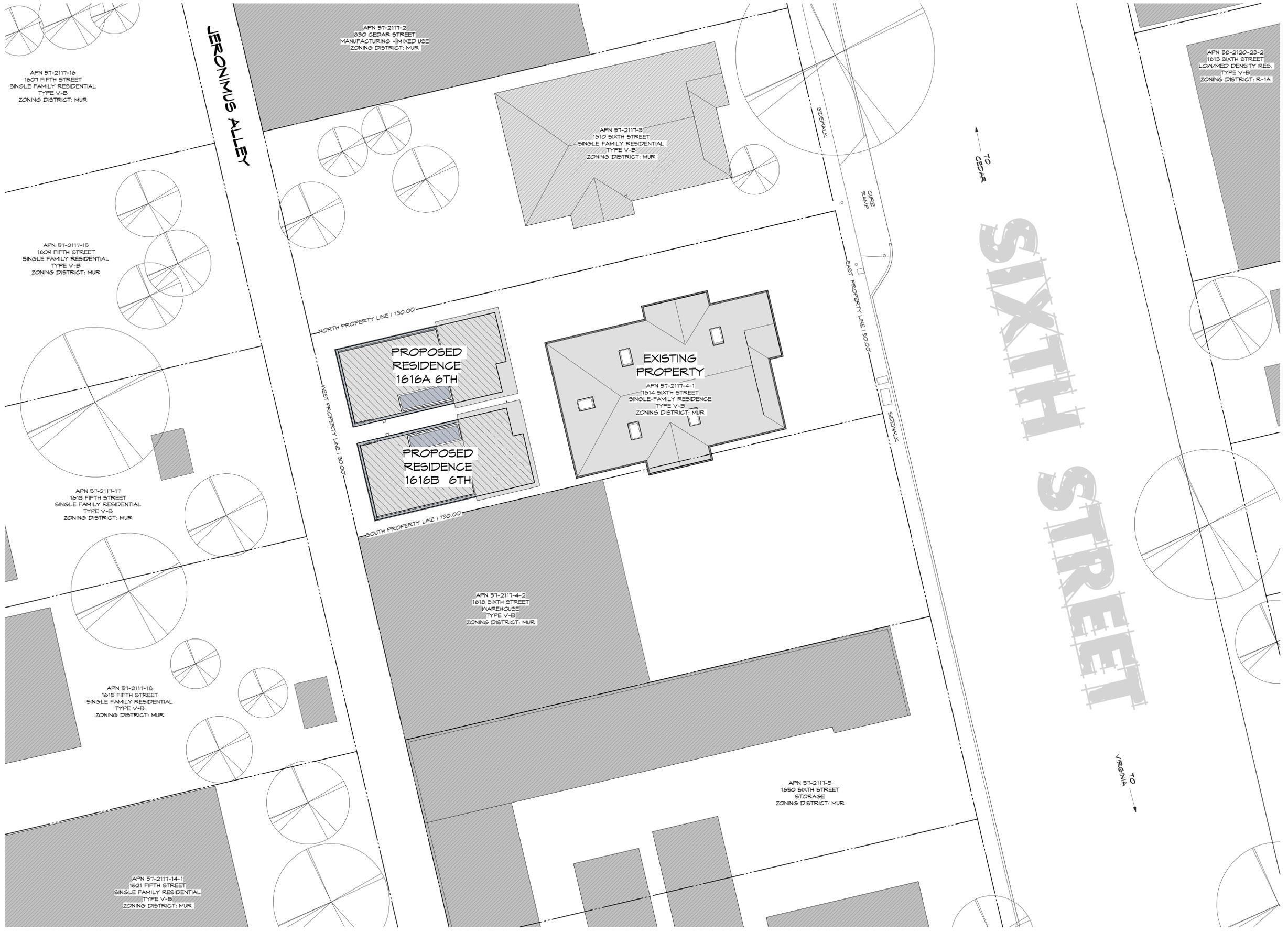
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 PROJECT Project Number



APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

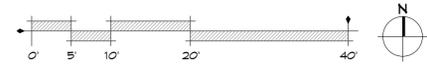
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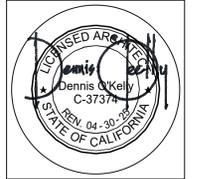
S.A.P. - VICINITY MAP



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 COPYRIGHT © 2023 KING O'KELLY ARCHITECTS

1 VICINITY PLAN - S.A.P.
 1" = 10'-0"

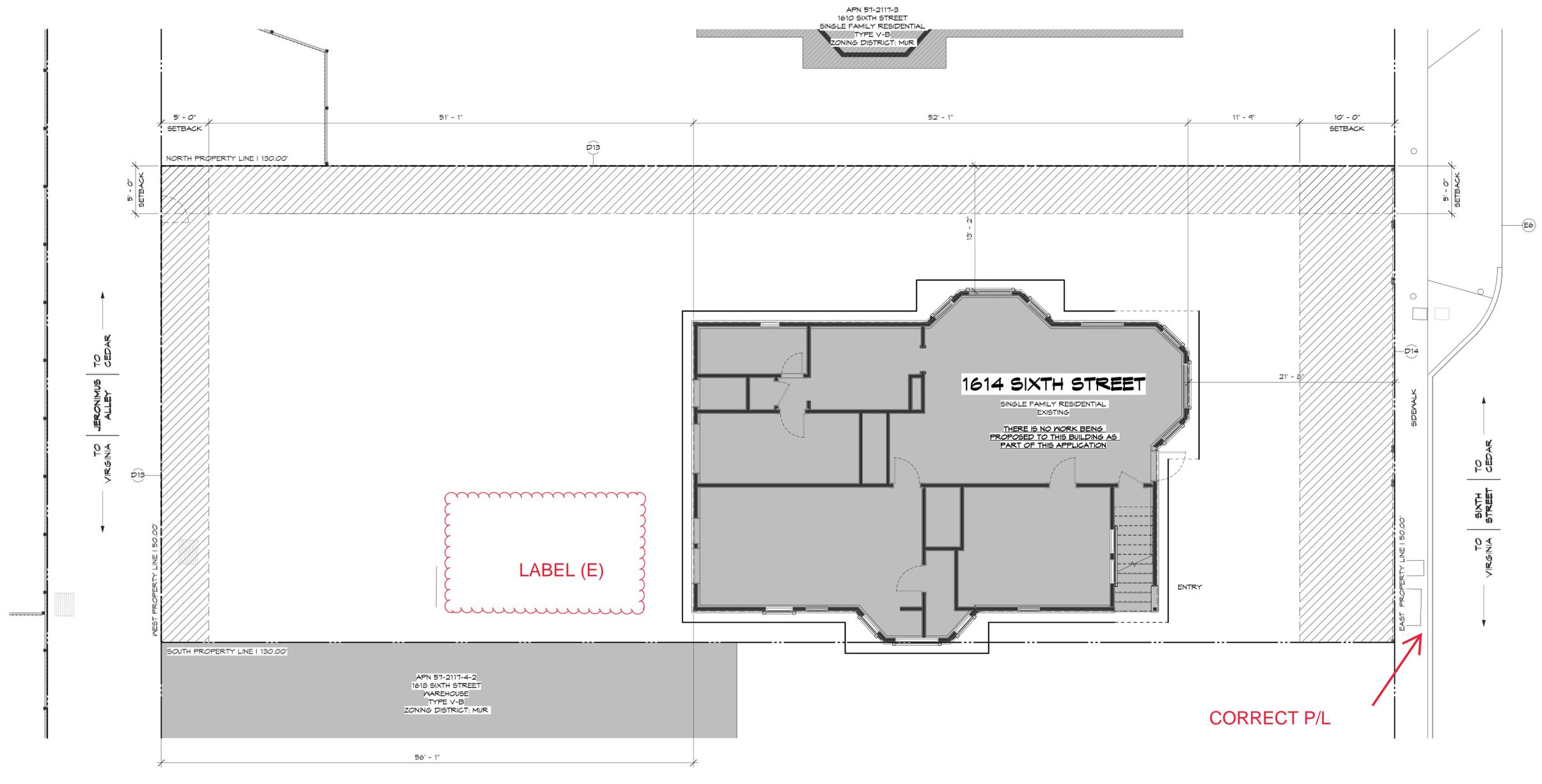




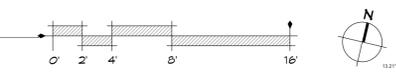
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1614 6TH ST. - S.A.P. REV. 1
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S.A.P. - EXISTING
 SITE PLAN



1 EXISTING SITE PLAN - S.A.P.
 3/16" = 1'-0"

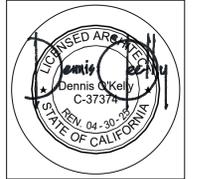


KEY NOTES

| NO. | TEXT |
|-----|----------------------------|
| D13 | REMOVE (E) CHAINLINK FENCE |
| D14 | REMOVE (E) PICKET FENCE |
| E6 | (E) CURB-CUT TO REMAIN |

CONSTRUCTION LEGEND

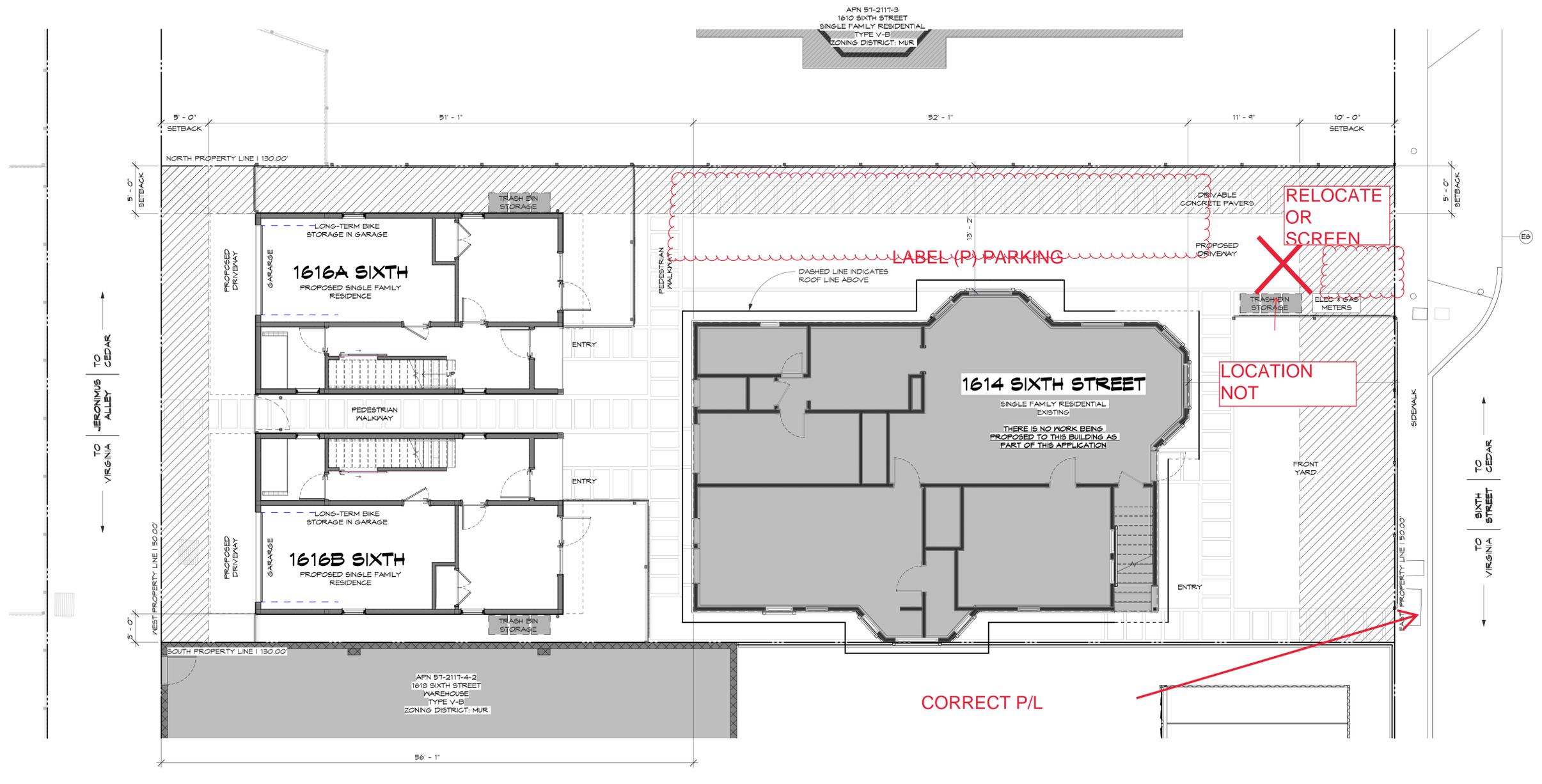
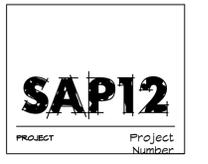
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| | EXISTING CONSTRUCTION TO BE REMOVED |
| | EXISTING FLOOR/ROOF/CEILING TO BE REMOVED |
| | NEW WALL CONSTRUCTION |
| | EXISTING WALL CONSTRUCTION |
| | AREA NOT IN CONTRACT |



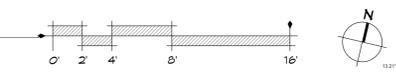
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1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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S.A.P. -
 PROPOSED SITE
 PLAN



1 SITE PLAN - S.A.P.
 3/16" = 1'-0"

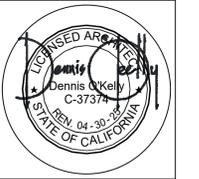


KEY NOTES

| NO. | TEXT |
|-----|------------------------|
| E6 | (E) CURB-CUT TO REMAIN |

CONSTRUCTION LEGEND

| | |
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| | EXISTING CONSTRUCTION TO BE REMOVED |
| | EXISTING FLOOR/ROOF/CEILING TO BE REMOVED |
| | NEW WALL CONSTRUCTION |
| | EXISTING WALL CONSTRUCTION |
| | AREA NOT IN CONTRACT |

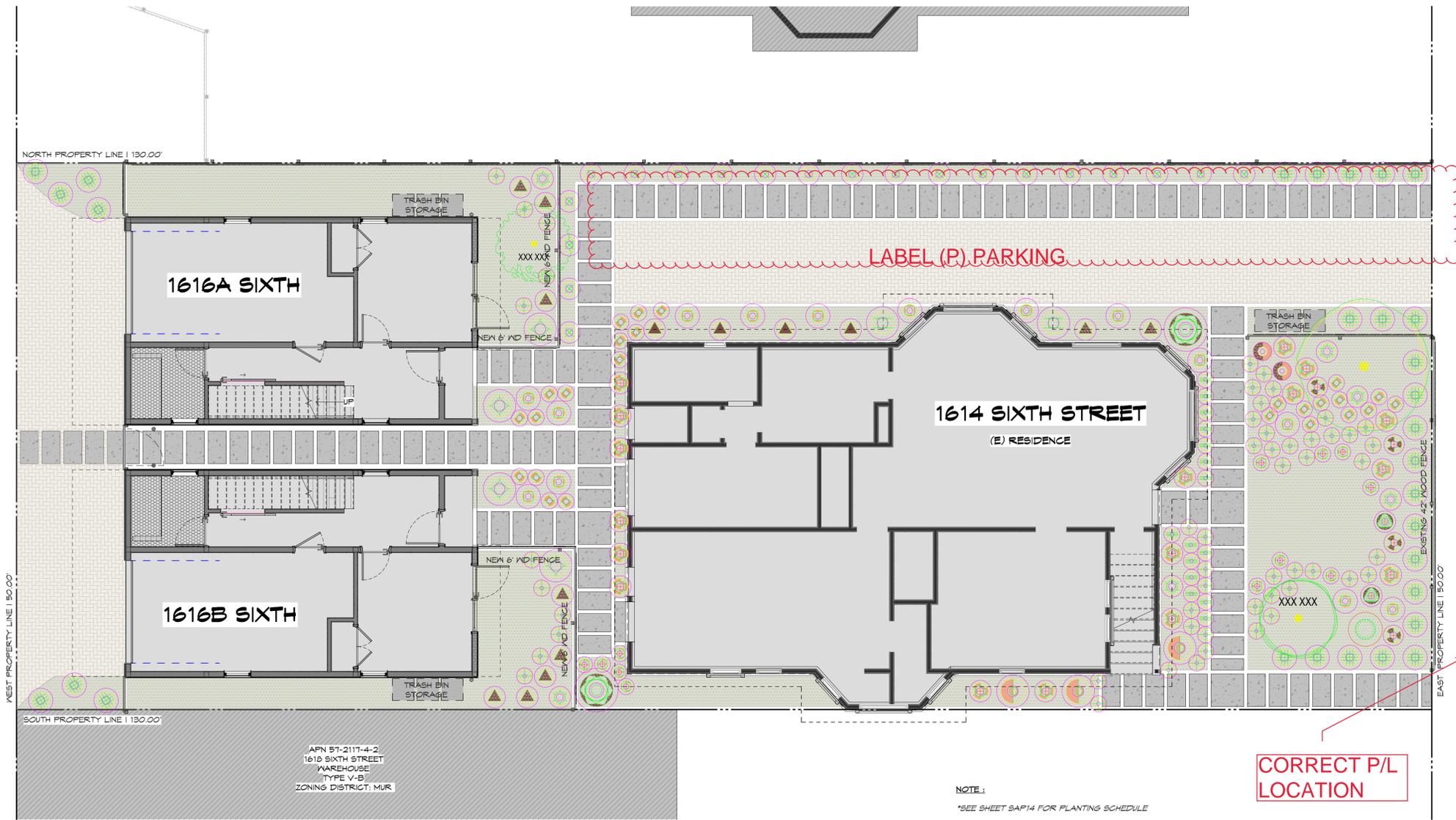


APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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| 11/06/23 | USE PERMIT |
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S.A.P. -
 LANDSCAPE
 PLAN

