



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
DECEMBER 5, 2024

2035 Francisco Street – The Byron E. Underwood House

Landmark application #LMIN2024-0003 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in ca. 1906-07 (APN 058-2175-010-00)

I. Application Basics

- A. Land Use Designations:** Restricted Multiple-Family Residential District (R-2A)
- B. CEQA Determination:** Exempt from environmental review pursuant to CEQA Guidelines Section 15061 (b)(3) for Review Exemptions.
- C. Parties Involved:**
- **Application Author:** Jeri Holan, FAIA
1323 Solano Avenue, Suite 204
Albany, CA 94706
 - **Property Owner:** Toni Pinck, David Pinck, and Zack Kahn
2035 Francisco Street
Berkeley, CA 94709
- D. Staff Recommendation:** Hold a public hearing and consider final action on this request.

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

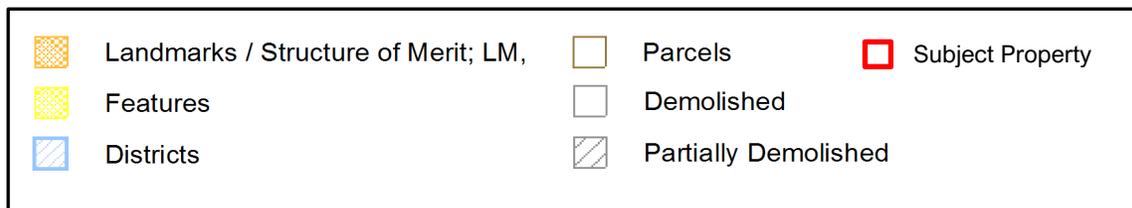
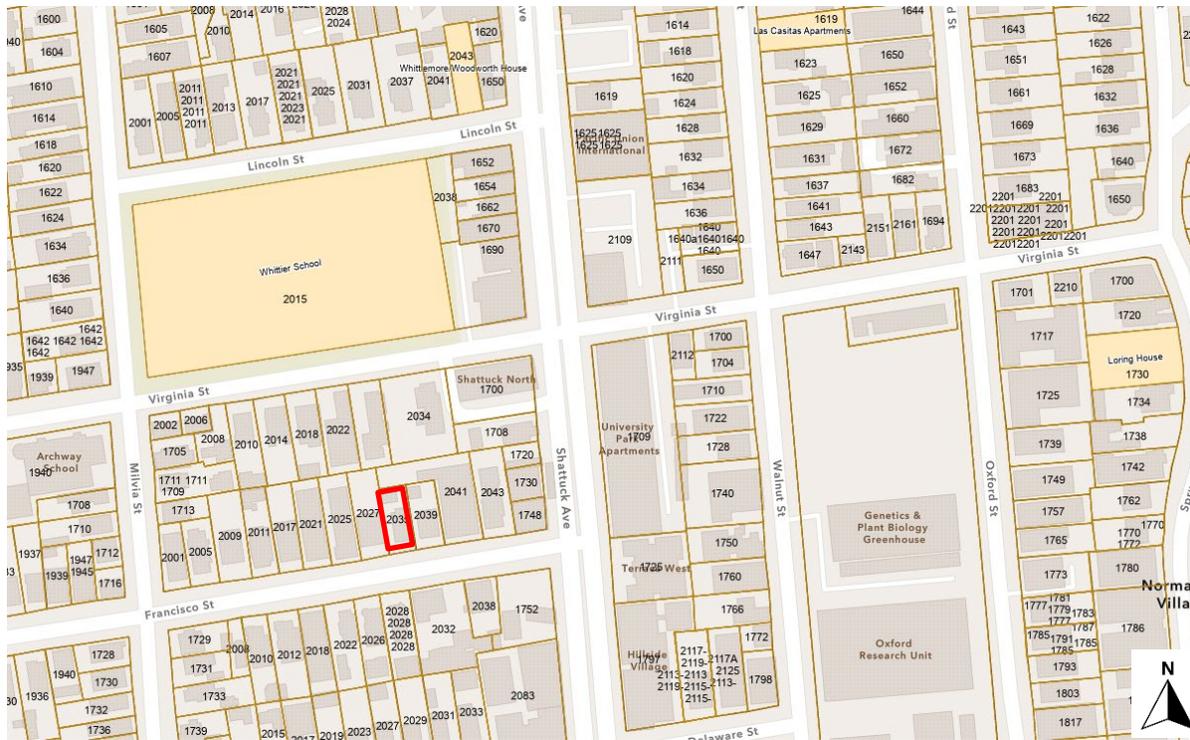


Figure 2 Subject property, current condition – primary (south) elevation (source: city staff)



Figure 3 Subject property, current condition – west elevation (source: Landmark application)



Figure 4 Subject property, current condition – east foyer window (source: Landmark application)



Figure 5 Subject property (left), 2039 Francisco Street (center), Underwood Residence (right), 1940 (source: Landmark application)



Figure 6 Subject property ca. 1955 (source: Landmark application)



II. Application Chronology

On September 10, 2024, the City received a Landmark or Structure of Merit application petition for the subject property, and is provided in Attachment 1 of this report. In accordance with Berkeley Municipal Code (BMC) Section 3.24.120, the application initiated consideration of the property for designation status.

At the regular meeting on November 7, 2024, LPC opened the hearing and allowed for public comment in accordance with the timeframe required under the Landmarks Preservation Ordinance (BMC Section 3.24.130) and continued the hearing to a future LPC meeting date.

On November 25, 2024, staff mailed and posted 10-day advance notices for tonight's meeting, in accordance with BMC Section 3.24.140.

III. Historic Resource Status

The subject property is not listed on the National Register of Historic Places (NR) or the California Register of Historical Resources (CR).

Nearby City Landmarks include the Whittier School (1939) at 1645 Milvia, Whittemore/Woodworth House (1889) at 2043 Lincoln Street, Las Casitas Apartments (1927-28) at 1619 Walnut Avenue, and Loring House (1914) at 1730 Spruce Street. See Figure 1, above.