SAP13
 PROJECT _____
 Project Number _____



NOTE:
 *SEE SHEET SAP14 FOR PLANTING SCHEDULE
 ALL LANDSCAPE ELEMENTS TO BE CONSISTENT WITH THE STATE OF CALIFORNIA WATER EFFICIENCY LANDSCAPE ORDINANCE (WEL) STANDARDS
 THE SUBJECT PROJECT DOES NOT INCLUDE 50 CUBIC YARDS OF CUT AND/ FILL.
 NEW OR REPLACED IMPERVIOUS SURFACES < 2,500sf

CORRECT P/L LOCATION

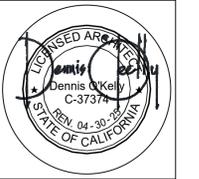
1 LANDSCAPE PLAN - S.A.P.
 3/16" = 1'-0"



LANDSCAPE LEGEND

| | |
|--|---|
| | PERMEABLE PAVER (RATED TO BE DRIVEN ON) |
| | CONCRETE PAVERS (RATED TO BE DRIVEN ON) |
| | LANDSCAPED AREA w/ PERMEABLE GROUNDCOVER (MULCHED OR SIMILAR) |

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APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

TREE SCHEDULE

| NOTE: ALL QUANTITIES SUBJECT TO CHANGE AND TO BE VERIFIED BY CONTRACTOR ON PLANS. | | | | | | | | | | | |
|--|-----|--|---------|------------|--------|--------|--------|----------|---------|--------|--------|
| SYMBOL | KEY | DESCRIPTION | SIZE | SPACING | HEIGHT | SPREAD | WUCOLS | QUANTITY | REMARKS | NATIVE | DETAIL |
| | PR | WESTERN SYCAMORE <u>PLATANUS RACEMOSA 'ROBERTS'</u> | 36" BOX | SEE LAYOUT | 40' | 30' | M | | | Y | |
| | AM | STRAWBERRY TREE <u>ARBUTUS MARINA</u> | 24" BOX | SEE LAYOUT | 20' | 12' | L | | | Y | |
| | AP | JAPANESE MAPLE <u>ACER PALMATUM 'SEIRYU'</u> | 24" BOX | SEE LAYOUT | 25' | 18' | M | | | | |

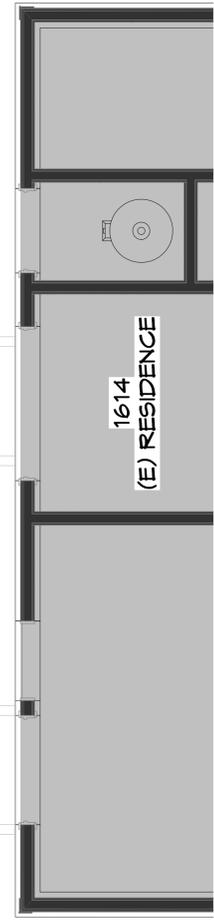
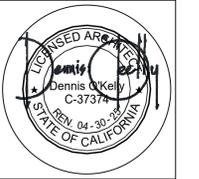
UNDERSTORY SCHEDULE

| NOTE: ALL QUANTITIES SUBJECT TO CHANGE AND TO BE VERIFIED BY CONTRACTOR ON PLANS. | | | | | | | | | | | |
|--|-----|---|--------|-----------|------------------------|------------------------|-------|----------|---|--------|--------|
| SYMBOL | KEY | DESCRIPTION | SIZE | SPACING | HEIGHT | SPREAD | WATER | QUANTITY | REMARKS | NATIVE | DETAIL |
| | MC | PACIFIC WAX MYRTLE <u>MYRICA CALIFORNICA</u> | 5 GAL | 36" O.C. | 20'-30' SEE REMARKS | 10'-20' SEE REMARKS | L | | HEDGE TO 7' HIGH, 3'-4" WIDE IN LATE SPRING | Y | |
| | RC | COFFEEBERRY <u>RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'</u> | 1 GAL | SEE PLANS | 3'-4' | 4'-5' | L | | | Y | |
| | AC | COUSIN ITT PLANT <u>ACACIA COGNATA 'COUSIN ITT'</u> | 1 GAL | SEE PLANS | 2' | 3'-4' | L | | | | |
| | MM | HONEY BUSH <u>MELIANTHUS MAJOR</u> | 5 GAL | SEE PLANS | 5'-6' | 6'-8' | M | | | | |
| | AD | MANZANITA <u>ARCTOSTAPHYLOS DENSIFLORA</u> HOWARD MCMINN | 1 GAL | SEE PLANS | 5'-8' | 5'-6' | VL | | | Y | |
| | BS | ANGEL'S TRUMPET <u>BRUGMANSIA SP.</u> | 15 GAL | SEE PLANS | 8-12' | 8-10' | M | | | | |
| | FJ | JAPANESE ANDROMEDA <u>PIERIS JAPONICA 'MOUNTAIN FIRE'</u> | 1 GAL | SEE PLANS | 4'-8' | 3'-6' | M | | | | |
| | HM | ISLAND ALUM ROOT <u>HEUCHERA MAXIMA</u> | 1 GAL | SEE PLANS | 1'-2' | 1'-2' | M | | | Y | |
| | PH | FOOTHILL BEARDTONGUE <u>PENSTEMMON HETEROPHYLLUS</u> | 1 GAL | SEE PLANS | 18" | 1'-2' | L | | | Y | |
| | EK | SANTA BARBARA DAISY <u>ERIGERON KARVINSKIANUS</u> | 1 GAL | SEE PLANS | 1'-2' | 3'-4' | L | | | | |
| | EP | TOWER OF BELLS <u>ECHUM PININANA</u> | 1 GAL | SEE PLANS | 8-10' | 1'-2' | L | | BIENNIAL | | |
| | SC | CLEVELAND SAGE <u>SALVIA CLEVELANDII 'WINNIFRED GILMAN'</u> | 1 GAL | SEE PLANS | 1'-2' | 8-15' | L | | | Y | |
| | MR | DEERGRASS <u>MUHLENBERGIA RIGENS</u> | 1 GAL | SEE PLANS | 3' 5' FLOWERING | 3'-4' | L | | | Y | |
| | FC | CALIFORNIA FESCUE <u>FESTUCA CALIFORNICA</u> | 1 GAL | SEE PLANS | 1'-2' | 1'-2' | L | | | Y | |
| | WF | WOODWARDIA FIMBRIATA <u>GIANT CHAIN FERN</u> | 1 GAL | SEE PLANS | 3'-4' | 4'-5' | M | | | Y | |
| | TA | BLACK-EYED SUSAN VINE <u>THUNBERGIA ALATA</u> | 2 GAL | 4' O.C. | CLIMBING TO 15' | SPREADING TO 20' | M | | | | |
| | AA | FOXGLOVE AGAVE <u>AGAVE ATTENUATA</u> | 2 GAL | SEE PLANS | 2'-4' | 3'-4' | L | | | Y | |
| | RS | FLOWERING GOOSEBERRY <u>RIBES SANGUINEUM</u> | 5 GAL | SEE PLANS | 6-10' | 5'-6' | M | | | Y | |

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S.A.P. -
LANDSCAPE
PLANTING
SCHEDULE





TO CEDAR
 JERONIMUS ALLEY
 TO VIRGINIA

1 GROUND LEVEL PLANS - S.A.P.
 3/8" = 1'-0"

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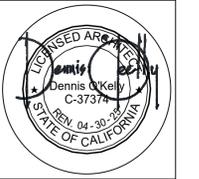
COPYRIGHT © 2023 KING O'KELLY ARCHITECTS

APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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S.A.P. - FLOOR PLANS

SAP21
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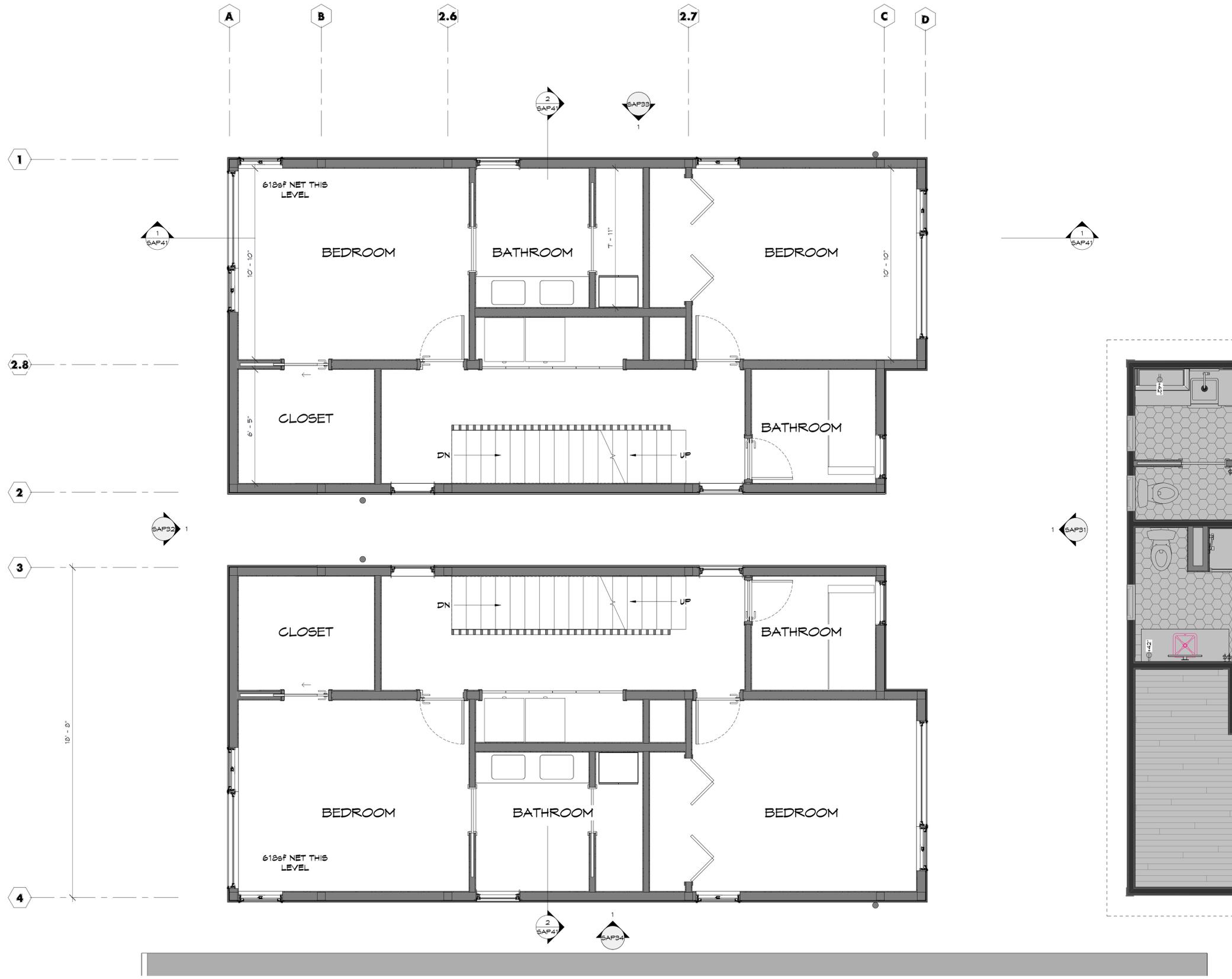


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 1614 6TH STREET - BERKELEY, CA

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S.A.P. - FLOOR PLANS

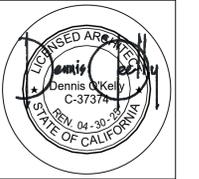
SAP22
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1 SECOND LEVEL PLANS - S.A.P.
 3/8" = 1'-0"



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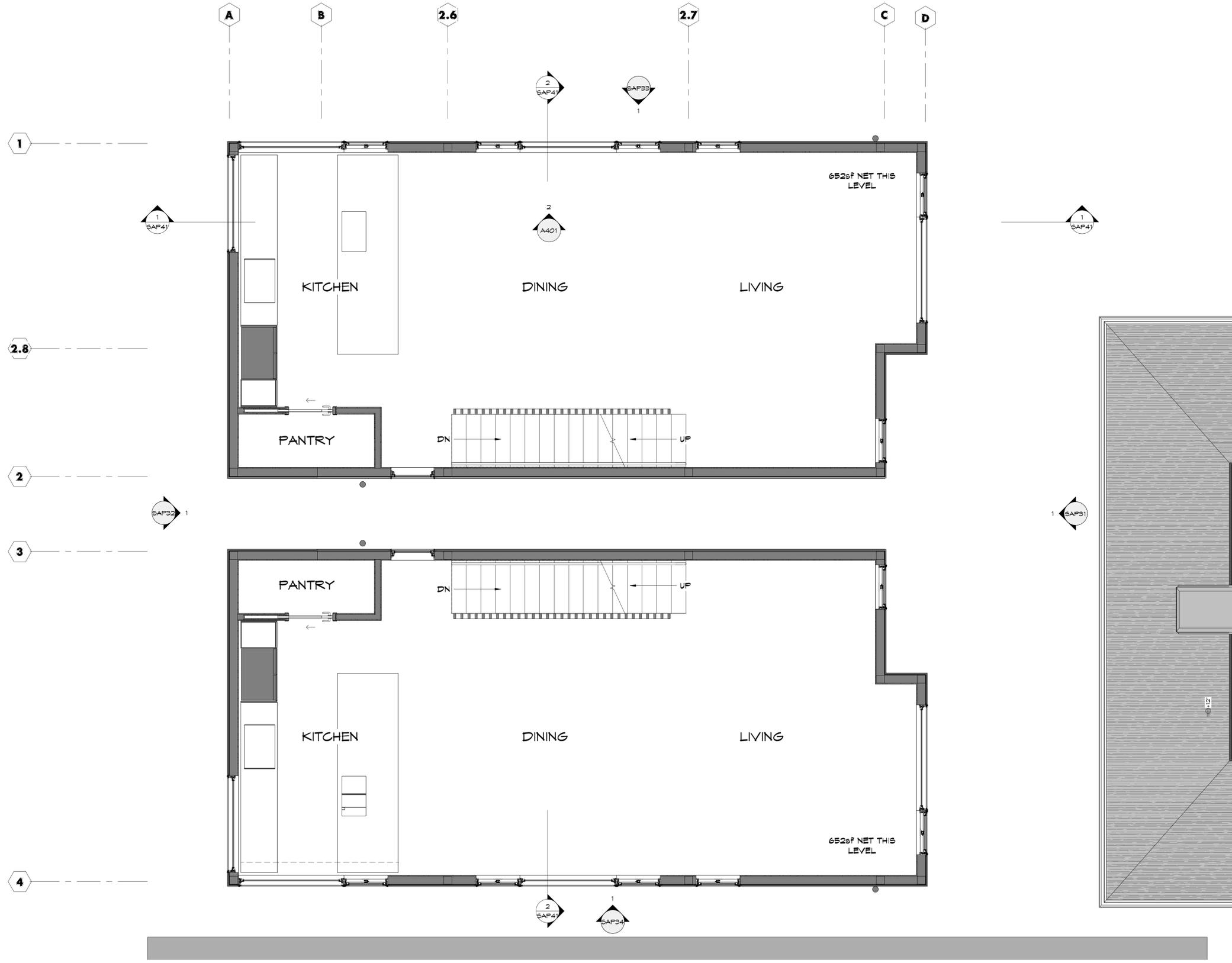


APN 57-2117-4-1
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 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

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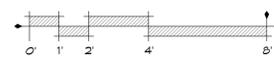
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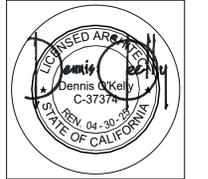
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1 THIRD LEVEL PLANS - S.A.P.
 3/8" = 1'-0"



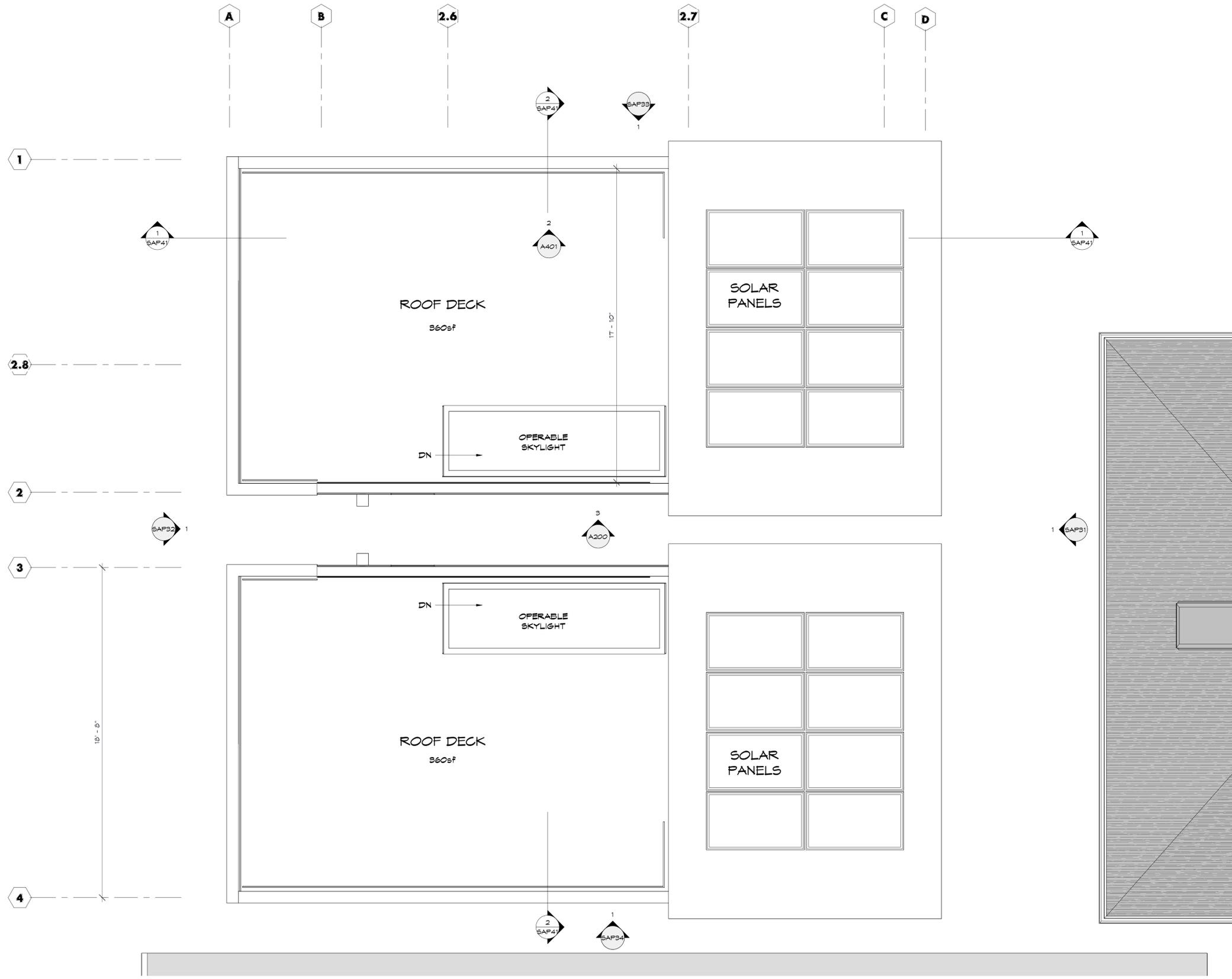


APN 57-2117-4-1
1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

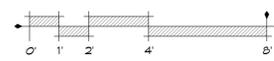
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S.A.P. - ROOF
 PLANS

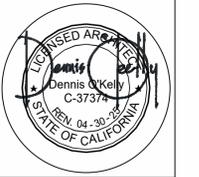
SAP24
 PROJECT _____
 Project Number _____



1 ROOF & ROOF DECK PLANS - S.A.P.
 3/8" = 1'-0"



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1614 6TH ST. - S.A.P. REV. 1
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 1614 6TH STREET - BERKELEY, CA

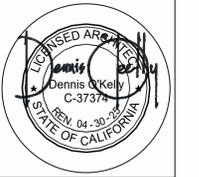
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S.A.P. -
 ELEVATIONS

SAP31
 PROJECT _____
 Project Number _____



1 EAST ELEVATION - S.A.P.
 3/8" = 1'-0"



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 OWNER: 1614 SIXTH STREET, LLC
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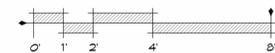
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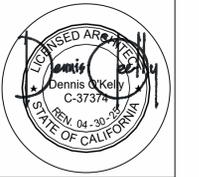
S.A.P. -
 ELEVATIONS

SAP32
 PROJECT Number



1 WEST ELEVATION - S.A.P.
 3/8" = 1'-0"



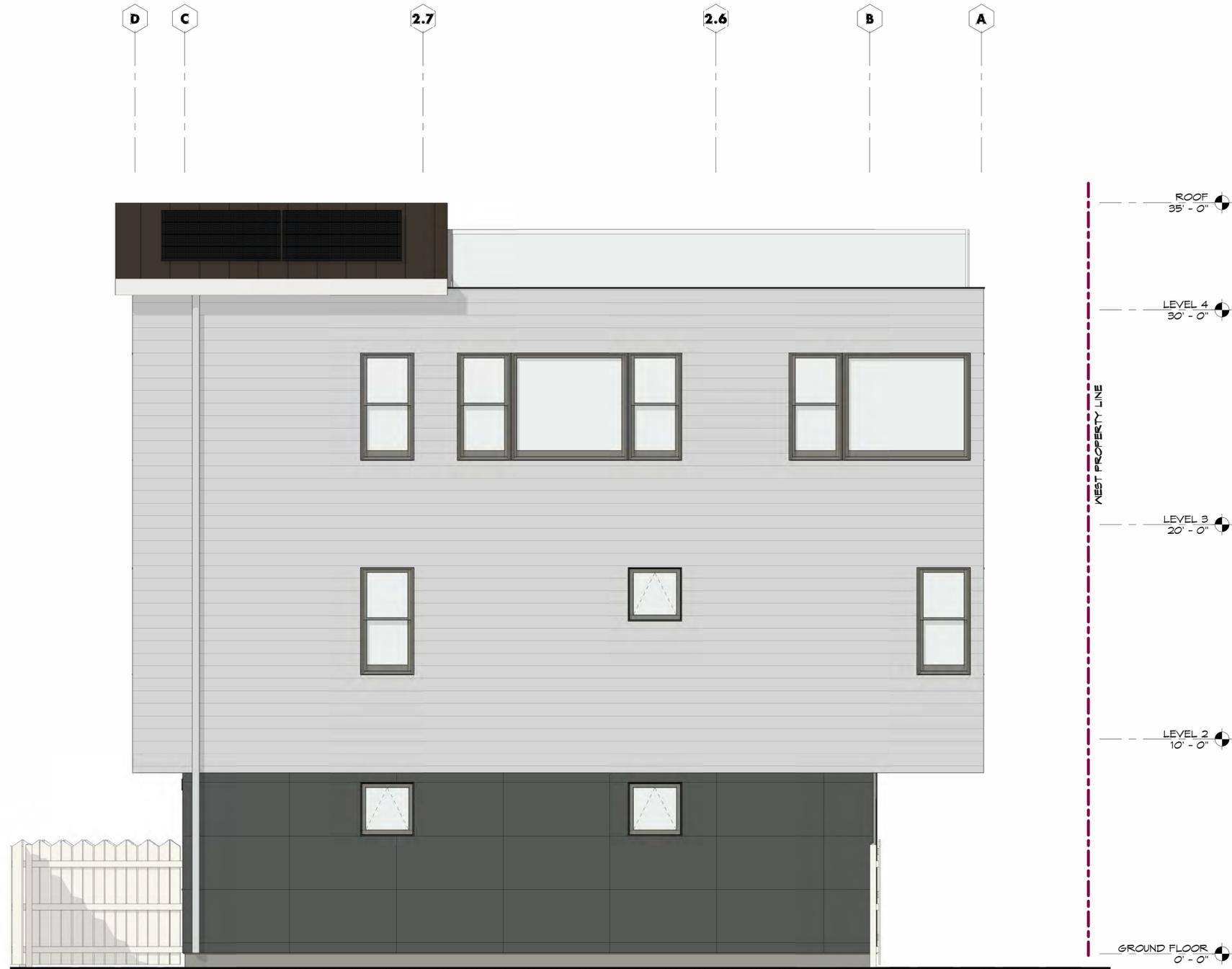


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1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

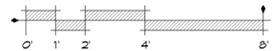
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S.A.P. -
 ELEVATIONS

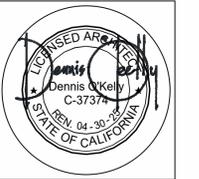
SAP33
 PROJECT Number



1 NORTH ELEVATION - S.A.P.
 3/8" = 1'-0"



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S.A.P. -
 ELEVATIONS

SAP34
 PROJECT Number

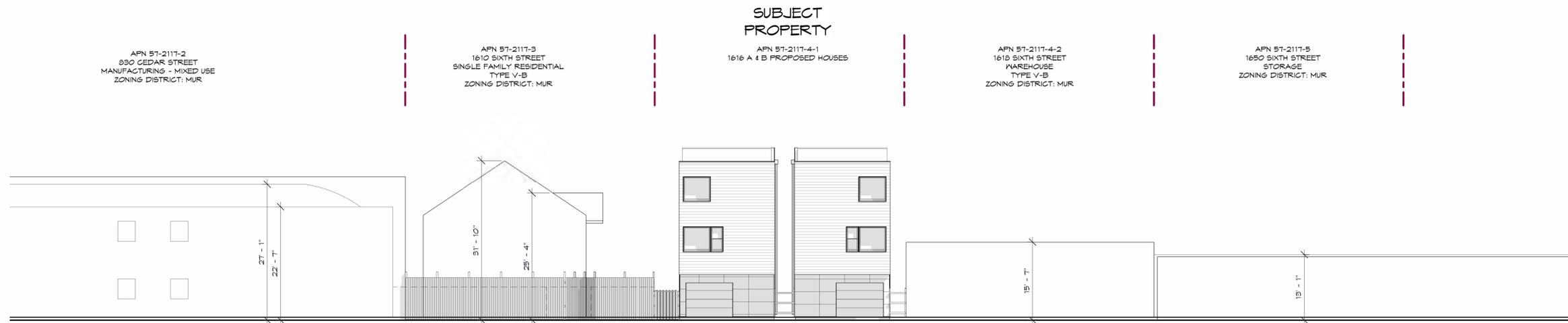
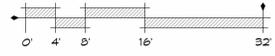


1 SOUTH ELEVATION - S.A.P.
 3/8" = 1'-0"

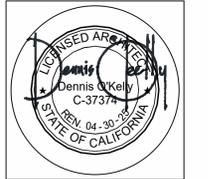
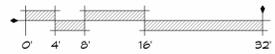
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1 SIXTH STREET ELEVATION - S.A.P.
 3/32" = 1'-0"



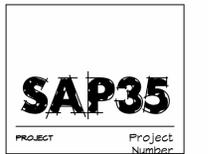
2 JERONIMUS ALLEY ELEVATIONS - S.A.P.
 3/32" = 1'-0"



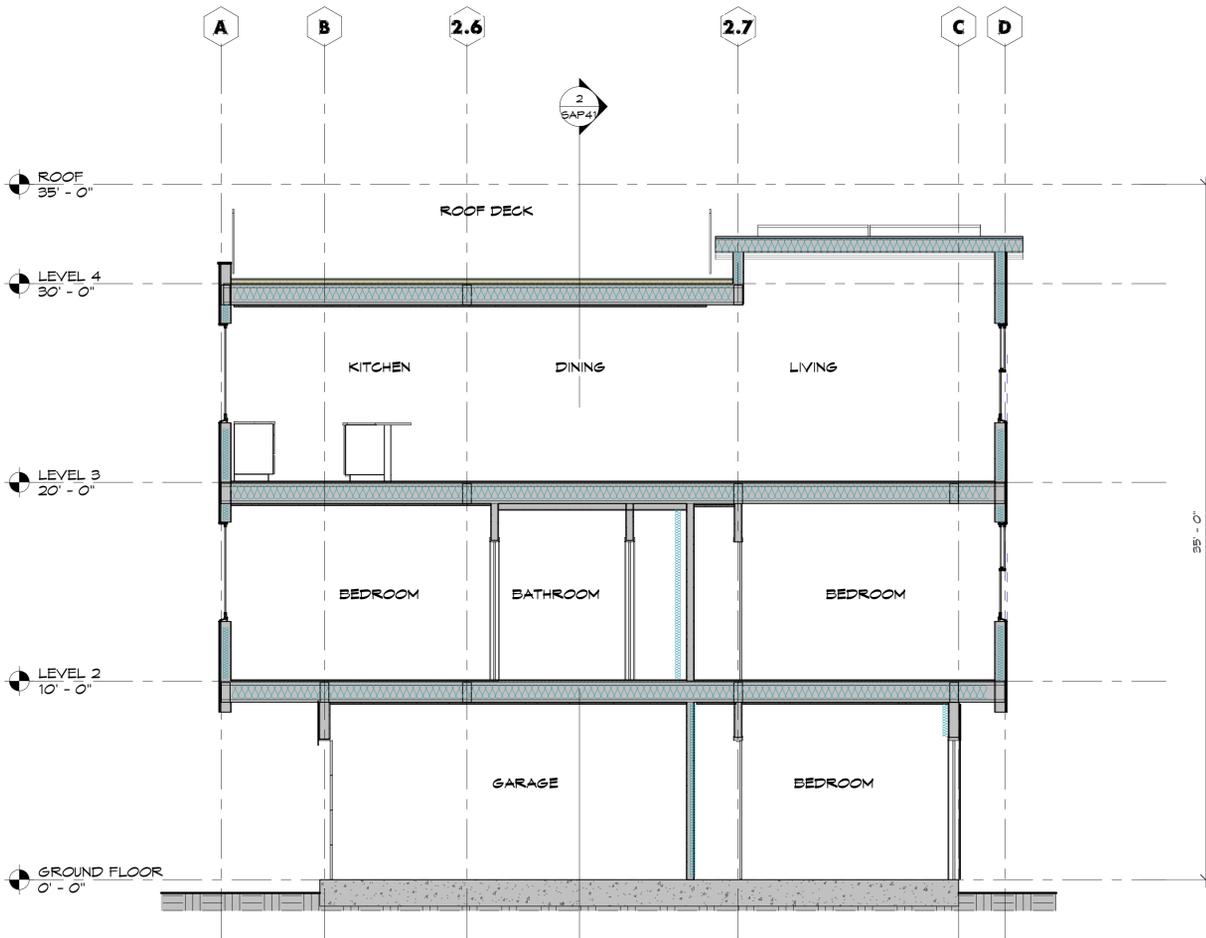
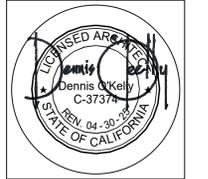
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1614 6TH ST. - S.A.P. REV. 1
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 1614 6TH STREET - BERKELEY, CA

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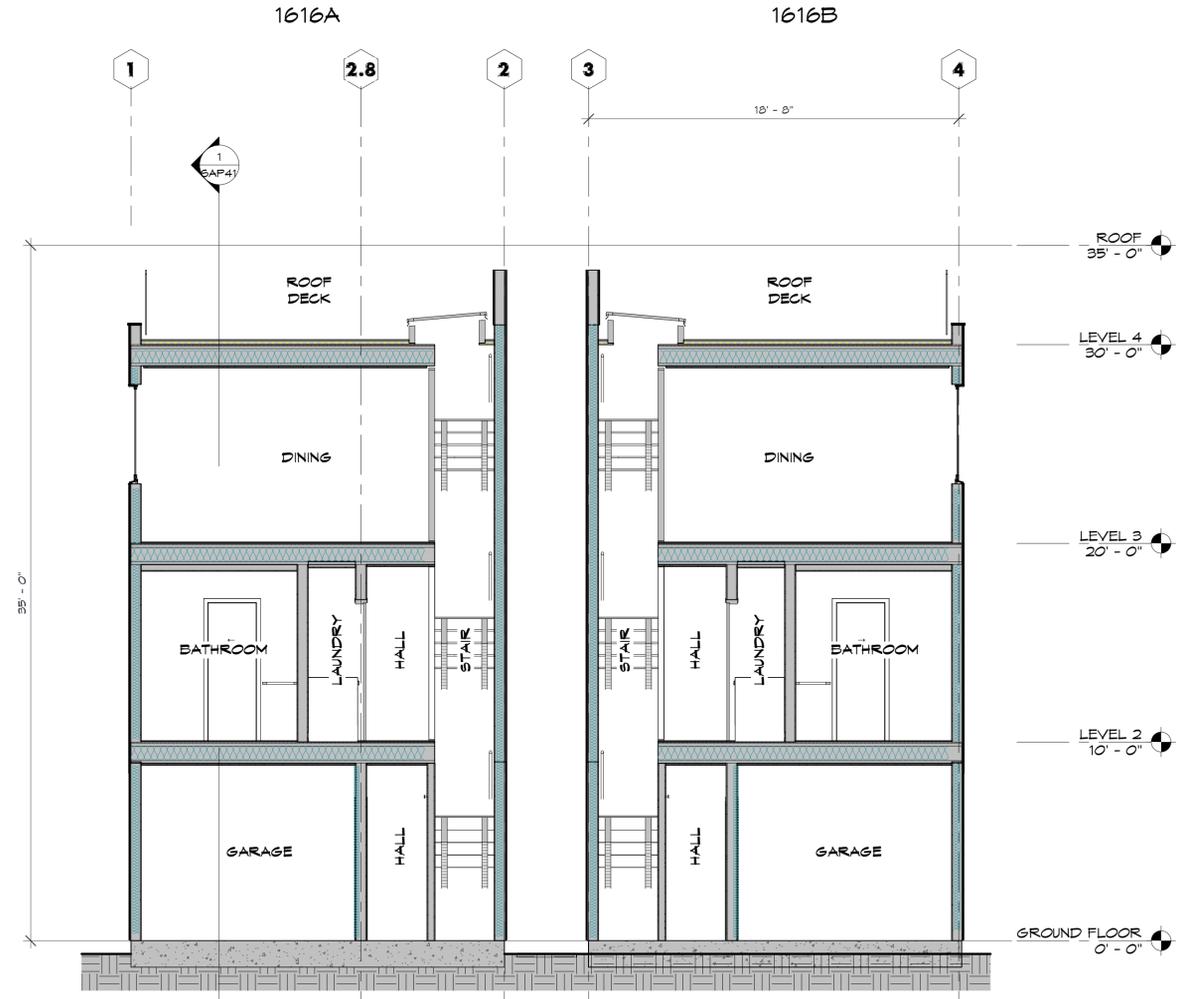
S.A.P. - STREET ELEVATIONS



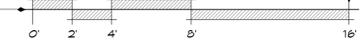
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1 LONG SECTION - S.A.P.
 1/4" = 1'-0"