IV. Property Description

The following description of 2035 Francisco Street is based on the research presented in the Landmark Application for this consideration, as well as City permit records and a site visit in November 2024.

The subject property is an approximately 4,200-sq. ft., interior lot on the north side of the 2000-block of Francisco Street. It is a rectangular parcel that is oriented north-to-south with street frontage facing Francisco Street to the south. The lot features two buildings, a main two-story residence set back approximately 20 ft. from Francisco Street and from the rear property line by approximately 30 ft. The main residence is situated toward the eastern edge of the property line and a one-story detached garage building is at the parcel's northwest corner. The property is fronted by mature street trees and features a manicured front garden, flanking the main entry's brick walkway; see Figure 2.

The two-story residence is approximately 2,000-sf. ft. The wood frame building features shiplap siding below the watermark, clapboard siding at the first story, and a shingled second story. Designed in Colonial Revival style, it has a composition, hipped roof with a central dormer and deep eaves with supporting corbels. It was constructed in 1906-07 as an apartment building with two flats (2033-35 Francisco Street). The upper story on the front elevation features a central bay window while the lower story has a bay window and a general entry porch with Corinthian-capped columns. The residence's west elevation also features a bay window on the lower floor. The upper frieze is

characterized with wood trim and dentil work. Under the porch and bay roofs on the ground floor, the frieze has an egg and dart trim. Most of the windows on the front half of the house are double-hung with three-over-two divided lite panes in the upper sash. The foyer features a decorative leaded glass window with a diamond pattern. See Figure 3 and Figure 4.

The residence at 2035 Francisco Street is a variant of the Colonial Revival style known as a Neoclassical Rowhouse, which was popular in the East Bay from 1895-1915. The property also exhibits elements of the Eastern Shingle Cottage style. Similarly rooted in the Colonial Revival tradition, it is notably exhibited in the subject property's second story shingle exterior. 2035 Francisco Street is a great example of a hybrid of a Neoclassical Rowhouse and two-story Shingle Cottage. The property is in excellent condition.

Construction and Ownership History. Early Berkeley resident Byron E. Underwood (1860-1937) purchased the subject property's parcel in 1903. He built two Colonial style apartment buildings in 1906-07 (present-day 2035 and 2039 Francisco Street) adjacent to his large notable 1896-97 Victorian residence at 2041 Francisco Street (non-extant), thereby completing his residential estate. See Figure 5 and Figure 6.

Underwood settled in Berkeley in 1876 and started a plumbing, tinning, and gas-fitting business in 1884. He became a Town Trustee in 1890 and when the City Charter was adopted in 1893, he served as Mayor. In 1895, after retiring, he served on the Ferry Committee for the Board of Trustees. An elected Republican delegate for the State in 1896, he was also a business entrepreneur active on bank boards and in real estate. By 1900, he was one of the City's largest landowners, including the Berkeley Structure of Merit Underwood Building at 2110 Addison Street. He and his wife, Florence (1860-1937), were also active community members and had eight children.

After both Underwoods' death in 1937, the subject property was owned by the Underwood children. In 1946, 2035 Francisco Street was transferred to Ben, Donia, Max, and Bertha Oretsky. The building subsequently had several owners. August Fruge owned the building from 1959 through 1976. Fruge was a prominent figure in the academic publishing world, credited with putting the University of California Press on the map, and serving as its Executive Director. He also served as the Chair of Publications Committee for the Sierra Club and was part of the founding years of the California Native Plant Society. Dr. Andrew Stewart, an art history professor at UC Berkeley owned the subject property from 1992 until his death in 2023. Trained as an archaeologist, he led Berkeley's excavations at Tel Dor in Israel from 1986 to 2006 and authored eight books. He was awarded the Archaeological Institute of America's Gold Medal Award for Distinguished Archaeological Achievement in 2023. The current owners purchased the house in 2024.

Alterations. A one-story detached garage was added to the property in 1927, which was converted to habitable use in 1988 with a zoning permit (ZP#8096). The building received additional alterations in 1927, which were designed by prolific Berkeley architect and builder Alphonso H. (A.H.) Broad. The Landmarks application cites that Broad and Underwood were known to have socialized and worked together on several projects, and though not documented, Broad may have been the building's original architect.

In 1999, 2033-35 Francisco Street was converted from a two-unit apartment to a single-family residence, 2035 Francisco Street (AUP#99-20000101). At that time, the two original entry doors were replaced by a single, panel door with sidelites and new concrete entry steps were added. In 2007, a breakfast nook was remodeled and a deck was added to the rear of the house. Several of the wood windows are compatible replacements.

A complete property history is provided in the Landmark application, see Attachment 1.

V. Analysis and Evaluation

The analysis section of this report will refer to the research and information provided in the Landmark application (Attachment 1). This section analyzes the extent to which the property appears to meet significance criteria set forth in the Landmarks Preservation Ordinance (LPO), Berkeley Municipal Code (BMC) Chapter 3.

Historic Context.¹ Given its 1906-07 date of completion and type of construction (e.g. multi-family residence), the subject property is associated with the theme of residential development in the aftermath of the 1906 earthquake and the coinciding expansion of UC Berkeley. Its period of significance spans from 1906, beginning with its initial construction and spans until 1915, reflecting the end of the period of popularity for the Neoclassical Rowhouse and Shingle Cottage variations of the Colonial Revival style.

Landmarks Preservation Ordinance Significance Criteria. When it designates a property as a Landmark, Historic District, or Structure of Merit, the Commission must find that the property meets one or more of the required criteria codified in LPO, BMC Section 3.24.110. These criteria are relatively specific and appear to align with California Register and National Register criteria. The significance criteria for a Structure of Merit are broader than those for Landmarks status, and include properties that qualify individually as good examples of architectural design, or that qualify as contributors to the context of a larger streetscape or area.