2 CROSS SECTION - S.A.P.
 1/4" = 1'-0"

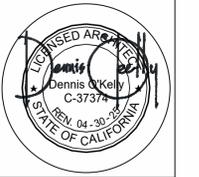


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S.A.P. - SECTION DRAWINGS

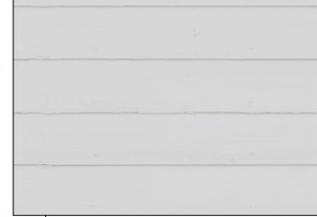




MT-2
 POWDER COATED ALUM STANDING
 SEAM ROOFING
 CHELSEA GREY



CC-2
 FIBER CEMENT SIDING - V-GROOVE
 PAINTED BEN MOORE 'GREY TINT'
 *MATCHES THE SIDING COLOR OF
 THE VICTORIAN



S1
 OUTDOOR SCENCE AT MAIN ENTRY -
 BALANCE SCENCE



S2
 OUTDOOR SCENCE AT NORTH &
 SOUTH FACADE AND ROOF DECK
 LUMENS - ATLANTIS SCENCE

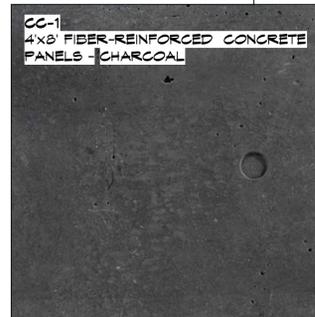


ADJUSTABLE STANDOFF RAILING SYSTEM
 OR LAURENCE
 CLEAR TEMPERED GLAZING

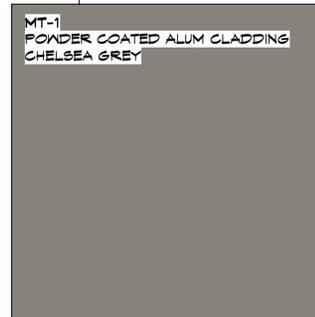


4"x4" EXTRUDED ALUMINUM DOWNSPOT
 PAINTED 'GREY TINT' TO MATCH SIDING

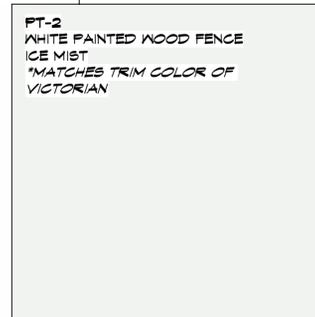
CC-1
 4'x8' FIBER-REINFORCED CONCRETE
 PANELS - CHARCOAL



MT-1
 POWDER COATED ALUM CLADDING
 CHELSEA GREY



FT-2
 WHITE PAINTED WOOD FENCE
 ICE MIST
 *MATCHES TRIM COLOR OF
 VICTORIAN

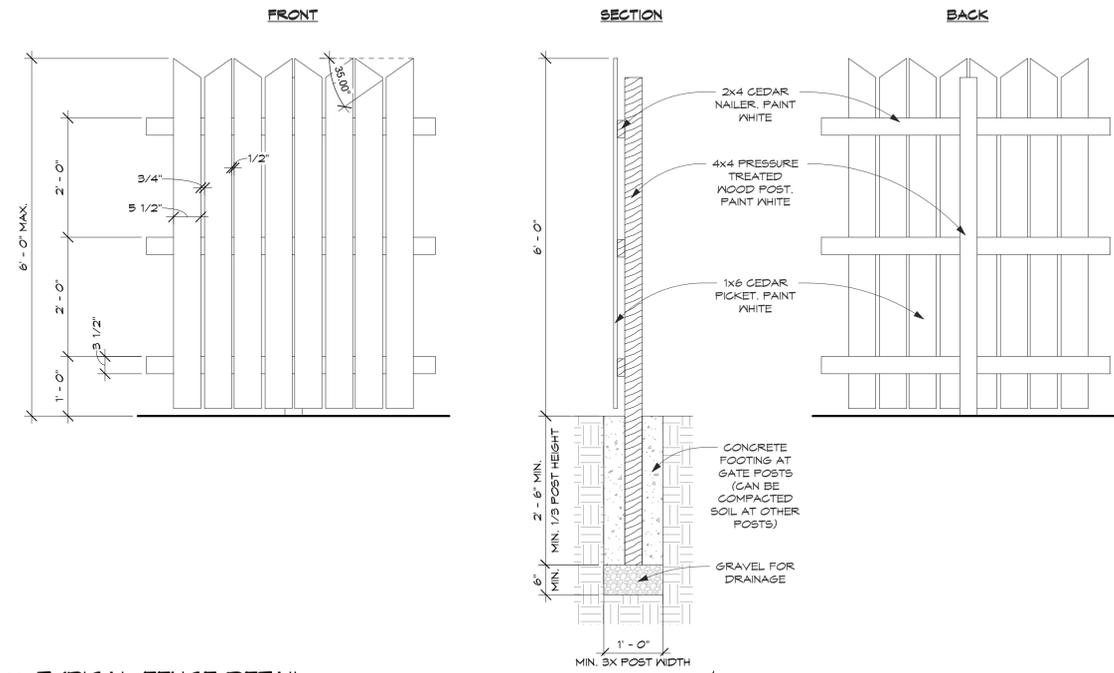
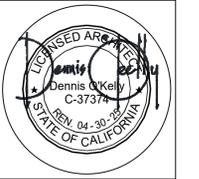


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1614 6TH ST. - S.A.P. REV. 1
 OWNER: 1614 SIXTH STREET, LLC
 1614 6TH STREET - BERKELEY, CA

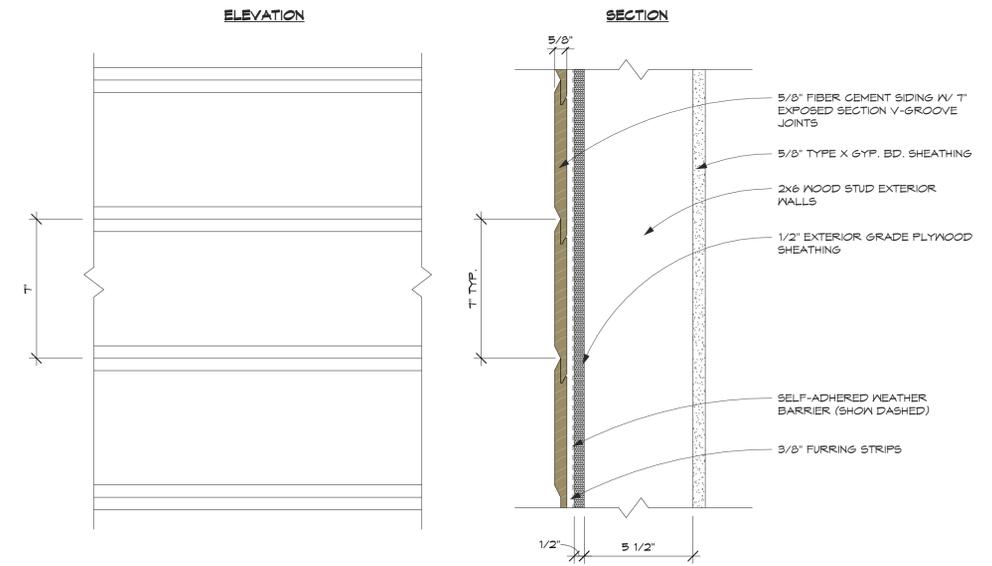
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S.A.P. -
 MATERIALS
 BOARD





1 TYPICAL FENCE DETAIL
 3/4" = 1'-0"



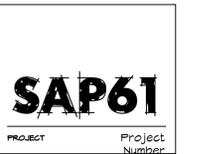
GENERAL NOTE:
 THE (N) FIBER CEMENT SIDING MATCHES THE 'T' EXPOSED SECTION OF THE SIDING ON THE ADJACENT VICTORIAN. THE SIDING ON THE VICTORIAN ALSO HAS A V-GROOVE PROFILE

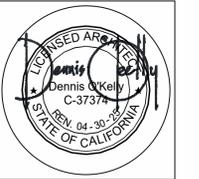
2 SIDING PROFILE DETAILS
 3" = 1'-0"

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 1614 6TH STREET - BERKELEY, CA

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S.A.P. - DETAILS

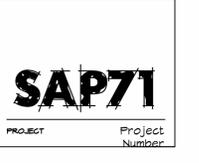




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1614 6TH ST. - S.A.P. REV. 1
OWNER: 1614 SIXTH STREET, LLC
1614 6TH STREET - BERKELEY, CA

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S.A.P. -
ADDITIONAL 3D
VIEWS



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APPLICANT STATEMENT

1614 6TH STREET - USE PERMIT APPLICATION



November 10, 2023

Planning and Development
1947 Center St., 2nd Floor
Berkeley, CA 94704

RE: 1614 6th Street - Use Permit - Applicant Statement

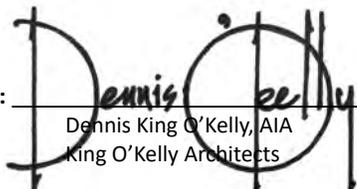
The proposed project is located in the Ocean View neighborhood of West Berkeley along the Sixth Street corridor between Virginia and Cedar Streets.

The project proposes the construction of (2) single family homes on the rear of a 50'X130' lot in the MU-R district. The rear of this lot abuts Jeronimus Alley. The lot contains an existing single family home on the front of the lot that will not be modified per part of this permit.

The (2) residences will be constructed of type V-B construction and are (3) stories with a roof deck. The buildings will be fully-sprinklered and all required fire resistance ratings will be met per CBC table 601.

Building heights conform to the 35' height limit. Required lot line setbacks and building separation requirements will be maintained. Usable open space, F.A.R. and lot coverage requirements will be met.

Please see Use Permit drawings for more context and information.

Applicant:  Date: 2023.11.10
Dennis King O'Kelly, AIA
King O'Kelly Architects

HISTORIC RESOURCE PROJECT IMPACT ANALYSIS

1614 6TH STREET - BERKELEY, CA

Prepared for:
1614 Sixth Street, LLC
825 Page Street
Berkeley, CA 94710

Prepared by:
Dennis O'Kelly, AIA
King O'Kelly Architects
806 Page Street
Berkeley, CA 94710



1614 Sixth Street
Berkeley, CA

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1614 Sixth Street
Berkeley, CA

INTRODUCTION 1.0

1.1 PURPOSE OF REPORT

The purpose of this analysis is to determine if historic resources, as defined by the Secretary of the Interior's Standards and the California Environmental Quality Act (CEQA), are impacted by the proposed Project. This analysis is intended to inform Historic Review by the Authority Having Jurisdiction (AHJ).

This analysis contains:

- A description of the applicable regulatory context
- An overview of the Historic building on the Project site.
- Review of the proposed Project
- Analysis of any potential impact to the Historic building by the proposed Project
- Conclusions

1.2 PROJECT LOCATION AND DESCRIPTION

1614 LLC (Applicant) is proposing the construction of (2) single family homes on the rear of a 50'X130' lot on Sixth Street between Virginia and Cedar Streets in the Ocean View neighborhood of Berkeley, CA. The front of the project site is currently occupied by an existing, historic single-family home. No work is being proposed to the historic building as part of this project.

The Project's stated goals are to protect the historic building and its existing residential use, to enhance the project site, and to add (2) new residential buildings to the rear of the lot along Jeronimus alley. The (2) new residences will be constructed of type V-B construction and are (3) stories with a roof deck. The buildings will be fully-sprinklered and all required fire resistance ratings will be met per CBC table 601. Building heights conform to the 35' height limit. Required lot line setbacks and building separation requirements will be maintained. Usable open space, F.A.R. and lot coverage requirements will be met.

The Project Vicinity is highly urbanized and fully built-out. The project site is located on Sixth Street, which is an active corridor through West Berkeley connecting the North to the South. Cedar Street to the North is an active corridor connecting Berkeley from its Western edge up into the hills to the East. The area is characterized by a mixed-use which combines residential, live/work, light industrial, arts and crafts, manufacturing and retail uses. A lower density residential neighborhood that includes a mix of single-family, bungalow, duplex and lower scale apartment uses is directly East of 6th street.



Figure 1: Vicinity Map

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REGULATORY CONTEXT 2.0

2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The section provides an introduction to the California Environmental Quality Act (CEQA) and its relationship to historic resources.

*See Appendix – CEQA Process Flow Chart

The California Environmental Quality Act is the State of California’s review process, which tasks public agencies to identify, avoid and mitigate those projects that may significantly affect the environment. The “environment” is defined as “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance.” As related to historic resources, the first step in the CEQA process is to determine if the building is a historical resource as defined by the CEQA statute. According to Section 15064.5 (a) of (CEQA) a “historical resource” is defined as belonging to at least one of the following three categories:

A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

After identifying a historic resource, the next step is to analyze if the project will cause a substantial adverse change. According to Section 21084.1 of the California Public Resources Code (CEQA), “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.” CEQA defines substantial adverse change, as the “...physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired.”

Specifically, California Public Resources Code Section 15064.5 (b) (2) states that the significance of a historical resource is materially impaired when a project demolishes or materially alters those physical characteristics that convey its historical significance or justify its inclusion in the California Register of Historical Resources or a local register of historical resources. After identifying if the project causes a substantial adverse change, the project sponsors may be required to either complete a Negative Declaration or an Environmental Impact Report.

If the project causes no substantial adverse change to the historic resource, then the project sponsors may complete a Negative Declaration, which outlines the proposed project and “if there is no evidence that the project or any of its aspects may cause a significant effect on the environment.”

If a project is found to cause a substantial adverse change, an Environment Impact Report (EIR) must be

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prepared. An EIR includes a description of the proposed project and identifies ALL effects caused by the proposed project on a historic resource. In addition, an EIR must include a discussion of ways to mitigate the significant effects.

According to the guidelines, “a proposed project on a historical resource will also be evaluated to determine if it qualifies for a categorical exemption under Class 31 (CEQA Guidelines Section 15331), if the project requires the preparation of a Negative Declaration or a Mitigated Negative Declaration, or requires the completion of an Environmental Impact Report.”

According to the guidelines, in order to qualify for a Class 31 exemption, the proposed work must be:

1. Limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of an historic resources and
2. Consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties as set forth in CEQA Guidelines Section 15331.25 (see following section)

According to CEQA guidelines, significant impacts are considered mitigated if the proposed project follows the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings (See the following section).

2.2 SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Under the National Historic Preservation Act (NHPA), the Secretary of the Interior is responsible for establishing professional standards and for providing guidance on the preservation of the nation’s historic properties.

The purpose of The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work.

From a practical perspective the S.O.I. Standards have guided agencies in carrying out their historic responsibilities including state and local officials when reviewing projects that may impact historic resources. The Standards have been adopted by state and local jurisdictions across the country, including the City of Berkeley.

The Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68) promulgating the Standards, “one set of standards ...will apply to a property undergoing treatment, depending upon the property’s significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project.” These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts.

For the purposes of this project the selected treatment will be **Rehabilitation**.

Rehabilitation is defined 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 Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.

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Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.

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2.3 ZONING DISTRICT

It is important to note that the project site exists within a very unique zoning district for the city of Berkeley. The Mixed Use-Residential (MU-R) district is a small strip of land approximately 12 blocks long and 1.5 blocks deep. It straddles the edge between Residential Districts to the East and Manufacturing and Light Industrial Districts to its West which occupy the Western edge of the city. While technically classified as a Manufacturing District, this unique designation (MU-R) was given to this area to encourage the development of mixed uses and specifically Residential development as well as to act as a filter between the strictly residential districts to the East and the Industrial Districts to the West.

The District's Purpose is described below in the Berkeley Municipal Code:

A. *District Purpose.* The purpose of the Mixed Use-Residential (MU-R) district is to:

1. Implement the West Berkeley Plan Mixed Residential District designation;
2. Support the continued development of a mixed-use district which combines residential, live/work, light industrial, arts and crafts and other compatible uses;
3. Strengthen residential concentrations which exist within the district;
4. Provide appropriate locations for a broad range of live/work activities to occur;
5. Provide a transitional district between the Residential Districts to the east of the district and the Manufacturing Districts to the west of the district;
6. Encourage light manufacturers and wholesalers which are compatible with a mixed use-residential district;
7. Support the development of businesses of all types which contribute to the maintenance and improvement of the environment;
8. Protect residents from unreasonably detrimental effect of nonresidential uses, such as noise, vibration, odors, smoke, fumes, gasses, dust, heat and glare, to the extent possible and reasonable within a mixed-use West Berkeley context;
9. To the extent feasible, protect industrial uses, particularly light industrial uses, from unreasonable intrusions on their ability to operate lawfully; and
10. Permit retail and food service activities which are either limited and small scale, primarily serving persons living and/or working in the district, but not a citywide or regional clientele, or which are ancillary and designed to maintain and enhance the economic viability of manufacturers in the district.

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MIXED USE RESIDENTIAL DISTRICT (MU-R)

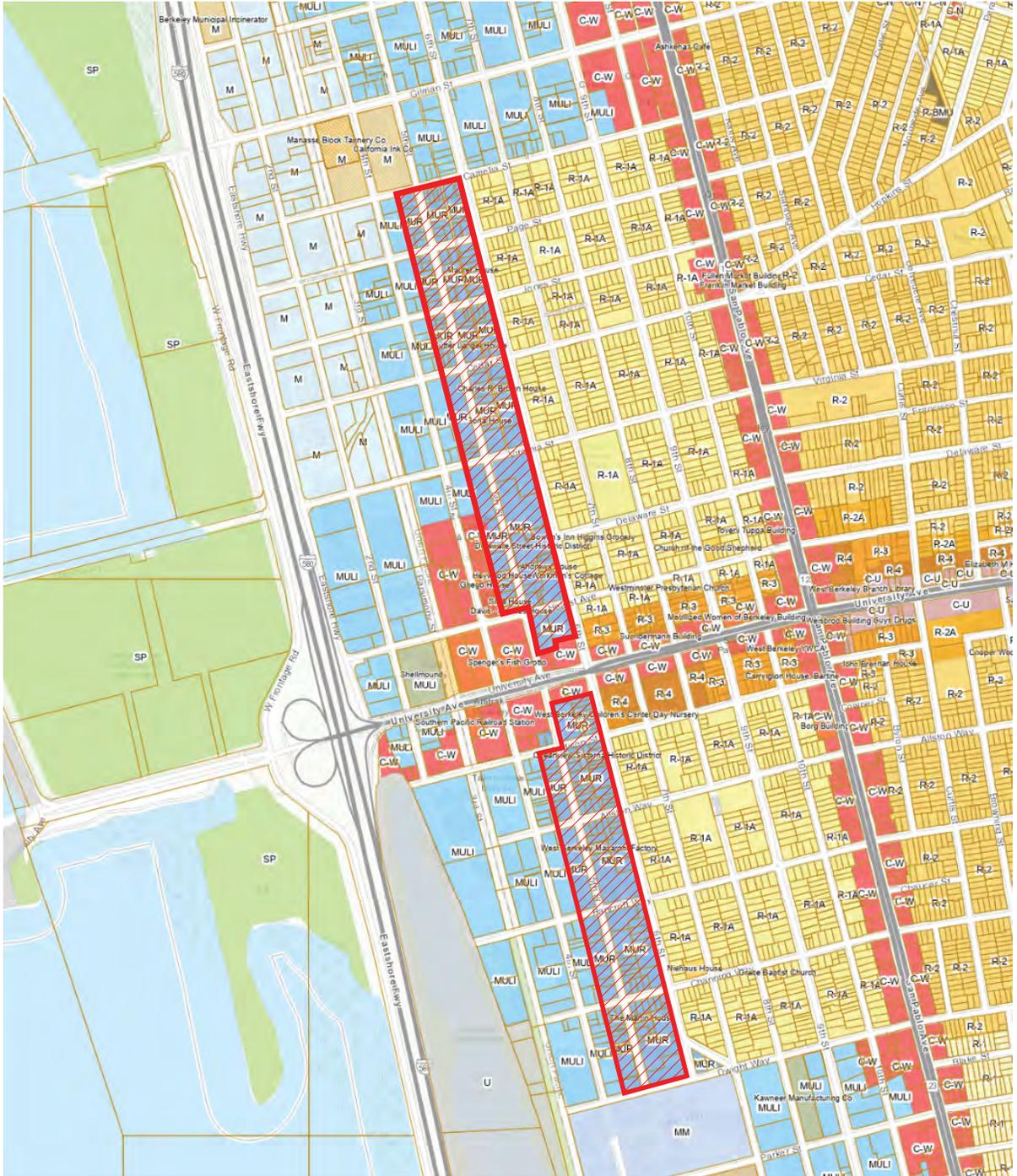


Figure 2: MU-R District Map

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HISTORIC OVERVIEW 3.0

3.1 EXISTING HISTORICAL STATUS

The Berkeley Landmarks Preservation Commission designated the existing single family home on the project site as a Landmark Building on Nov. 21st, 1983.

**see Appendix A: Landmark Designation Application*

3.2 HISTORICAL FEATURES & CONDITIONS

Located at 1614 Sixth Street in Berkeley, CA. The property, known as the “Brown House”, after its original owner Charles M. Brown, was constructed in 1888 by architect/builder Frank Gimbal. The building is a single family residence best characterized as a raised basement Queen Anne Victorian. The Brown House is one of Berkeley’s older Queen Anne Victorians in the oldest section of Berkeley, once known as Ocean View. The house remains largely original with seemingly little alteration through the years and given its age is still in excellent condition.

Significant characteristics of the structure include:

- Constructed of redwood
- Large angled bay window on the front facade (East) as well as similarly sized bays on the North and South sides of the building. No bays and minimal fenestration on the West facing facade.
- The projecting gables over the bay are highly ornamented and include fish scale shingles, framed by a bargeboard with applied wooden bars, tendrils, and floral blocks.
- The front stairs run north-south along the front of the house, with a stepped, boxed railing, all covered by the wide porch roof. There is a wide band of ornamentation over the porch consisting of dentils, grooved moldings, circular cut outs, spindles, and jigsaw brackets of circles and arcs all resting on turned posts.
- The front door is paneled and glazed.

It is noteworthy that there is very little in the Landmark nomination about the site other than to say that there is no notable garden or landscaping.

It is also noteworthy that the nomination goes into great detail about the house being significant because it rests on land that was once owned by Mary Jucksch and her mother who were rare female pioneers and developers in the late 1880’s. The land has long ago been sold off and divided including by Mary herself.



Figure 3: Existing Victorian
from 6th St.

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PROPOSED NEW CONSTRUCTION 4.0

4.1 SCOPE OF WORK DESCRIPTION

**see Appendix C: New Construction Design Drawings*

The proposed project is located in the Ocean View neighborhood of West Berkeley along the Sixth Street corridor between Virginia and Cedar Streets.

The project proposes the construction of (2) single family homes on the rear of a 50'X130' lot in the MU-R district. The rear of this lot abuts Jeronimus Alley. The lot contains an existing historic single family home on the front of the lot that will not be modified per part of this project.

The (2) residences will be constructed of type V-B construction and are (3) stories with a roof deck. The buildings will be fully-sprinklered and all required fire resistance ratings will be met per CBC table 601. Building heights conform to the 35' height limit. Required lot line setbacks and building separation requirements will be maintained. Usable open space, F.A.R. and lot coverage requirements will be met.

Each new residence is approximately 1,750 sf with 660 sf of dedicated usable open space across the yard at grade and the roof deck. The buildings have 3 bedrooms, 3 baths, and a garage spread over the 3 interior levels. Each residence has a 360 sf roof deck.

The existing plot, which had been cleared and left in a state of disrepair by the previous owners, will be brought back to life with new landscaping and planting. Part of this landscape process will involve creating designated, private usable open space for each residence. The planting will leverage drought tolerant and regionally appropriate species.

The New Buildings are constructed with shed roofs on their Eastern sides which, when looking at both New Buildings holistically, echo the shape of the gable roof of the Historic Building in front of them. The Eastern facing facades of the New Buildings are characterized by large bay windows. The main massing of the buildings, clad with horizontal siding, is lifted up on a plinth of darker material, to more closely echo the size and massing of the Historic Building.

The fenestration of the new construction is largely a mix of double-hung and fixed windows. These windows have the same height, same color, and similar alignment and rhythm to that of the Historic Building.

The materiality of the new construction is intended to complement that of the Historic Building on the site. The main massing of the New Buildings are clad in light gray horizontal siding. The secondary massing of the New Buildings which encompasses the ground floor "plinth" and the secondary facades, that are set back from the main massing, are constructed of charcoal colored fiber-reinforced cement panels. These panels are intended to recede from view but also to echo the colors of the Historic Building's roof, windows, and the dark cement blocks of the adjacent warehouse building to the South.

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IMPACT ANALYSIS 5.0

5.1 IMPACT ANALYSIS USING CEQA

This section analyzes the Project's potential impacts according to the applicable CEQA thresholds (See Section 2.1).

1. Is the building/property is a historical resource as defined by the CEQA statute?

The Berkeley Landmarks Preservation Commission designated the existing single family home on the project site as a Landmark Building on Nov. 21st, 1983. Per Category 3, this Building is a historic resource under CEQA.

2. Will the project cause a substantial adverse change? Specifically, California Public Resources Code Section 15064.5 (b) (2) states that the significance of a historical resource is materially impaired when a project demolishes or materially alters those physical characteristics that convey its historical significance or justify its inclusion in the California Register of Historical Resources or a local register of historical resources.

No, the project would not cause a substantial adverse change to the Historic property. The project does not propose the removal of historical material or the alteration of distinctive features of the historic building. The identified Historic Resource would remain in place and unaltered after the implementation of the project.

The Project does not propose or anticipate any new additions or alterations to the existing historic building on the project site. The Project does involve new construction. However, the proposed new construction will not destroy or alter existing historic materials that characterize any historic resource on the Project Site.

3. Does the project qualify for a Class 31(CEQA Guidelines Section 15331) exemption?

Yes, we feel this project does qualify for exemption. The project would protect and enhance the Historic Building on the site. The project does not propose the removal of historical material or the alteration of distinctive features of the historic building. The Historic Building has been previously rehabilitated and will not be touched as part of this project.

The project proposes new construction that will occupy a non-contributing and subordinate area on the rear of the lot and will carry the same residential use that has historically been on the site. The new construction is designed to use the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but rather distinguishes the new construction from the original building. The Project will not adversely alter spatial relationships that characterize the property, and the Project's size, scale, and massing is compatible with the historic resource and its environment.

According to CEQA guidelines, significant impacts are considered mitigated if the proposed project follows the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings. This project meets those standards (See the following section).

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5.2 IMPACT ANALYSIS USING S.O.I. STANDARDS

This section analyzes the Project's potential impacts according to the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also include related landscape features and the buildings site and environment. As well as attached, adjacent or related new construction.

The standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. While compliance with the Standards does not necessarily determine whether a project would cause a substantial adverse change in the significance of a historic resource, projects that comply with the Standards are presumed to have a less than significant adverse impact on a historic resource.

Section 15064.5(b)(3) of the CEQA Guidelines states:

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995) shall be considered as mitigated to a level of less than a significant impact on the historical resource.

This report analyzes the Secretary of the Interior's "Rehabilitation" standards because only Rehabilitation allows alterations and the construction of new additions, if necessary for a continuing or new use for the historic property. Rehabilitation standards also account for protection during construction activities and ongoing maintenance for the historic building on the project site.

The Secretary of the Interior's Rehabilitation Standards are restated and analyzed item by item below:

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

This Standard pertains to the historic building located on the Project Site, as well as the site and overall environment.

The project complies with this Rehabilitation standard because it preserves the historic building entirely and retains its historic use. The project proposes new construction that will occupy a non-contributing area on the rear of the lot and will carry the same residential use that has historically been on the site.

Standard 1 Conformance: The project will maintain the current use of the historic resource on the site. Distinctive materials and features of the Historic Building will not be affected. New construction will have minimal impact on the spatial relationship existing on the site and in the greater neighborhood. The Project conforms to Rehabilitation Standard No. 1.

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

This Standard pertains to the historic building located on the Project Site, as well as the site and overall environment.

The project would protect and enhance the Historic Building on the site. The project does not propose the removal of historical material or the alteration of distinctive features of the historic building. The Historic Building has been previously rehabilitated and will not be touched as part of this project.

The Landmark Designation specifically states that there is “no notable garden or landscaping” on the site and the current site has long ago been cleared of any notable landscape features and currently sits in a state of disrepair. This project proposes the rehabilitation of the project site with new planting appropriate to the region.

The proposed new construction sits on the rear of the lot and is subordinate and secondary to the historic building from the main site approach of 6th Street. The closest portion of the historic building is a secondary, non-character defining elevation with minimal windows, no ornamentation, and no character defining bay windows.

Standard 2 Conformance: The Project ensures that the permanent removal or alteration of historic material or features from the Historic Building located on the Project site will be avoided. The project also allows the Historic Building to retain its presence on 6th Street. The Project conforms to Rehabilitation Standard No. 2.

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

This standard pertains to the historic resource on the project site.

The Project protects and enhances the Historic Building on the site and does not propose any changes that might create a false sense of historicism. In addition, no conjectural features or elements from other historic properties would be added to the project site.

The new construction is designed to use the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but rather distinguishes the new construction from the original building.

Standard 3 Conformance: The Project will allow the historic residence to remain as a physical record of its respective time, place and use. No changes that might create a false sense of historicism are being proposed and no conjectural features or elements from other historic properties are being added. The Project conforms to Rehabilitation Standard No. 3.

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

This standard pertains to the historic resource on the project site.

There are no additional alterations to the property that have acquired historic significance.

Standard 4 Conformance: The Project conforms to Rehabilitation Standard 4 because no alterations to the property have acquired historic significance.

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

This standard pertains to the historic resource on the project site.

The project would retain all distinctive materials, features, and finishes that characterize the property.

Standard 5 Conformance: The Project conforms to Rehabilitation Standard 5 because distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property shall be retained and preserved.

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.

This standard pertains to the historic resource on the project site.

The Historic Building has been previously rehabilitated and will not be touched as part of this project.

Standard 6 Conformance: The Project conforms to Rehabilitation Standard 6 because the Historic Building on the property has already been rehabilitated and there is no further work planned for this resource as part of this project.

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

This standard pertains to the historic resource on the project site.

The Historic Building has been previously rehabilitated and there will be no chemical or physical treatments applied to the Historic Resource as part of this project.

Standard 7 Conformance: The Project conforms to Rehabilitation Standard 7 because the Historic Building on the property has already been rehabilitated and there is no further work, including chemical or physical treatments, planned for this resource as part of this project.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This standard pertains to the project site.

Although excavation is very limited for this project, it is possible that it may uncover unknown archaeological resources. Standard mitigations measures will be implemented to monitor for and protect archeological resources.

Standard 8 Conformance: The Project conforms to Rehabilitation Standard 8 because mitigation to protect archaeological resources will be implemented.

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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.

This Standard pertains to the historic building located on the Project Site, as well as the site and overall environment.

The Project does not propose or anticipate any new additions or alterations to the existing historic building on the project site. The Project does involve new construction. However, the proposed new construction will not destroy or alter existing historic materials that characterize any historic resource on the Project Site.

Although minimal, excavation and grading required for new construction shall employ standard mitigation measures to protect the structural integrity of the Historic Building on the Project Site.

The proposed new construction is differentiated from the existing Historic Building while also maintaining compatibility with historical forms, materials and features of the existing historic resource. The profile of the New Buildings is intended to echo and compliment the Historic Building. The New Buildings are constructed with shed roofs which, when looking at both New Buildings holistically, echo the shape of the gable roof of the Historic Building. Additionally, the Eastern Facing facades of the New Buildings are characterized by large bay windows. These bay windows are a more contemporary nod to the more formal bay windows of the existing historic structure. The main massing of the buildings, clad with horizontal siding, is lifted up on a plinth of darker materials, to more closely echo the size and massing of the Historic Building.

Like the Historic Building, the fenestration of the new construction is largely a mix of double-hung and fixed windows. These windows have the same height, same color, and similar alignment and rhythm to that of the Historic Building.

The materiality of the new construction is intended to complement that of the Historic Building on the site. The main massing of the New Buildings are clad in light gray horizontal siding akin to the siding on the Historic Building. The secondary massing of the New Buildings which encompasses the ground floor "plinth" and the secondary facades, that are set back from the main massing, are constructed of charcoal colored fiber-reinforced cement panels. These panels are intended to recede from view but also to echo the colors of the Historic Building's roof, windows, and the dark cement blocks of the adjacent warehouse building to the South.

The proposed new construction sits on the rear of the lot and is subordinate and secondary to the historic building from the main site approach of 6th Street. The closest portion of the historic building is separated by open space and is a secondary, non-character defining elevation with minimal windows, no ornamentation, and no character defining bay windows.

Size and scale are key criteria for consideration under Standard 9. However, there is no objective formula for establishing compatibility of scale based on relative widths, depths, and heights. The proposed new construction is readily compatible with the urban context of the district, which already has numerous similarly sized and scaled buildings within the immediate context of this site.

Equally important is the relative scale of the proposed new construction with the Historic Building on the project site. The existing building is two stories with a large habitable attic space. It has a large footprint

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on the project site that occupies 25% of the project site. The (2) New Buildings are more slender vertical masses with relatively modest footprints on the site at 698sf each. In terms of total lot coverage, the available area is close to equally shared between the Historic building (25%) and the combined coverage of the New Buildings (21%).

The existing Historic Buildings is 29'-9" tall and the New Buildings are 35'-0" at the peak of their roofs. It's also noteworthy that the residential building on the adjoining lot to the North is 31'-6" tall. While the (2) New Buildings will be 5'-3" taller at their tallest point than the existing Historic Building, the difference in height has been addressed by separating the new construction from the Historic Building with open spaces and by setting the new buildings on the back of the site so that they are subordinate to the historic structure. Additionally the portions of the roofs on the New Buildings that have roof decks (about 2/3 of the roofs floor plate) have translucent guardrails that bring the massing down further. This careful siting of buildings and modulation of the overall massing ensures that the Historic Building will remain as the focal point of the site and that all existing important site lines are preserved.

Critical to the discussion of scale is an understanding of how scale differences will be perceived and experienced from street level. The full height of the (2) new residences in relation to the historic building is not readily discerned when the Historic building is viewed obliquely, or head-on from Sixth Street. Careful siting and massing ensure that the scale of the new construction is compatible with the Historic Building and the surrounding site.

Standard 9 Conformance: The Project conforms to Rehabilitation Standard 9 because it will not adversely alter spatial relationships that characterize the property, and the Project's size, scale, and massing is compatible and will protect the integrity of the historic resource and its environment. The New buildings leverage the same forms, materials, and color range of the historic building in a manner that is at once compatible but also does not duplicate it.

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

This Standard pertains to the historic building located on the Project Site, as well as the site and overall environment.

The Project does not propose or anticipate any new additions or alterations to the existing historic building on the project site.

If the proposed new construction were to be removed at some time in the future, the essential form and integrity of the existing historic resource would not be unimpaired.

Standard 10 Conformance: The Project conforms to Rehabilitation Standard 10 because there are no additions or alterations to the Historic Building and if the proposed new construction were to be removed at some time in the future, the essential form and integrity of the existing historic resource would not be unimpaired.

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5.3 IMPACT TO THE ZONING DISTRICT

This section analyzes the Project's potential impacts to the applicable Zoning District.

This project is proposed in the Mixed Use-Residential (MU-R) district, a small strip of land approximately 12 blocks long and 1.5 blocks deep. As part of the development of the West Berkeley Plan, this designation (MU-R) was given to this area to encourage the development of mixed uses and specifically Residential development as well as to act as a filter between the strictly residential districts to the East and the Industrial Districts to the West.

This project meets the requirements set forth by the Berkeley Municipal Code for this district. Additionally, the construction of (2) new residential units exemplifies the goals set forth in the West Berkeley Plan and the Mixed Residential District (MU-R) designation. More specifically:

- The Project takes advantage of the increased density added by the plan to add needed housing that strengthens existing residential concentrations within the district.
- The Project supports the continued development of the mixed-use district which currently combines residential, live/work, light industrial, arts and crafts and other compatible uses.
- The Project will not contribute to a cumulative change of use of buildings as it is adding housing to an existing residential lot.
- The Project continues the development of the transitional district between the Residential Districts to the east of the district and the Manufacturing Districts to the west of the district.
- The Project protects residents from the detrimental effects of nonresidential uses, such as noise, vibration, odors, smoke, fumes, gasses, dust, and heat and glare.
- The Project will have no off-site impacts
- The Project exemplifies the goals set forth in the West Berkeley Plan; by maintaining full range of land use, maintaining economic diversity in the residential population and by improving the quality of urban life by offering different housing typologies within the district.