Staff completed a review of information provided in the Landmark application as well as available City records, and compared the evidence against the criteria for designation consideration. A summary of findings is provided below.

¹ National Register Bulletin #15, Item V: *How to Evaluate a Property within its Historic Context* (2002); National Register Bulletin #16A, Section III: *How to Complete the National Register Registration – Period of Significance* (1997).

Landmark criterion – *Architectural Merit*. Based on the research and evidence presented in the Landmark application, the residential property at 2035 Francisco Street appears to meet the LPO Landmark designation criterion for *architectural merit*. Though not documented, there is strong evidence to suggest that the building was designed by Berkeley architect A.H. Broad. The building is an excellent example of a Colonial Revival residence, specifically a hybrid of a Neoclassical Rowhouse and Shingle Cottage. This finding aligns with the designation criterion of BMC Section 3.24.110.A.b.

The subject property retains many of the character-defining features of its unique expression of the Colonial Revival style. Its Neoclassical Rowhouse characteristics include its porch with classical column details, recessed entry, and primary and side elevation bay windows. Its Shingle Cottage details include its central, second-story bay window and shingle exterior. Other Colonial Revival details include its deep eaves and supporting corbels, egg and dart trim, and the diamond pattern leaded glass foyer window.

Though not confirmed, it is reasonable to believe that the residence was designed by Berkeley architect A.H. Broad, who is credited with many residential designs in Berkeley.

Updated from a two-unit apartment building from a single-family residence in 1999, the building's essential form and exterior continues to exhibit the necessary aspects of integrity to convey its architectural significance, inclusive of *design, materials, and workmanship*.

At the hearing, staff will provide the Commission with a recommended list of Features to be Preserved for such a designation.

Landmark criterion – *Cultural Value*. BMC Section 3.24.110.A.2 allows for the designation of properties that are associated with the *movement or evolution of culture*. The Landmark application documents the property's association with early and prominent Berkeley resident, Byron E. Underwood. Once part of his three-building residential estate, 2035 Francisco Street represents Underwood's influence in the social and physical development of Berkeley. Underwood was a prominent citizen who served as a Town Trustee and Mayor, and was an active business entrepreneur. He also developed several properties in Berkeley. The property at 2035 Francisco Street, a multi-family residence constructed following the 1906 earthquake, coincided with the City's rapid population growth in the early 20th century. For these reasons, the property appears to be associated with the movement and evolution of *social and economic developments* of the City, and could warrant designation for this association. 2035 Francisco Street appears to meet the LPO Landmark designation criterion for *cultural value*.

Landmark criterion – *Historic Value*. The development of 2035 Francisco Street is associated with a pattern of development that emerged in Berkeley following the 1906

earthquake. Specifically, the property embodies multi-family development that emerged in the early 20th century in the East Bay that served an influx of residents who relocated following the 1906 earthquake. At the same time, the expansion of the University also increased the demand for variety in housing, including multi-family housing. Located off Shattuck Avenue, its construction was also stimulated by its favorable access to the burgeoning streetcar system. Constructed as a “two-flat,” a two-story building with a unit on each floor and the exterior appearance of a single-family residence, 2035 Francisco Street largely retains its historic exterior appearance. Other elements of its “two-flat” configuration include its two-story massing with tripartite wood siding along with its Colonial Revival residential design as reflected by the generous entry porch, bay windows, eave corbels, and leaded glass window with diamond pattern. For these reasons, the property appears to *embody and express* the development history of Alameda County and Berkeley and, thereby, would meet the LPO Landmark designation criterion for *historic value*.

The Commission has received sufficient evidence to take favorable action to designate the subject property as a City Landmark. Draft Findings for Approval are provided for the Commission’s consideration in Attachment 2. This draft includes a list of character-defining physical features of this historical resource that should be preserved as required under BMC Section 3.24.100.A for Procedures Required – Controls and Standards.

LPO Structure of Merit criteria. As discussed above, staff believes the subject property could meet the criteria for designation as a City Landmark. However, if the Commission concludes that it does not (in whole or in part), then the Commission may consider the extent to which it meets the criteria for designation as a Structure of Merit, in accordance with BMC Section 3.24.110.B.2.c. The subject property is an excellent example of Colonial Revival residential architect and exhibits integrity of design. It is also part of a once three-building development associated with Byron E. Underwood’s residential estate that included 2039 Francisco Street and 2041 Francisco Street (non-extant), a grouping that characterized the street frontage. As such, 2035 Francisco Street would meet both of the following Structure of Merit criteria:

Section 3.24.110 B.2.a (2) – *“The age of the structure is contemporary with...an historic period or event of significance to the City, or to the structure’s neighborhood, block, street frontage, or group of buildings.”*

Section 3.24.110.B.2. c – *“The structure is a good example of architectural design.”*

No draft findings for approval as a Structure of Merit are provided with this report, however the Commission can direct staff to prepare such findings if needed to support action under these provisions.

VI. Recommendation

Staff recommends that the Commission consider the extent to which this property meets the criteria for City Landmark or Structure of Merit designation pursuant to BMC Section 3.24.110.A.1, and then take favorable action.

Attachments:

- 1. Landmark Application.** 2035 Francisco Street, prepared by Jeri Holan, FAIA, received November 26, 2024
- 2. Draft Findings for Approval**

Prepared by: JulieAnn Murphy, Architectural Historian, Rincon Consultants, Inc.

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

Land Use Planning
Received
November 26, 2024

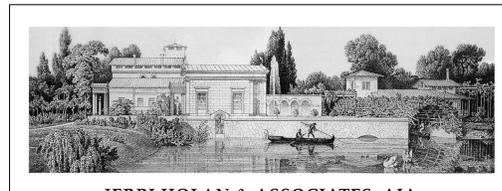


CITY OF BERKELEY LANDMARK APPLICATION

for
2035 Francisco Avenue
Berkeley, California 94709

September 9, 2024

Prepared by:



JERRI HOLAN & ASSOCIATES, AIA
Architects ♦ Engineers ♦ Planners

Jerri Holan, FAIA
1323 Solano Avenue, Suite 204
Albany, CA 94706

LANDMARK APPLICATION

2. ASSESSOR'S PARCEL NUMBER: 58-2175-010
Block and Lot: Block C, Lot 10
Tract: Janes Tract

Dimensions: 100.67' x 42'

Cross Streets: Milvia Street and Shattuck Avenue
3. Property is not on State Historic Resource Inventory.