1614 Sixth Street
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CONCLUSIONS & MITIGATION MEASURES 6.0

6.1 MITIGATION MEASURES

The following mitigation measures would further reduce potential impacts on historic resources with the Project:

1. Include standard mitigation to identify and protect archaeological resources should they be discovered during excavation of the Project Site.
2. The Project should include a shoring plan to ensure the protection of the Historic Building on site during construction from damage due to excavation and general construction procedures and to reduce the possibility of settlement due to any removal of soil.

6.2 CONCLUSIONS

Analysis of potential impacts using CEQA thresholds and the Secretary of the Interior's Standards reveals the following:

1. Basic mitigation measures to account for the discovery of archaeological resources and impacts to the structure from excavation should be implemented.
2. There is a historic resource on the project site as defined by CEQA. This resource is a Victorian style building built in 1888. The Landmark Designation did not note any additional Historic Resources on the site and noted there was no "notable garden or landscaping" present. The Historic Building has been previously rehabilitated and will not be touched as part of this project.
3. The Project will allow the historic residence to remain as a physical record of its respective time, place and use. Distinctive materials and features of the Historic Building will not be affected, no changes that might create a false sense of historicism are being proposed and no conjectural features or elements from other historic properties are being added. The Project would not relocate, convert, demolish or alter the Historic Resource in any way that would result in the building's loss of integrity or historical significance.
4. The Project will maintain the current Residential use of the Historic Building on the site and the New Construction will employ that same use.
5. The proposed new construction sits on the rear of the lot and is subordinate and secondary to the historic building from the main site approach of 6th Street. The closest portion of the historic building is a secondary, non-character defining elevation with minimal windows, no ornamentation, and no character defining bay windows. The project allows the Historic Building to retain its presence on 6th Street.
6. The Project will not adversely alter spatial relationships that characterize the property, and the Project's size, scale, and massing is compatible. The New buildings leverage the same forms, materials, and color range of the historic building in a manner that is at once compatible but also does not duplicate it.

For these reasons and those stated in more detail in the analysis, the proposed Project would not result in a significant adverse impact to the historic resource on site or to buildings in the immediate vicinity. Therefore, the Project would not jeopardize the Historic Building's integrity as a listed Historic Resource.

1614 Sixth Street
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APPENDICES

1614 Sixth Street
Berkeley, CA

APPENDIX A: LANDMARK DESIGNATION

City of Berkeley



(415) 644-6490

LANDMARKS PRESERVATION COMMISSION
2180 MILVIA STREET
BERKELEY, CALIFORNIA 94704

NOTICE OF DECISION

FOR MEETING OF: November 21, 1983

PROPERTY ADDRESS: 1614 Sixth Street

Also Known As: The Charles Brown House

OWNER OF PROPERTY: J.J. Prettie & J.P. Bourdier

(First Name) (Last Name)
1614 - Sixth Street, Berkeley, CA 94710
(Mailing Address) (City) (State) (Zip Code)

APPLICANT: Landmarks Preservation Commission-Zoning Division

(First Name) (Last Name)
2180 Milvia Street Berkeley, CA 94704
(Mailing Address) (City) (State) (Zip Code)

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to (APPROVE/DENY) the application to designate the Charles Brown House, located at 1614 Sixth Street, as a Berkeley landmark

NOW, THEREFORE, BE it Resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the Council of the City of Berkeley.

Rev. 12/83

VOTE: Aye: Doane, Ehrenberger, Hawthorne, Manning, Stein

Nay: None Abstain: ^{Fromer}Youngmeister Absent: Silk

DATE NOTICE MAILED: 12/20/83

THE APPEAL PERIOD EXPIRES AT 5 PM: 01/04/84
File Appeal With City Clerk By This Date

cc: City Clerk
Residents of Property

ATTEST: Mike Tolbert

SECRETARY

1614 Sixth Street
 Berkeley, CA

APPENDIX A: LANDMARK DESIGNATION

CITY OF BERKELEY
 DEPARTMENT OF HOUSING AND DEVELOPMENT

77

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

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

1. Name of Property Brown (Charles R.) House Survey Code No. _____
2. Building Site _____ Open Space _____
3. County Alameda 4. City Berkeley
5. Street 1614 Sixth Street, 94710
6. Vicinity (if rural) _____
7. Present Occupant J. T. Pretti
8. Present Owner J. T. Pretti, 1614 Sixth St. 94710
9. Original Owner (if known) Charles R. Brown
10. Date of Construction 1888 11. Style raised-basement Queen Anne
12. Architect/Builder Frank Gimbal 13. Original Use house
14. Historic Value: national ___ state ___ county city neighborhood none ___
15. Architectural Value: national ___ state ___ county ___ city neighborhood none ___
16. Notable Garden or Landscaping: yes ___ no 30'-deep well behind
17. Photographs: contemporary _____ historical _____
 dates 1983, 1977-8 dates _____
 photographer Marvin Breuer, Manning photographer _____
 repository B.A.H.A. repository _____
Thompson & West, Hist. Atlas of Alameda County, 1878.
18. Bibliography: Published Sources Berkeley Advocate, 1876-94; W. Berk. News, 1892-5; 192
Public Records Ala. Co. Recorder's Deeds, 1853-1900; probate files 1820-
1899; State Hist. Resources Inventory, 1978, forms on 1614 & 1610 &
Other city directories, 1880-1911; Berk. Gazette, Jan. 5 & Nov. 16, 1978, art
icles by S. Manning; Good Shepherd: 100 Years in Ocean View, 1978 calenda
Stephanie Manning, landmark app. for Borja House, 1620 Sixth Street.
19. Block Number 211720. Lot No. 4 21. Lot Size: Frontage 50' histor
 Depth 130'
22. Current Zoning Status SI 23. Adjacent Property Zoning Status SI, R1A
24. Present Use: residential (single family multiple ___) office ___
 store ___ public ___ other ___ specify _____
25. Adjacent Property Use (check all that apply): residential (single
 family multiple) office ___ store ___ public ___
 other specify _____ vacant, industrial _____

Received 1 - 11 pages
 Sign _____ DATE _____
 Sign _____ DATE _____

1614 Sixth Street
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APPENDIX A: LANDMARK DESIGNATION

26. Assessed Property Value: current 203,972 yrs. ago 10 yrs. ago
27. Present Condition of Property: exterior: excellent good ~~x~~ fair poor
 interior: excellent good fair poor
 grounds: excellent good fair ~~x~~ poor
28. Property Endangered: yes no source, if yes industrial surroundings
29. Potential New Property Uses: _____
30. History: Briefly describe the historical significance of this property
 The Brown house is important as one of the older Queen Annes in the oldest section of Berkeley once known as Ocean View. It is also important because it rests in the center of a large strip of land once owned by August Rammelsburg, one of West Berkeley's first settlers, and later by Mary Jucksch, Ocean View largest landowning female pioneer. Mary and her mother Frances Jucksch managed the large Rammelsburg Ranch along Schoolhouse creek, helped form the Berkeley Land and Town Improvement Association in 1874, and were responsible for the construction of a number of the Queen Anne houses still extant in the area. The Jucksches owns about 7 blocks, bought in the 1870s from the BLTIA. Later in the 1880s Mary developed this land, selling lots and houses at low cost. Ocean View -->

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 Brown/Pretti house is a redwood raised basement Queen Anne cottage, with the basement made into a dwelling. (The raised basement convention made sense because of proximity to the Bay, and because Schoolhouse Creek, 200' south of the house, had a tendency to flood.)
 The house is one of three similar ones around the corner of 6th and Cedar, of which it is the most elaborate. It is adjoined on the south by a garage and parking lot, and on the north by a near-twin, 1610 6th. 1614 is the more ornate and better preserved of the pair, with a large angled front bay window on the right of the facade and deep porch on the left. The projecting gable over the bay has fishscale shingles, framed by a bargeboard -->

32. Location Map (nearest intersection or permanent landmark)

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

34. Additional Comments or Continuation of Previous Answers
 see separate sheet

35. Recorder: Name Stephanie Manning/Betty Marvin Title _____
 Address B.A.H.A. Date Oct. 15, 1989
Box 1137, Berkeley 94701

1614 Sixth Street
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APPENDIX A: LANDMARK DESIGNATION

1614 Sixth Street, Charles R. Brown house, continued

30. History

was then emerging from rural sprawl to a neighborhood thickly settled with new homes springing up every year. Building interests had originated around the wharf at the foot of University Avenue, but by the late 1880s with the advent of the railroad station at 3rd and Delaware and conversion of the trans-bay ferry terminal to Oakland, building spread out further toward Holyoke (Cedar) Street. Mary Jucksch sold the lots at 1614, 1618, and 1620 Sixth to Charles R. Brown for \$10 in gold coin according to a deed dated Nov. 10, 1888. The site of the twin house next door, 1610, was sold by Mary Jucksch to Frank Gimbal, a carpenter, and Frederick Borchard, a stairbuilder and Niehaus Planing Mill employe, on January 9, 1888. Gimbal designed and built 1610, and probably also built 1614. Charles Brown, his wife Catherine, and their children apparently lived a typical turn-of-the-century West Berkeley life at 1614 6th; Charles Junior died in the house in 1890 at the age of 7 from pneumonia and was buried on Christmas. Although Mr. Brown was a lead burner for Judson Manufacturing, he must have also had a small farm with his house since there was a barn on the lot that he owned to the south, and a well and windmill behind the house. Brown died around 1910. His wife operated a small grocery in the front end of the barn in the 'teens. She continued to live in the house until 1922, when she or her heirs moved away and started renting the house. The Browns owned it until the 1930s when they sold it to the Pretti family, the current owners. Both houses in this pair are fine examples of the architecture used by local craftsmen of the day, and the site is important as a representative of early West Berkeley development patterns. The Borja House, moved from 1620 6th in 1978, was also part of this group.

31. Architecture

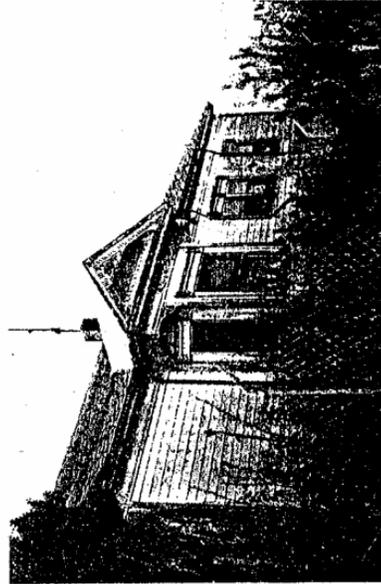
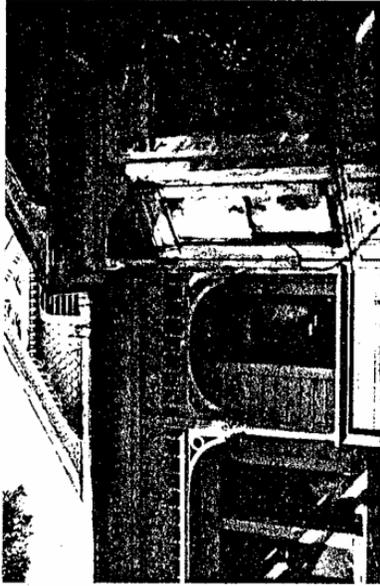
with applied wooden bars, tendrils, and floral blocks, and a corner panel with a fleur-de-lys motif. The pediment rests on a band of molding and dentils, and scrolled sunburst brackets with oval pendants over the corner windows of the bay. The center window in the bay has geometric stained glass in the upper sash. The windows have high molded hoods with turned corner blocks, and molded detailing at tops and bottoms of the stick-like window frames. There are also angled bays on either side of the house, with their own gables and pediments, with ornamentation identical to the front bay. The higher main gable of the house has the same bargeboard and fishscales, plus a round-arched, louvred attic vent. (The ornamentation on the gables is very similar to 735 Hearst.) The front stairs run north-south along the front of the house, with a stepped, boxed railing, all covered by the wide porch roof on the left portion of the facade. There is a wide band of ornamentation over the porch, consisting of dentils, grooved molding, circular cut-outs, spindles, and jigsaw brackets of circles and arcs, resting on turned posts. There is a paneled and glazed door at the center of the house, and a pair of tall windows to the left. Side windows are similar to those in front, with ornamental framing intact: this house seems to have lost nothing except the stained glass in the south side bay. The front stairs have been altered somewhat, and the windmill in the rear taken down. The house is still in excellent shape, in contrast to its neighbor, which is covered with asbestos siding and has sustained considerable damage to the porch and roof in the years it has been boarded up in Redevelopment Agency ownership.

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APPENDIX A: LANDMARK DESIGNATION

1614 SIXTH ST.

33. Photographs



1614 Sixth Street
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APPENDIX A: LANDMARK DESIGNATION

1614 Sixth Street

*gazette Jan 5 1978
Thursday*

① 2117



1614 SIXTH ST. — 1880's REDWOOD VICTORIAN

Berkeley's heritage

City's Victorian boom

This Queen Anne Victorian at 1614 Sixth St. was built in 1888 by Charles R. Brown, a local laborer. The West Berkeley of 1888, once known as Ocean View, was gradually emerging from rural sprawl to a neighborhood thickly settled with new Victorians springing up every year.

More importantly, this house rests on land that was once owned by August Rammelsburg, one of Berkeley's earliest pioneers and later by Mary Jucksch, Ocean View's largest landowning female pioneer.

Brown purchased this and two adjoining lots for \$10 in gold coin in 1888. Two years later tragedy struck when his son, Charlie, recently saved from a near fatal buggy accident, died in

the house of pneumonia and was buried on Christmas Day.

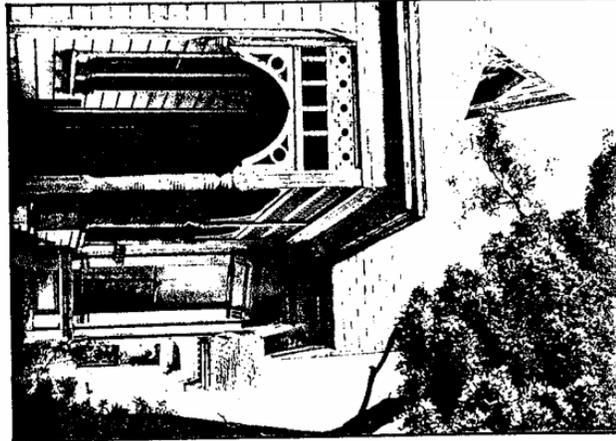
After Brown died, sometime around 1910, his wife converted the front of their barn into a grocery and continued to own the family homestead until the 1930s, when she sold it to the Pretti family, who has owned it ever since.

A few of these fine redwood structures remain today to remind us of a time when quality workmanship meant elaborate turnings, ornamentation, bay windows, stained glass and an overall elegant appearance. All these things were built into the Brown House and can still be seen.

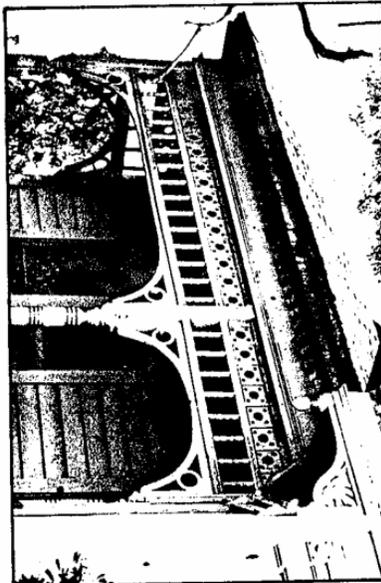
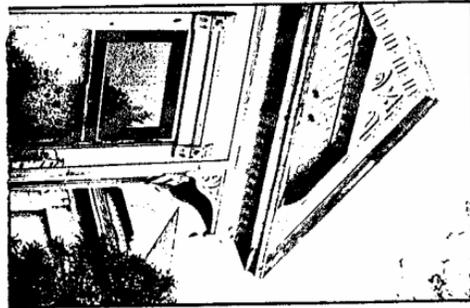
Prepared by Stephanie Manning of the Berkeley Architecture Heritage Association. Photo by Curt Manning.

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APPENDIX A: LANDMARK DESIGNATION



1610 and 1614 6th Street
c. 1890
B. A. H. A. CALENDAR, 1978



photography: Robert Brewer

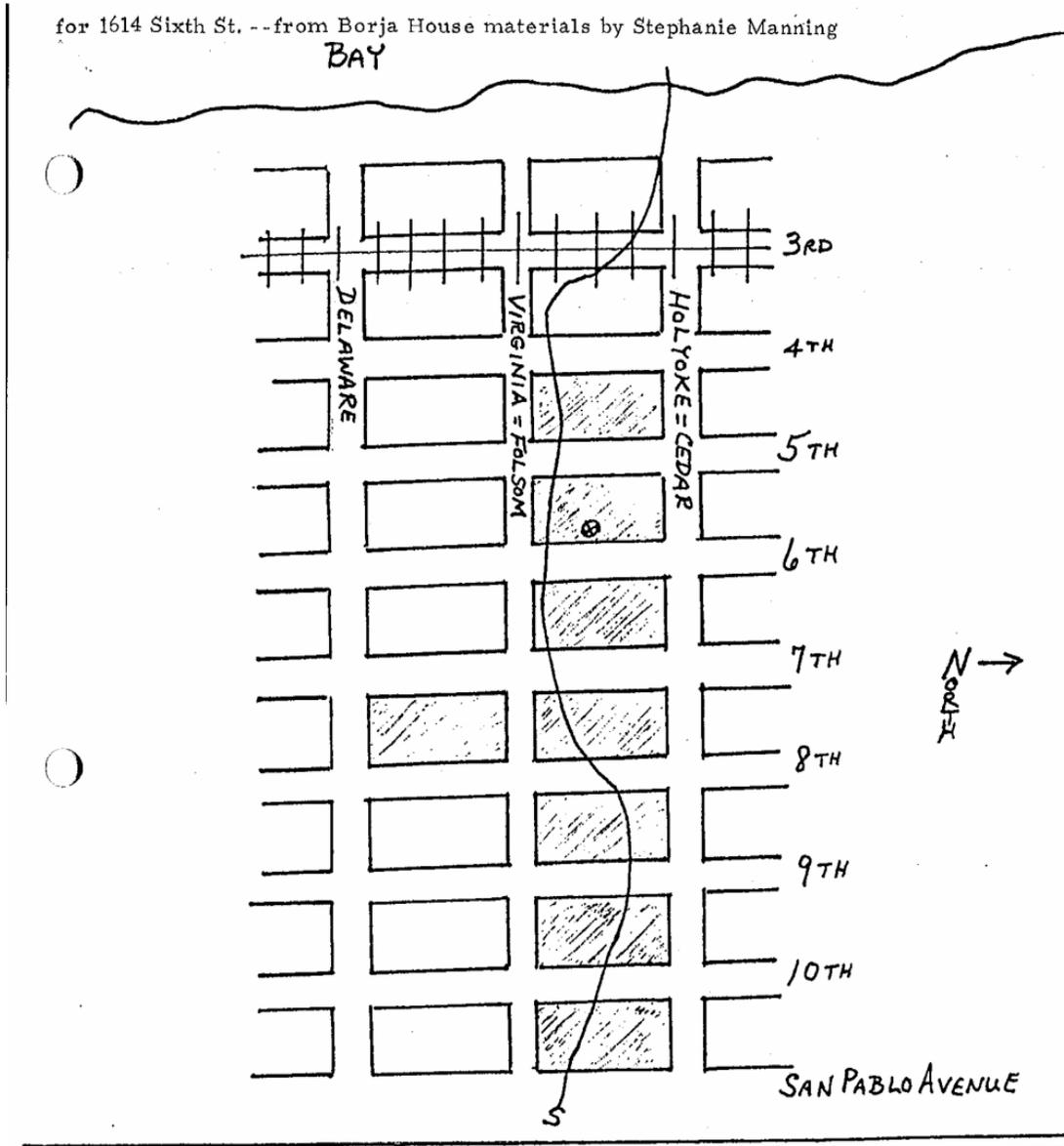
A pair of workingmen's Victorian cottages in the ornate vernacular of their day. The neighborhood around them was once a separate community called Oceanview, first settled in 1852 and added to Berkeley when the city was incorporated in 1878.



1614 Sixth Street
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APPENDIX A: LANDMARK DESIGNATION

for 1614 Sixth St. --from Borja House materials by Stephanie Manning



⊗ = BORJA HOUSE, 1620 SIXTH ST.

S = SCHOOLHOUSE CREEK
 (ALSO REFERRED TO AS LINCOLN CREEK)

▨ = BLOCK OWNED BY FRANCES JUCKSCH IN 1870'S

FRANCES AND MARY JUCKSCH
 ~ LARGE LAND OWNERS ~

1614 Sixth Street
Berkeley, CA

APPENDIX A: LANDMARK DESIGNATION

2.

Out of all this emerges two women of inordinate stature in Ocean View - Frances Jucksch and her daughter Mary Jucksch. Although there is scanty information available about these ladies, I have uncovered certain facts that lead me to believe that these women especially Mary Jucksch, will emerge in Berkeley's centennial year as newly discovered female pioneer immigrants, who, finding themselves in this wilderness, Berkeley, made the most of the land they owned and were responsible for many of the pioneer structures that remain standing today.

One of these structures we believe to be the Borja House, 1620 Sixth Street. It is difficult to see the direct connection of this property to any major historical significance because the resources of information on Ocean View are many and spread out between the Bancroft, Berkeley and Oakland Libraries, the County Recorder's office in Oakland, old San Francisco newspaper accounts, and personal records kept by surviving families amongst other things. What you're hearing tonight is the first time this information has come together and in a public way. The Landmarks Preservation Ordinance is to be applauded for providing such a process whereby this kind of new information may be presented.

So please bear with me as I give you the run down of the property of the Jucksch women.

According to a deed filed May 23, 1874 with the County Recorder, Frances Jucksch purchased a large strip of land in Ocean View from the Berkeley Land and Town Improvement Association (the B.L. & T.I.A.). This land was in trade for her \$19,700 worth of capital stock in the B.L.&T.I.A. itself (with a par value of \$100/per share).

It is significant to note that the president of the B.L.&T.I.A. was August Rammelsburg, who had helped build the Pioneer Mill back in 1855. Along with Capt. Jacobs, S.A. Penwell, Henry Durant (the first president of U.C.) and others, he had formed the B.L.&T.I.A. in 1873. It is most likely that Frances Jucksch was in on the very formation of the Association whose purpose it was to arrange land sales, open streets, build wharves, and promote a ferry connection with San Francisco. It was this company that laid out the streets, blocks, and lot numbers in Ocean View. At that time Ocean View could be described as extending from Ashby Avenue to Fleming's Point (the present site of Golden Gate Fields) and everything below San Pablo Avenue.

What Frances purchased was a long strip of 7 blocks between Cedar and Virginia and extending from Fourth Street to San Pablo Avenue. This included the site of the Borja House at 1620-6th. She also bought an additional block bounded by 7th, 8th, Virginia, and Delaware, which is presently known as James Kinney Park. According to her will, which was filed for Probate Feb. 24, 1897, all she left was a house and adjoining lot on 8th and Hearst Streets. The pioneer house, built in Aug., 1889 still stands at 1816-8th Street and is used as a residential dwelling. Sometime well before her death, most of Frances' land passed over to Mary, and in 1888 and 1889, according to accounts in the BERKELEY ADVOCATE, Mary began building several new cottages on 6th between Folsom (Virginia) and Holyoke (Cedar). A Dec. 11, 1889 account in the ADVOCATE describes

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APPENDIX A: LANDMARK DESIGNATION

3.

the fact that she has just completed a fifth house on 6th st. and credits her with giving the neighborhood a "thriving appearance." It said that she "deserves great credit for the enterprise she has shown in bringing this fine tract of land into the market so successfully and placed it within the reach of persons of moderate means. It would be well if more large land-owners would do the same." She sold the property currently known as 1614, 1618 and 1620 Sixth to Charles R. Brown for \$10 gold coin in a deed filed Nov. 10, 1888 with the County Recorder. According to Husted's Directory of Alameda County for 1888, Mr. Brown is listed as living on 6th between Holyoke and Folsom. We later observe that Mr. Brown was residing with his wife and children at 1614 Sixth and that after the deaths of her son and husband, Catherine Brown continued on, operating a grocery store at 1618-6th. The Borja House was either built in 1888 or '89 when Mary Jucksch was building her many cottages or in 1891 by Charles Brown. According to the Aug. 20, 1891 issue of the BERKELEY ADVOCATE, Charles R. Brown was building a handsome 6-room cottage on 6th Street near Folsom (Virginia) to cost about \$3000 with J.J. Bluett being the contractor. It is very possible that this structure was at 1620 Sixth since Brown's other two lots already had structures on them.

Not to stray too far from the "intrepid Miss Jucksch," as the original owner of the land, there are several references to her being the administrator of the estate of August Rammelsburg (who founded the B.L.&T.I.A.) who died in June of 1887 in San Francisco. It is difficult to pinpoint how she came about being in this position except that both Jucksches and A. Rammelsburg held shares in the B.L.&T.I.A., and in several deeds A. Rammelsburg and Frances Jucksch were co-purchasers of the land. Further research will need to be done to bring all aspects of this to light. San Francisco probate records prior to 1906 were destroyed by the earthquake and fire. In any case, Mary was administrator and, according to the 1978 Calendar recently released by the Church of the Good Shephard, she offered a \$10 reward for the arrest of any of the boys trespassing on the Rammelsburg property. It also refers to a carriage house with a fence constructed in 1887 into which Mary and her mother had moved while the former family residence was rented. I believe this carriage house to be 1632-6th St. which has since been replaced by an industrial building. However by 1895 Mary was listed in Husted's Directory as a seamstress living and working at 1632-6th and she continued to be listed there until her death in 1900.

The next significant stage for the Borja House came with the advent of the Alphonse family who first appear in 1879 in San Francisco. Of French extraction, Jean B. Alphonse was listed as a printer working for F.Korbel & Bros. He moved around in San Francisco with his wife, Mrs. Eugenie Alphonse, switching his profession to carpentry, until 1893 when the Alphonse's disappear from Langley's S.F. Directory and start to appear in Husted's Directory as living at 1920-4th St. in Berkeley. By 1904, Jean B. Alphonse was listed with his son, Emile J. Alphonse, a teamster, as living at 1620-6th Street. At the same time the descendents of Mary Jucksch, that is Edward F. and Harry H. Jucksch, had moved in to 1619-6th, across the street.

1614 Sixth Street
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APPENDIX A: LANDMARK DESIGNATION

4.

By 1907, a Mrs. Jennie Alphonse was listed at 1620-6th in addition to Jean and Emile, and the Alphonse family continued to live there until 1914 when Jean retired and they moved to Oakland. The Jucksch family went their separate ways with the last Berkeley Jucksches living at 2129 Ninth and Harry Jucksch at 1909 Haste according to a 1911 Husted's listing. The most recent sign of a Jucksch in the Bay area was a Mr. Marlin J. and Fay L. Jucksch who, according to Folk's 1974 S.F. Directory, lived on Greenwich St. Mr. Jucksch was an office manager for Stauffer Chemical Co. They no longer live in San Francisco.

The final but perhaps the most significant reason for the historical recognition of the Borja House is its position in the architectural context of its immediate surroundings. According to a Sixth Street neighbor and long-time resident, there used to be a creek (Schoolhouse Creek) running through the block with several additional Victorian style houses between the creek and the Borja House. Those are no longer there. All that remain of the old strip of Victorians (that is from Cedar to Virginia on 6th) are the Borja House, Charles R. Brown's old homestead at 1614-6th and the old home of a stairbuilder, Frederick Borchard and his family, who lived at 1610-6th from at least as early as 1891 up until 1918.

All three houses have similar appearances. Each is a raised Queen Anne cottage with roofs that are gabled at front and hipped at the rear. They differ slightly as to the amount of ornamentation, the Brown House (1614-6th) being the most elaborately decorated and the Borja House (1620-6th) being the smallest and plainest. There is a further description of the architecture in my application. The main reason that the Borja House is overlooked for calendar pictures and the like is that its front is nearly obliterated by trees and growth with the main feature being a large avocado tree.

The more recent history of the house needs little mention except to say that the Borja family which moved out of the house last month appeared on the City map books at that location as early as 1939 and was probably there earlier than 1939.

I hope that this has illucidated some of the history behind the area and I'll be happy to answer any questions.