Property is not on the Berkeley Urban Conservation Survey.
4. Application for Landmark includes: Building only
5. Historic Name: None
Commonly Known Name: Underwood Flats
6. Date of Construction:
a. Factual: 1906-07 b. Approximate: n/a c. Permitted: 1927
Source of Information: Alameda County Assessor's Residential Building and Tax
Assessment Records and Donegh Real Estate File
7. Architect: Unknown (Possibly A.H. Broad?)
8. Builder: Unknown (Possibly A.H. Broad?)
Extensive Remodel (1927): A.H. Broad
9. Style: Colonial Revival
(Hybrid of Neoclassic Rowhouse and Eastern Shingle Cottage)
10. Original Owners: Byron E. Underwood, Sr.
Original Use: Two Flats
11. Present Owners: Toni Pinck, David Pinck, and Zack Kahn

12. Present Use: Single-family Residence
Current Zoning: R-2A
Adjacent Property Zoning: R-2A

13. Present Condition of Property:
Exterior: Excellent
Interior: Excellent
Grounds: Fair

Has the property's exterior been altered: Some of the wood windows are replacements. In 1999, the two entry doors were replaced by a single, panel door when the flats were converted from a duplex to a single-family dwelling. New concrete stairs were added at this time. In the rear, the home was slightly altered during a breakfast nook remodel in 2007 and a deck was added. The home added a rear garage in 1927 which was converted to an ADU in 1988.

14. DESCRIPTION - Colonial Revival



FRONT PORCH, 2024

The home at 2035 Francisco Street is a two-story wood-frame residence constructed in the Colonial Revival genre. It has a composition, hipped roof with a central dormer and deep eaves with supporting corbels. The base of the home, below the watermark, is finished with shiplap siding, the first floor is finished with clapboard siding while the upper story is shingled. The upper story on the front elevation features a central bay window while the lower story has a bay window and a generous porch which features Corinthian-capped columns. The west side elevation also features a bay window on the lower floor. The upper frieze is characterized with wood trim and dentil work. Under the porch and bay roofs on the ground floor, the frieze has an egg and dart trim. Currently, most of the windows on the front half of the house are double-hungs with a three-

over-two divided lite pattern in the upper sashes. [Earlier photos show double-hung windows with no divided lites on the front of the house and three-over-two divided lite pattern on side windows.] The foyer features a leaded glass window in the typical diamond pattern from this period.



WEST ELEVATION, 2024



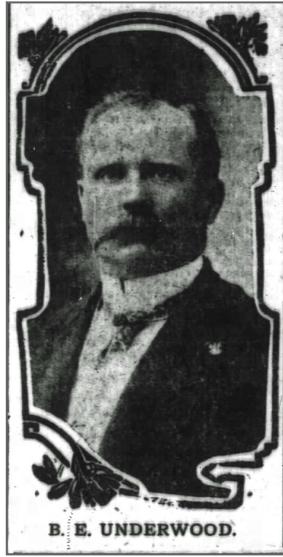
EAST FOYER WINDOW, 2024

While the style of this 1906 home grew out of the Colonial Revival era, it is a variant of the style known as a Neoclassic Rowhouse which was popular in the East Bay from 1895-1915. They were so called because they were built close together in a row. Rowhouses were typically one-story rectangular homes with hip roofs and classic details. The front door is recessed to one side and the porch is identified with two or three classical columns which are abbreviated and rest on a short porch walls. The front elevation has a bay window and, if the sideyard allows, so also does that elevation.

A close cousin of the Rowhouse is the two-story Eastern Shingle Cottage which also has its roots firmly in Colonial Revival tradition. While the Cottage style is known for its large, A-frame shingled second story, its ground floor is identical to the Rowhouse. These Cottages were popular during the same time frame as the Rowhouses.

The two-story building at 2035 Francisco has all the typical characteristic of a one-story, hip-roofed Neoclassic Rowhouse. However, it's second story clad in shingles calls to mind Eastern Shingle Cottages. Cottages typically had central windows in their upper gable walls and the central, second-story bay window on 2035 Francisco street resembles this feature. Consequently, 2035 is an excellent example of a hybrid between the single-story Rowhouse and the two-story Shingle Cottage.

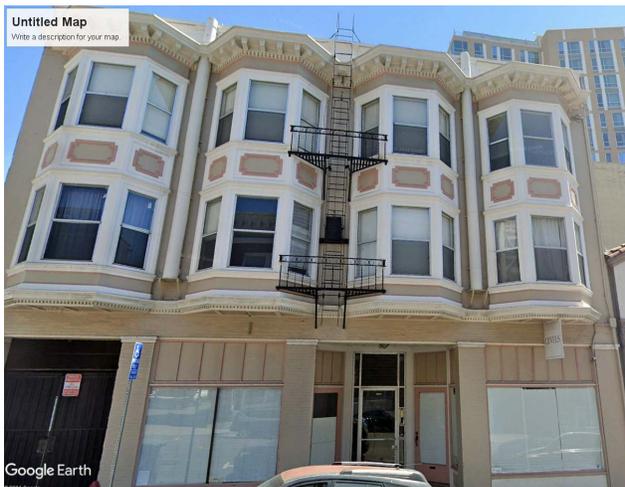
15. HISTORY - Byron Edward Underwood and Alphonso Herman Broad



The Colonial Revival residence at 2035 Francisco is one of the last remaining buildings of Byron E. Underwood's original residential estate. Byron E. Underwood (1860-1937) was a very important figure in Berkeley's early history (see *Appendix A*). He settled in Berkeley in 1876 and started his plumbing, tinning, and gas-fitting business in 1884. He became a Town Trustee in 1890 and when the new City Charter was adopted in 1893, Underwood was re-elected to the Trustees, serving as Mayor. After retiring, in 1895, he served on the Ferry Committee for the Board of Trustees. An elected Republican delegate for the State in 1896, he was also a business entrepreneur active on bank boards and in purchasing real estate in the late 1800s. By 1900, he was one of the City's larger land holders and an anchor in Berkeley's business community.