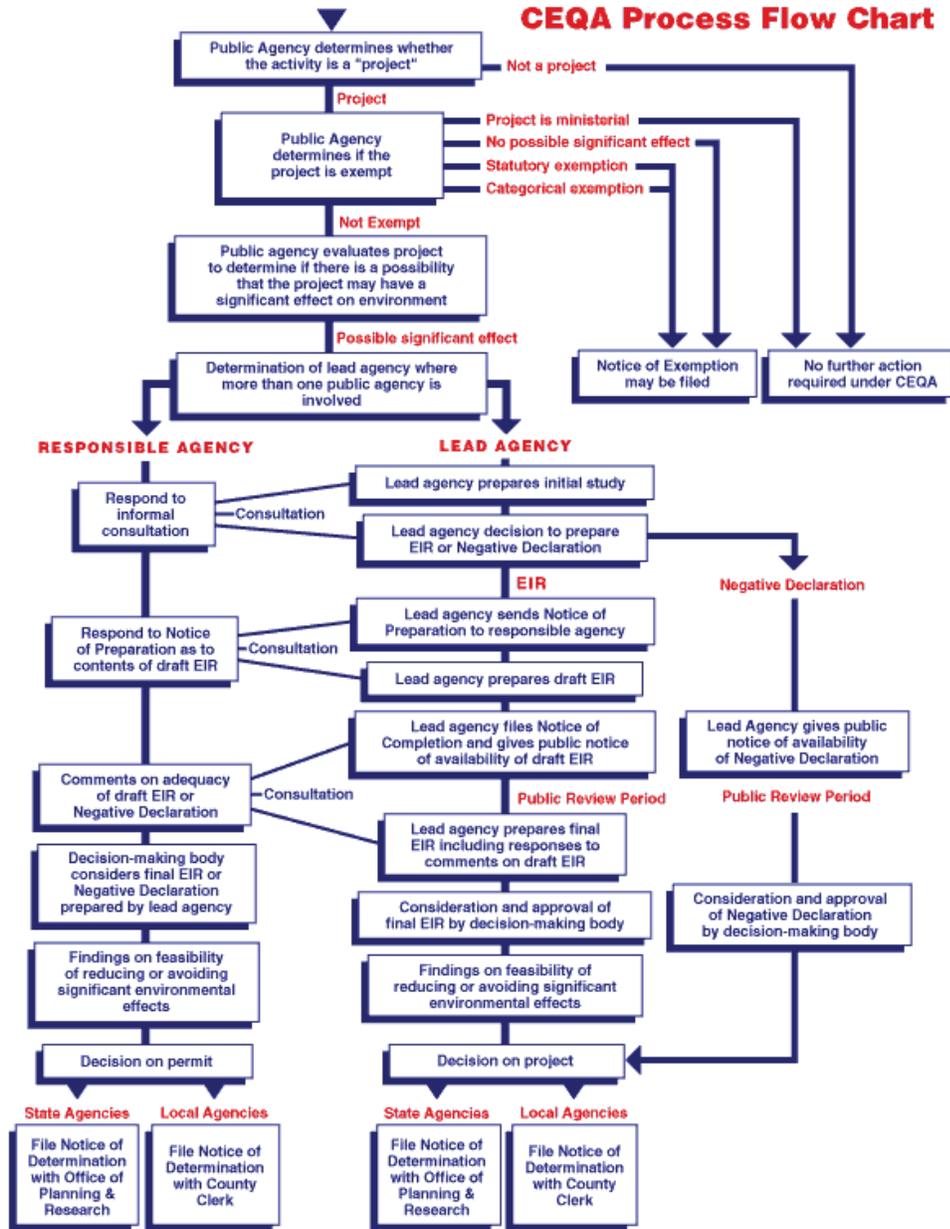
Stephanie Manning

1614 Sixth Street
 Berkeley, CA

APPENDIX B: CEQA FLOW CHART

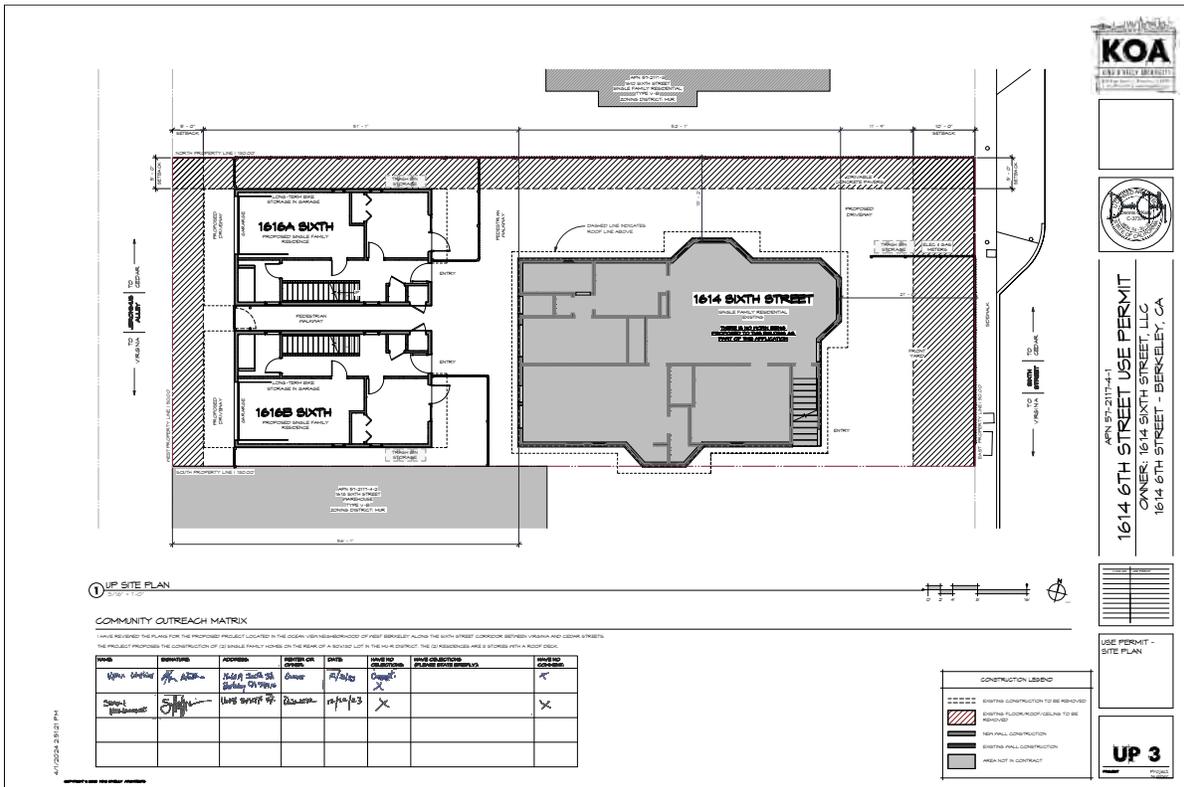
CEQA

The California Environmental Quality Act



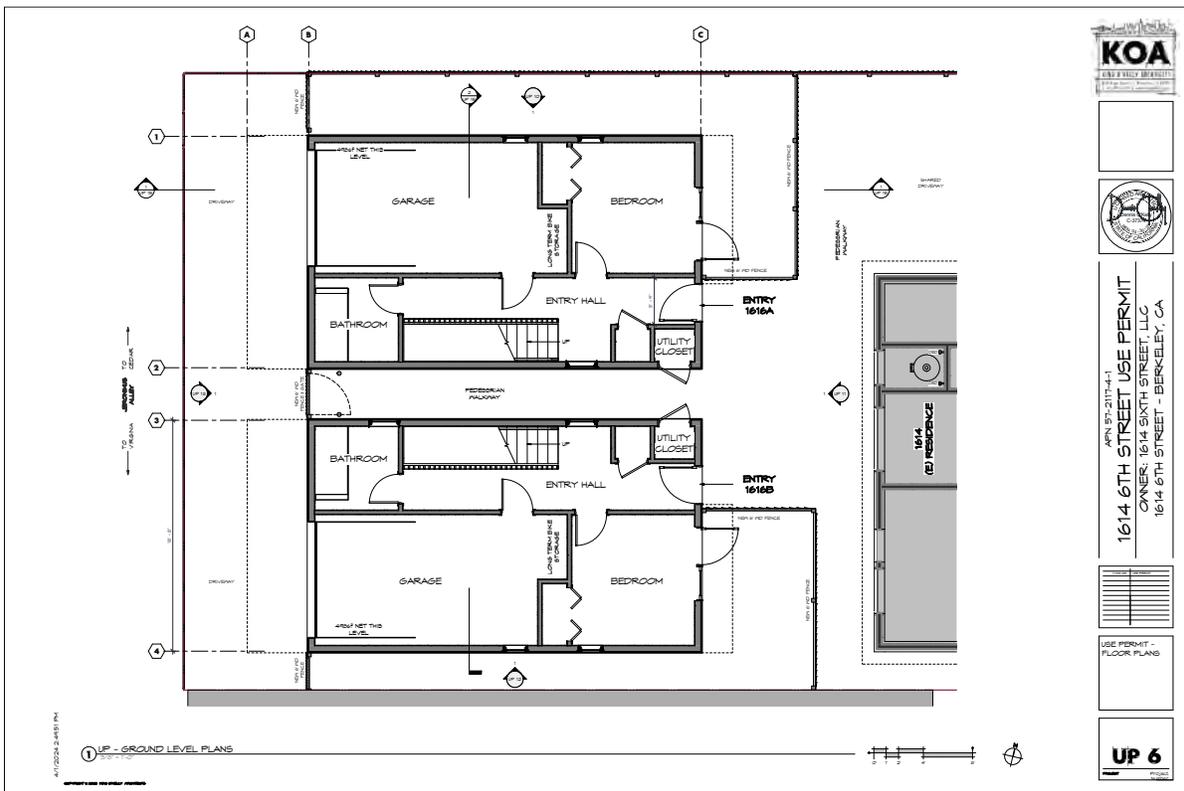
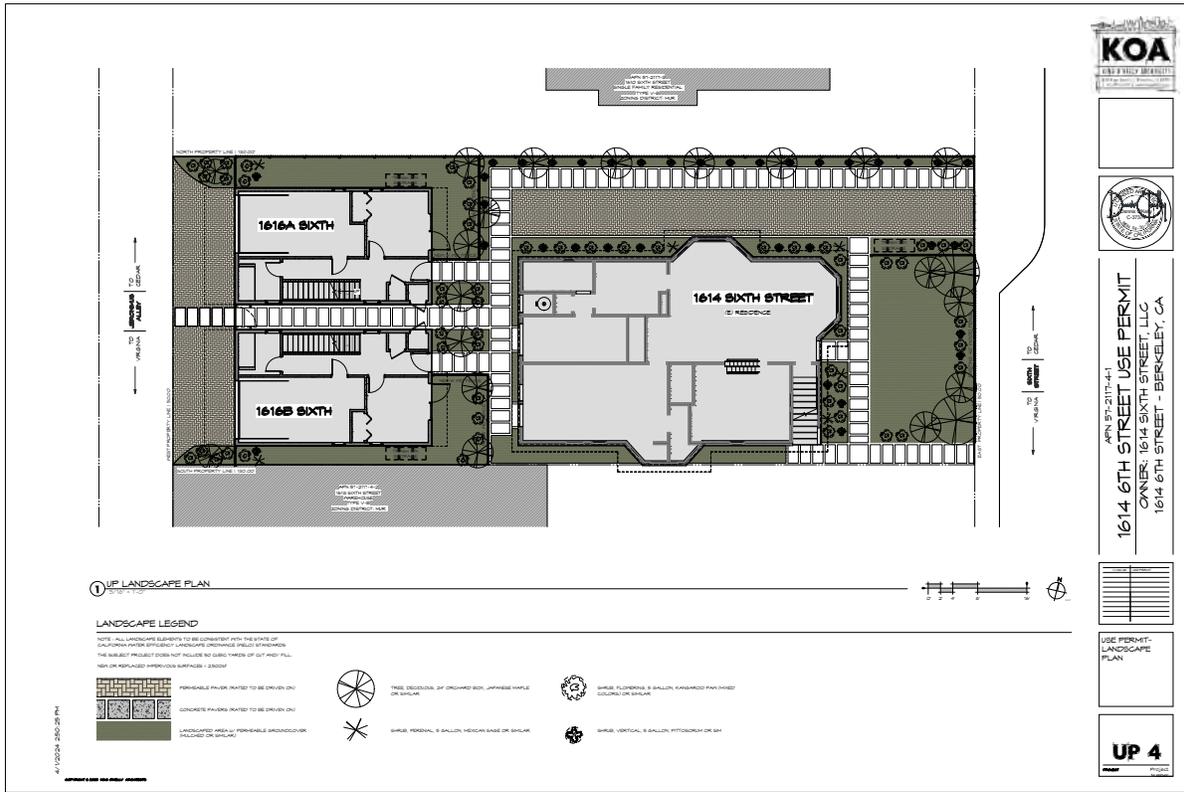
1614 Sixth Street
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APPENDIX C: DESIGN DRAWINGS



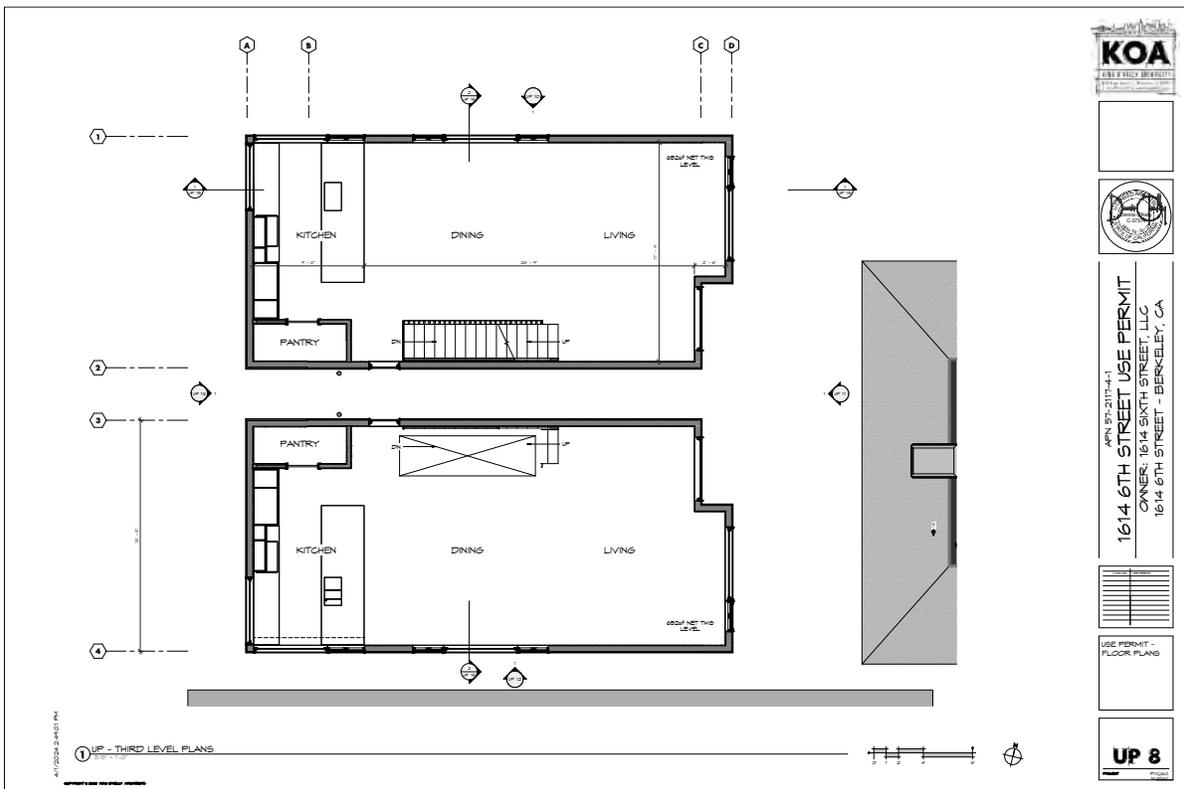
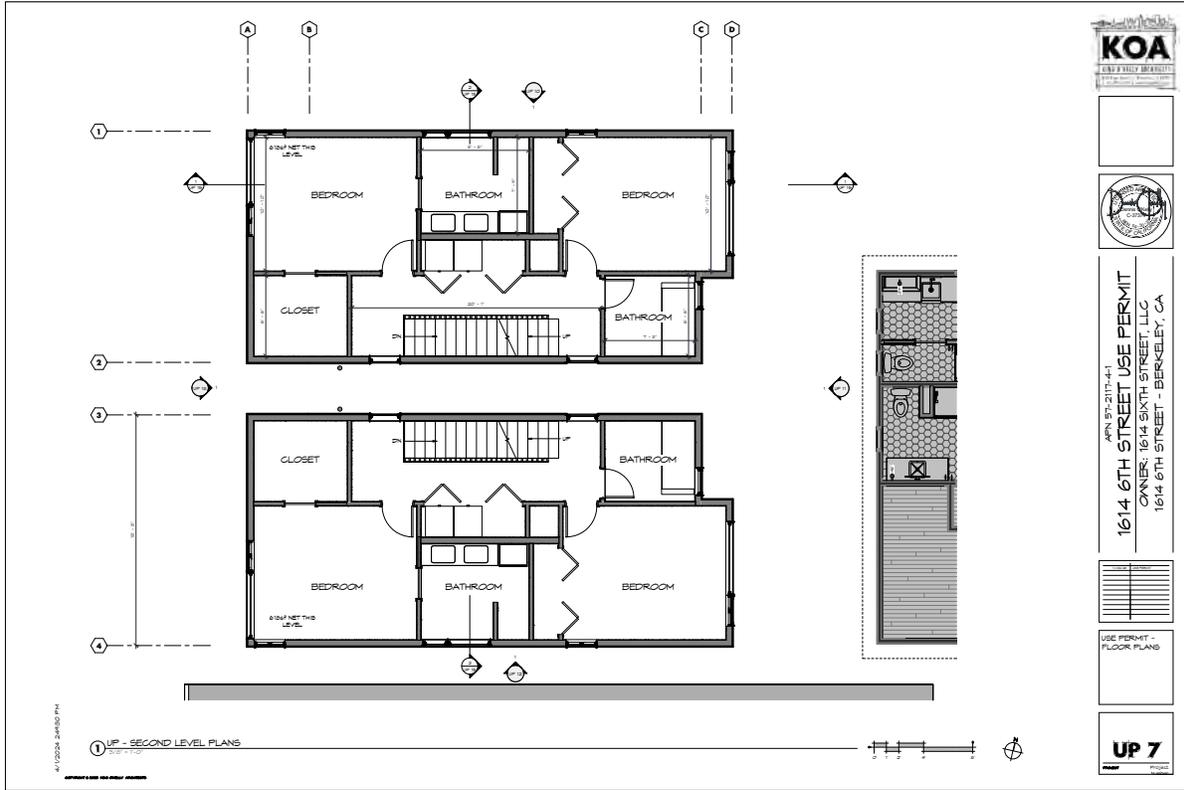
1614 Sixth Street
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APPENDIX C: DESIGN DRAWINGS



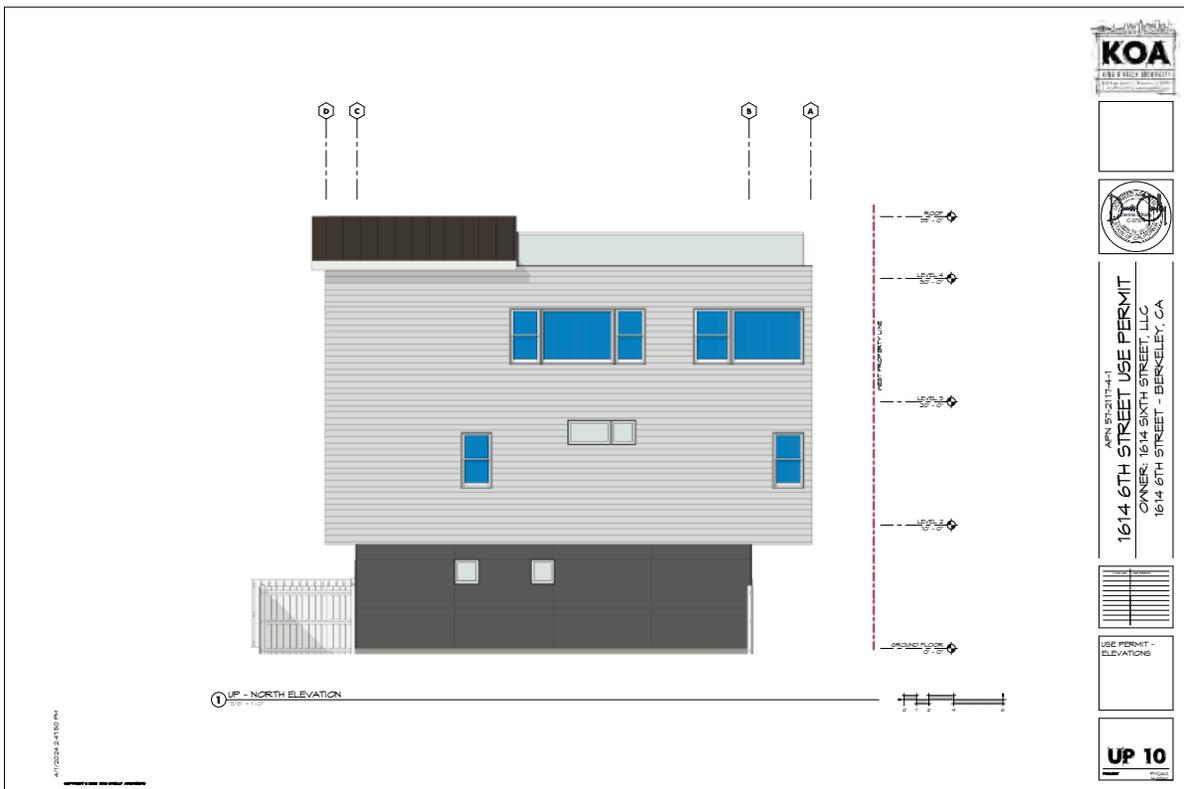
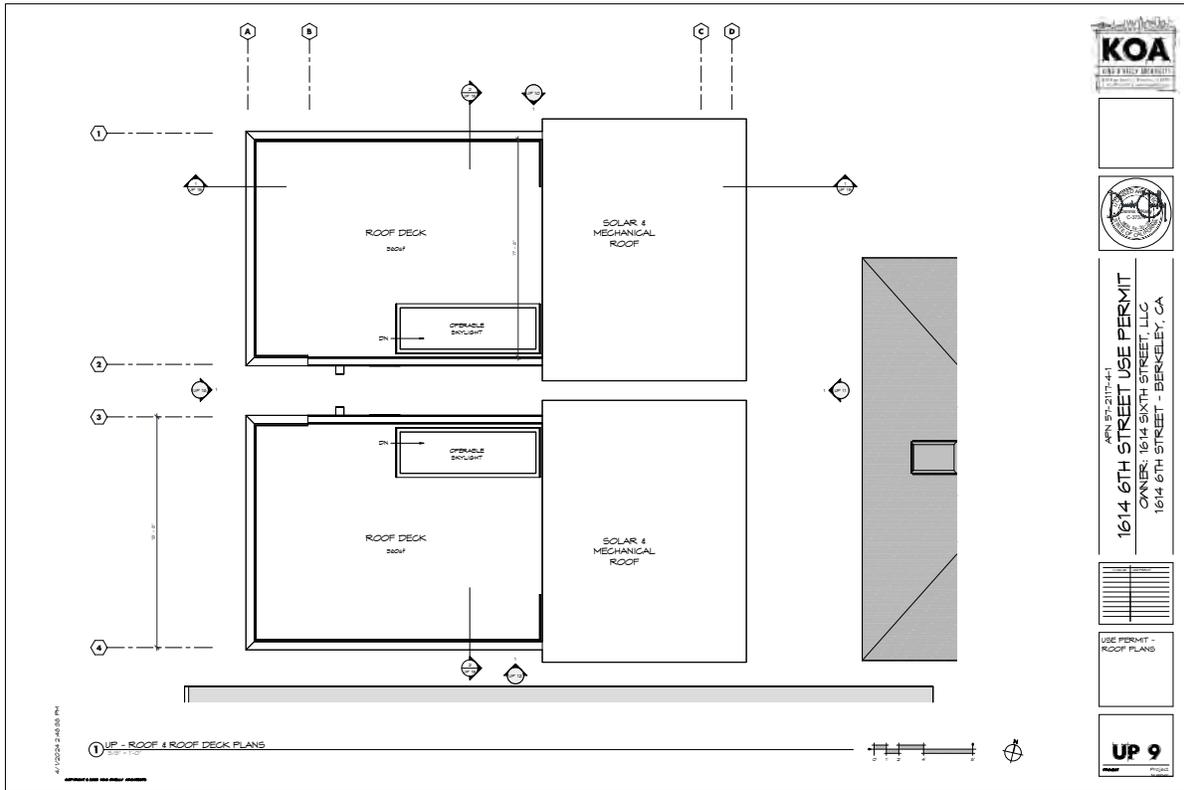
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APPENDIX C: DESIGN DRAWINGS



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APPENDIX C: DESIGN DRAWINGS