B.E.UNDERWOOD
Oakland, Tribune, 1908

Not only was Underwood a leader in political and economic life, he - along with his wife Florence (1860-1937) - was also a leading figure in a number of local and regional Odd Fellows Lodges which were very popular at the turn of the Century. He eventually became the Grand Trustee of the Grand Lodge of California Odd Fellows and along with his wife (see *Appendix B*), founded the Berkeley Rebekah Lodge. Florence and Byron had eight children, most of which were very involved in the Lodges as well as the First Baptist Church of Berkeley.



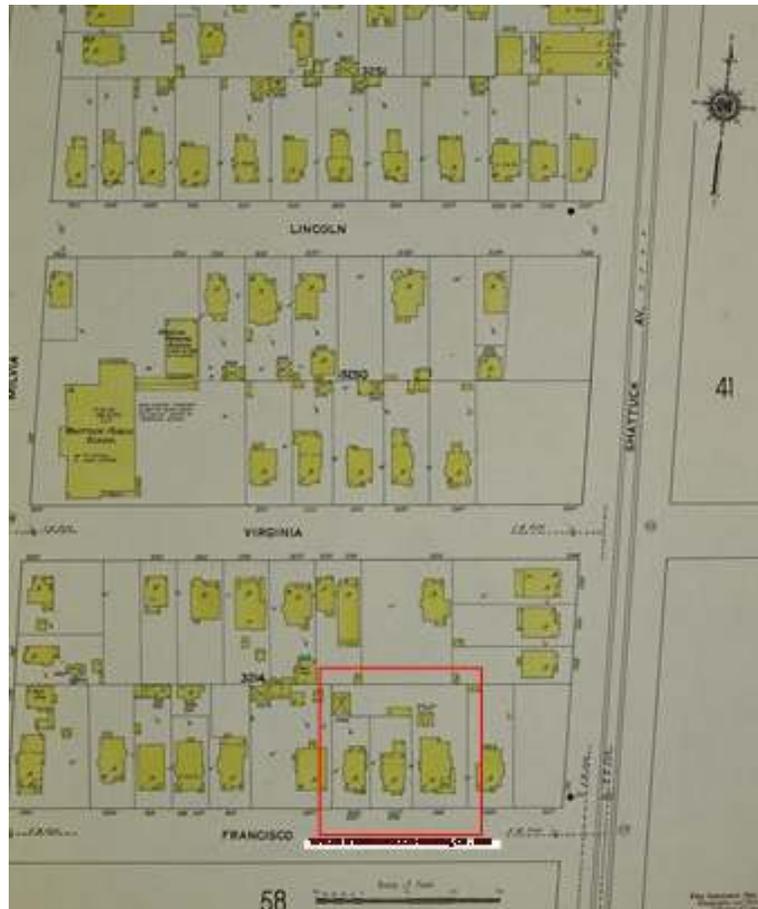
2110-2114 ADDISON STREET, CA. 2023



2041 FRANCISCO STREET, CA. 1956

Byron Underwood began purchasing Berkeley property early in his career. In 1893, he purchased the property at San Pablo and Addison where his plumbing business was originally located. In 1897, he purchased land on 6th Street and in 1898, he purchased land on Walnut Street. In 1905, he built a 3-story, mixed-use building at 2110 Addison Street. He relocated his plumbing business there on the ground floor and rented the upper floors. Now known as the Underwood Building, it is a Structure of Merit Landmark.

In 1893, at the same time he purchased his plumbing property on Addison and San Pablo, Byron Underwood purchased Lot 12 of Block C of Janes Tract. In 1896-97, he built his family home there at 2041 Francisco Street. A large notable Victorian residence, the building is no longer extant but Underwood resided in it until his death in 1937.



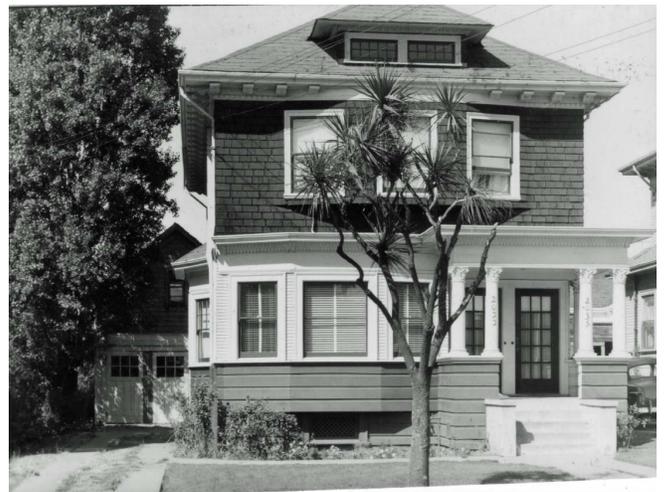
UNDERWOOD ESTATE FROM 1911 SANBORN MAP

In 1903, Byron Underwood purchased the adjacent Lot 13 of Block C of Janes Tract where he built two Colonial Revival style apartment buildings in 1906-07. Along with his

primary residence, these buildings comprised the entirety of his residential estate. Each apartment building consisted of two flats (four rooms each) and were built in the popular Colonial styles of the time. Neoclassical Rowhouse was the style of 2033-35 while 2037-2039 was constructed in the Classic Box variant.



ORIGINAL UNDERWOOD ESTATE - 2033-35 AND 2037-39 and 2041 FRANCISCO STREET, 1940



2033-35 FRANCISCO STREET, CA. 1955



CURRENT UNDERWOOD ESTATE - 2035 AND 2037-39 FRANCISCO STREET, 2024

In 1946, 2033-35 Francisco was transferred from the Underwood children to Ben, Donia, Max, and Bertha Oretsky. The building has had numerous owners through the years, most notable being August Fruge who owned the structure from 1959 - 1976. Fruge was a literal and figurative giant in the world of academic publishing and was the executive director that put UC Press on the map. He was a close associate of David Brower and the Sierra Club and was credited with the reorganization of the California Native Plant Society. Prior to the current owners, from 1992 until 2023 when he died, Dr. Andrew Stewart owned and resided in the building. An art history professor at UC Berkeley as well as a renowned archaeologist, Dr. Stewart was at the top of his field, and won the Archaeological Institute of America's Gold Medal Award for Distinguished Archaeological Achievement.

Today, 2035 and 2037-39 both remain intact and have a good deal of integrity. In 1999, 2033-35 was converted into a single-family residence (now 2035 Francisco). At this time, the two original entry doors were replaced by a single, panel door with sidelights.

Alphonso H. Broad

There is no record of the original builder or architect of any of Underwood's residential estate buildings which were built in 1896 (2041 Francisco) and 1906-07 (2033 - 2039 Francisco). Berkeley's first building permit was issued in September 1904 and archives at BAHA have copies of the first year which ended in September 1905. Permit records from September 1905 through December 1908 have never been located. BAHA archives also has copies of permits

from January 1909 through December 1946. [The City started again with No. 1 in April 1909 when the Town of Berkeley became the City of Berkeley.]



A.H. BROAD
Berkeley Historical Society

However, copies of later records do have permit information for work done later on the properties. In 1925, A.H. Broad did an extensive remodel of 2037-39 Francisco and in 1927, he did the same for 2033-35. He also performed work on 2041 Francisco during this time. While it is unknown if A.H. Broad was the original architect and builder of Underwoods' residential properties, there is a high likelihood that he could have been given the high-quality of construction each structure exhibited and his association with Underwood in other areas of Berkeley society.

Broad and Underwood were contemporaries in many aspects of Berkeley's early history and they had similar interests and affiliations. Both served on the Berkeley's Board of Trustees contemporaneously, both were significantly involved in local real estate, and both had strong ties to Berkeley's Odd Fellows Lodge.

Alphonso Herman Broad (1851–1930) came to Berkeley in 1877, on the eve of the town's incorporation, and immediately took an active part in its civic life. In 1878, Broad was elected to Berkeley's first board of trustees served for two crucial years in which the board put in place our property assessment mapping system. From 1887-88, Broad would serve as town marshal and ex-officio Superintendent of Streets (*Thompson, Daniella*). Obviously, Broad and Underwood shared many political activities

For many years, Broad's office was located on the east side of Shattuck Avenue (then Stanford Place) between Center and Addison, across the street from the SP station. His display ad in the 1894 directory proclaimed:



The Odd Fellows Hall mentioned in the ad had been built by Broad, like Underwood, an active Odd Fellows himself. [The building was razed to make way for the Mason-McDuffie headquarters on the corner of Shattuck Avenue and Addison Street.] Around the corner, in 1905, Underwood built his office building at 2110 Addison. It would be reasonable to assume the two renowned neighbors, an active builder and a real estate aficionado, transacted at least some business together. At the very least, given the stature of Underwood in the Odd Fellow Lodge, Brother Broad would have shared his business interests with his Brother Underwood.

It would not be unreasonable to speculate that A.H. Broad was involved with the construction of B.E. Underwood's original residential properties given their shared activities in politics, business, and the Odd Fellows Lodge. What we do know is that in 1925-27, Broad performed large-scale remodels or alterations on both 2033 and 2037 Francisco and it would be logical to assume that he might also have been their original architect and/or builder.

16. SIGNIFICANCE

Historic Value: City & Neighborhood

Architectural Value: County & City & Neighborhood

CRITERIA FOR BERKELEY LANDMARKS

Berkeley's Criteria for Landmark eligibility follows the standards of the National Register of Historic Places (NR) or the California Register of Historical Resources (CR). To be eligible for listing on the NR or CR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The Registers evaluate the significance of a resource on the following four criteria:

- Criterion 1 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of Berkeley or California or the United States;
- Criterion 2 - Associated with the lives of persons important to Berkeley, California or national history;
- Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;
- Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

An analysis of 2035 Francisco Street in respect to these Criteria follows:

CRITERION 1 - Events

Under Criterion 1, research indicates that the subject property has association with patterns and events that made significant contributions to local and regional history.

The property at 2035 Francisco is associated with the development of multi-unit dwellings at the turn of the Century in the East Bay and in downtown Berkeley's north business district - centered around Vine and Shattuck - in particular. In the early 1900s, Berkeley experienced a dramatic increase in population. The rise of the streetcar system in the late nineteenth century, especially along Shattuck Avenue, stimulated residential building along its routes. After the earthquake in 1906, an influx of 20,000 residents moved permanently to Berkeley. At the same time, the expanding University required accommodations for its students and professors. The four flats constructed by B.E. Underwood at 2033-35 and 2037-39 Francisco are examples of a landowner constructing dwellings to accommodate the need for housing in this burgeoning neighborhood.

Under Criterion 1, the property at 2035 Francisco is eligible for listing as a Berkeley landmark.

CRITERION 2 - Persons

Under Criterion 2, research conducted for 2035 Francisco Street yielded substantial information regarding individuals associated with this property.

The owner of the property, Byron E. Underwood, was an important figure in Berkeley's early history at the turn of the Century. As a Board of Trustee member, he exerted influence over the City's civic development. A businessman who owned a number of properties throughout the City and served on various bank boards and commissions, he was also a well-respected member of the economic community. Lastly, Underwood was a state leader of California's Odd Fellows as well as an original founding member of Berkeley's Odd Fellows and Rebekah Lodges.

The property is also associated with Alphonso H. Broad, one of Berkeley's most renowned builders at the turn of the Century. He was an architect and master builder of numerous Victorian (especially Eastlake Cottages), Colonial and Arts & Crafts buildings

throughout town. Over the course of five decades, Broad not only supervised construction of a large number of structures in all parts of Berkeley but also designed many of them.

Consequently, the property is eligible for listing as a Berkeley landmark under Criterion 2.

CRITERION 3 - Design

Under Criterion 3, the subject property has association with an architectural style that is worthy of preserving for its value to the neighborhood. It is also associated with a master builder of the period.

2035 Francisco Street embodies the characteristics of a Colonial Revival Style, a distinct hybrid of a 1-story Neoclassical Rowhouse and a 2-story Eastern Shingle Cottage. Rowhouses and Cottages were important smaller residential styles in the East Bay from about 1895 until about 1915 for families who didn't need a ten room home. The building is the work of a well-known local builder, A.H. Broad, and it has retained all its important features and integrity.

Consequently, under Criterion 3, the property is eligible for listing as a Berkeley landmark.

CRITERION 4 - Information

Under Criterion 4, a property might be significant if it has potential to yield information about the state or nation's prehistory or history. This type of research is beyond the scope of this evaluation and further investigation may be necessary to determine significance. However, similar construction in the vicinity has revealed no important archeological information so the property does not appear to be eligible as a Berkeley Landmark under this criterion.

In conclusion, 2035 Francisco Street is eligible for listing as a Berkeley landmark because it has historic significance under Criteria 1, 2, and 3 and it has retained its physical integrity, i.e., the building has retained its location, design, setting, materials, workmanship, feeling, and association and is able to convey its historic context.

The building's California Historical Resource Status Code is 5S2 (*see Appendix C*).

17. Is Property Engangered: No

18. Photographs:

Current: Jerri Holan

Historical: Berkeley Architectural Heritage Association Archives

Repositories:

- a) Alameda County Assessor's Records;
- b) City of Berkeley Building Permit Records;
- c) Berkeley Architectural Heritage Association Archives;
- d) University of California Archives;
- e) California Digital Newspaper Collection (<https://cdnc.ucr.edu>)
- f) Newspapers.com;
- g) Ancestry.com;
- h) Library of Congress Sanborn Map Collection.

19. Bibliography:

Cerny, Susan Dinkelspiel, *Berkeley Landmarks*, Berkeley Architectural Heritage Association, Berkeley, 2001

McAlester, Virginia, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 2015

Oakland Planning Department, *Rehab Right*, City of Oakland, Oakland, 1978

Thompson, Daniella, "Builder-artist A.H. Broad left his mark on Berkeley," *Berkeley Then and Now*, 6 February 2007 & 6 August 2009

Berkeley Gazette, 1895 - 1965

Oakland Tribune, 1925 - 1950

San Francisco Call, 1893 - 1950

20. Recorders:

Jerri Holan, FAIA

David & Toni Pinck

Jerri Holan & Associates, 2024

Owners, 2024

APPENDIX A

Transcript

B. E. Underwood Called by Death Byron Edward Underwood, one of the pioneer settlers and business men of Berkeley, passed away this morning at his residence, 2041 Francisco Street, after an illness of more than a year. He was born in Redwood City, California, December 17, 1860, the son of the late Joshua and Elizabeth (Steenburgh) Underwood, being of Colonial English and Colonial Dutch stock. His father came around The Horn from New York State in 1850 and for many years was engaged in the lumber and shingle business near Redwood City, but later removed to Berkeley. B. E. Underwood came to Berkeley in 1876 and, having learned the plumbing business from his brother-in-law, the late Alec G. Annis, he opened a plumbing shop in West Berkeley in 1884. This business later removed to Stanford Place (now a part of Shattuck Avenue) and afterward to 2119 Addison Street. During the many years that he worked as a plumbing contractor in Berkeley his integrity as a business man was proverbial. SERVED CITY For three years he served on the board of trustees of Berkeley under the old charter, during a part of which time he was president of the board and discharged the duties equivalent to those of a mayor. On his retirement in 1894 he received a special testimonial signed by all the members of the board and expressing its appreciation of the uniform kindness and courtesy which he has during all said time shown toward the other member of this board as its president; for the considerate manner in which he has invariably treated all members of the community when appearing before this board, and for the great patience with which he has listened to the arguments of the other members of the board, and other person in all matters at hearing before it. He was a member of Berkeley Lodge No. 270. I. O. O. F. since April 17, 1884. Not only was he honored with the positions of Noble Grand of his lodge and as district deputy grand master of District 96, but he had been grand trustee of the Grand Lodge of the I. O. O. F. of California for many years and up to the time of his death. He was also a charter member of Berkeley Rebekah Lodge No. 262 and a charter member of both Berkeley Encampment No. 103 and of Canton Berkeley No. 7. P. M. In addition, he was a member of Berkeley Lodge No. 363. F. & A. M. of Berkeley Chapter No. 92. R. A. M. and of the Scottish Rite bodies of Oakland. During the time of the earthquake and fire in 1906 he was in charge of the relief work of the fraternal bodies of Berkeley that was carried on in the old Odd Fellows Hall, and much of the efficiency of this work was due to his constant and intelligent supervision. BANK DIRECTOR For some years he was a director of the West Berkeley Bank and later of the College National Bank, both of which have since been absorbed in the American Trust Company. Mr. Underwood leaves a widow, Florence Josephine Underwood, and seven surviving children: Byron Edward Underwood, Jr., Mrs. Saidee Ray Coward, Raymond Liftchild Underwood, Florence Emma Underwood of Taft, California, Mrs. Anita Lois Wise of Minneapolis, Minnesota, Mrs. Marion Ruth Ferris of Hyattsville, Maryland, and Mrs. Edith Rebekah De Mattos. Funeral services will be held at the Berkeley Odd Fellows Temple, Bancroft Way and Fulton Street, on Friday afternoon, at 1:30 o'clock, under the auspices of the local lodge of Odd Fellows. The Rev. William C. Spencer of Oakland, formerly pastor of the First Baptist Church of Berkeley and a very old friend of Mr. Underwood and his family, also will officiate. It is expected that the other fraternal organizations to which he belonged and also the city government will be represented.

Detail

May 11, 1937

Source information

Title

Berkeley Daily Gazette

APPENDIX B

Oakland_Tribune_Thu_Jan_25_1940_

Funeral Saturday For Mrs. Underwood

BERKELEY, Jan. 25.—Funeral services will be held Saturday for Mrs. Florence Josephine Underwood, 77, of 2041 Francisco Street, a Berkeley resident for 54 years, who died yesterday at her home after an illness of several months.

Mrs. Underwood, a native of Jersey City, N.J., was educated in private schools in the East and came to Oakland as a young girl. She was an accomplished musician and taught music and was a well-known accompanist for many years. Her late husband, Byron E. Underwood, was a plumbing contractor.

Mrs. Underwood was a life-long worker in the First Baptist Church of Berkeley, which she joined when Berkeley had only 13,000 inhabitants. She was a charter member of Berkeley Rebekah Lodge No. 262, I.O.O.F., and was past noble grand of the lodge. She was a member of several choral organizations in Berkeley.

Surviving are her children: Mrs. Saidee Ray Coward, Miss Florence Emma Underwood of Taft, Mrs. Anita Lois Wise of Minneapolis, Mrs. Marion Ruth Ferris of Hyattsville, Mr. Mrs. Edith Rebekah de Mattos, the Rev. Byron Edward Underwood Jr. of Mansfield, Mass., and Raymond Litchfield Underwood, and a brother, Charles Litchfield of San Diego.

Funeral services under the auspices of Rebekah Lodge will be held Saturday at 10:30 a.m. at the First Baptist Church, with the Rev. Dr. John W. Bailey of the Berkeley Baptist Divinity School officiating. Services are to be arranged by Hull and Durgin.

📅 Date: 1/21/2018 9:56:52 AM

APPENDIX C

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

12/8/2003

ATTACHMENT 1

DRAFT FINDINGS FOR DESIGNATION

DECEMBER 7, 2024

2035 Francisco Street – The Byron E. Underwood House

Landmark application #LMIN2024-0003 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed circa 1907 (APN: 058-2175-010-00)

PROJECT DESCRIPTION

City Landmark designation of the property at 2035 Francisco Street

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

2. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A.1.(b) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2035 Francisco Streets meets the architectural merit criterion for City Landmark designation as an outstanding example of residential design in the Colonial Revival style, specifically a hybrid of a Neoclassical Rowhouse and a Shingle Cottage. The subject building was originally completed in 1907 and retains many of the character-defining features of its expression of the Colonial Revival style. Its Neoclassical Rowhouse characteristics include its porch with classical column details, recessed entry, and primary and side elevation bay windows. Its Shingle Cottage details include its central, second-story bay window and shingle exterior. Other Colonial Revival details include its deep eaves and supporting corbels, egg and dart trim, and the diamond pattern leaded glass foyer window. Through the retention of its original design and historic materials, it conveys design, materials, and workmanship aspects of integrity.
3. Pursuant to BMC Section 3.24.110.A.4, the Commission further finds that the subject property warrants designation for direct associations with early and prominent Berkeley resident, Byron E. Underwood. Once part of his three-building residential estate, this Francisco Street property represents Underwood's influence in the social and physical development of Berkeley. Underwood was a prominent citizen who served as a Town Trustee and Mayor, and was an active business entrepreneur. The property at 2035 Francisco Street, developed by Underwood, was a multi-family residence constructed following the 1906 earthquake that coincided with the City's

rapid population growth in the early 20th century. It exemplifies the influence he exerted over Berkeley's residential development.

4. Pursuant to BMC Section 3.24.110.A.2, the Commission finds that the property meets the criterion for historical value for its embodiment of residential development during the period 1906 to 1915. Specifically, the property embodies multi-family development that emerged in the early 20th century in the East Bay that served an influx of residents who relocated following the 1906 earthquake. At the same time, the expansion of the University also increased the demand for variety in housing, including multi-family housing. 2035 Francisco Street's multi-family, "two-flat" configuration is conveyed through its two-story massing with tripartite wood siding along with its Colonial Revival residential design as reflected by the generous entry porch, bay windows, eave corbels, and leaded glass window with diamond pattern.

FEATURES TO BE PRESERVED

This designation shall apply to the subject property and the following distinguishing features of the shall be preserved, and missing features shall be restored to the extent possible:

Property/Site

- Location at the north side of Francisco Street, west of 2039 Francisco Street.
- Setting in a neighborhood adjacent to Shattuck Avenue commercial corridor, comprised of a mix of single and multi-family residences.

Main Building

- Primary elevation (south) on Francisco Street.
- Hipped roof with central dormer.
- Tripartite wood exterior with shiplap siding below the waterline, clapboard siding at the first floor, and wood shingles at the second floor.
- Neoclassical Rowhouse characteristics including:
 - the generous porch with Corinthian-capped column details;
 - recessed entry;
 - primary and side elevation bay windows.
- Shingle Cottage characteristics, including:
 - the central, second-story bay window;
 - shingle exterior at the second story exterior.
- Deep roof eaves with supporting corbels at the second story.
- Egg and dart trim details at the first floor frieze and third-floor dormer roofline.
- Wide frieze at primary elevation's first floor and west elevation's bay window.
- Dentil details at the second floor frieze.
- Diamond pattern, leaded glass foyer window.
- Double-hung windows and first and second floor.
- Multi-pane wood windows at dormer.

