

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

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S T A F F R E P O R T

FOR COMMISSION ACTION  
FEBRUARY 6, 2025

## 2201-2205 Blake Street – The Bartlett Houses

**Structural Alteration Permit #LMSAP2024-0004 to restore the single-family use of the Bartlett House originally constructed in 1877 (no change to the 1892 House); to relocate the historic stable structure and convert it to residential use; and to construct a new, three-story residential building at the rear of the subject City Landmark property.**

### I. Application Basics

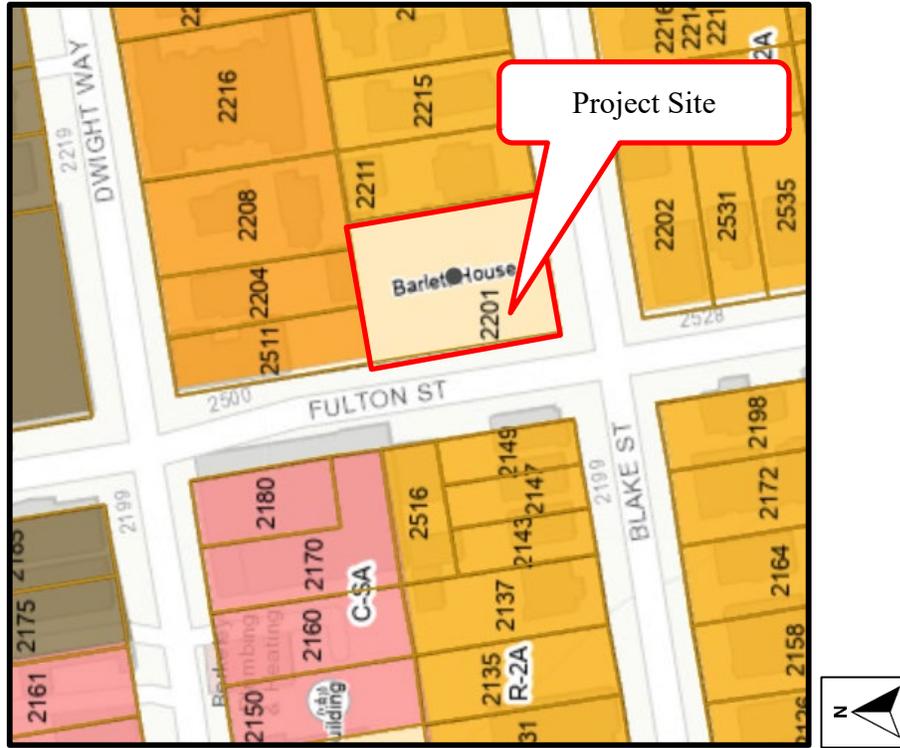
**A. CEQA Determination: Categorical Exemption**, pursuant to CEQA Guidelines Section 15303 (“New Construction”).

#### B. Parties Involved

- Applicant: Hannah Micallef, Architect, Studio KDA  
1810 Sixth Street  
Berkeley, CA 94710
- Owner: Nathan George  
9101 Burning Tree R.  
Bethesda, MD 20817

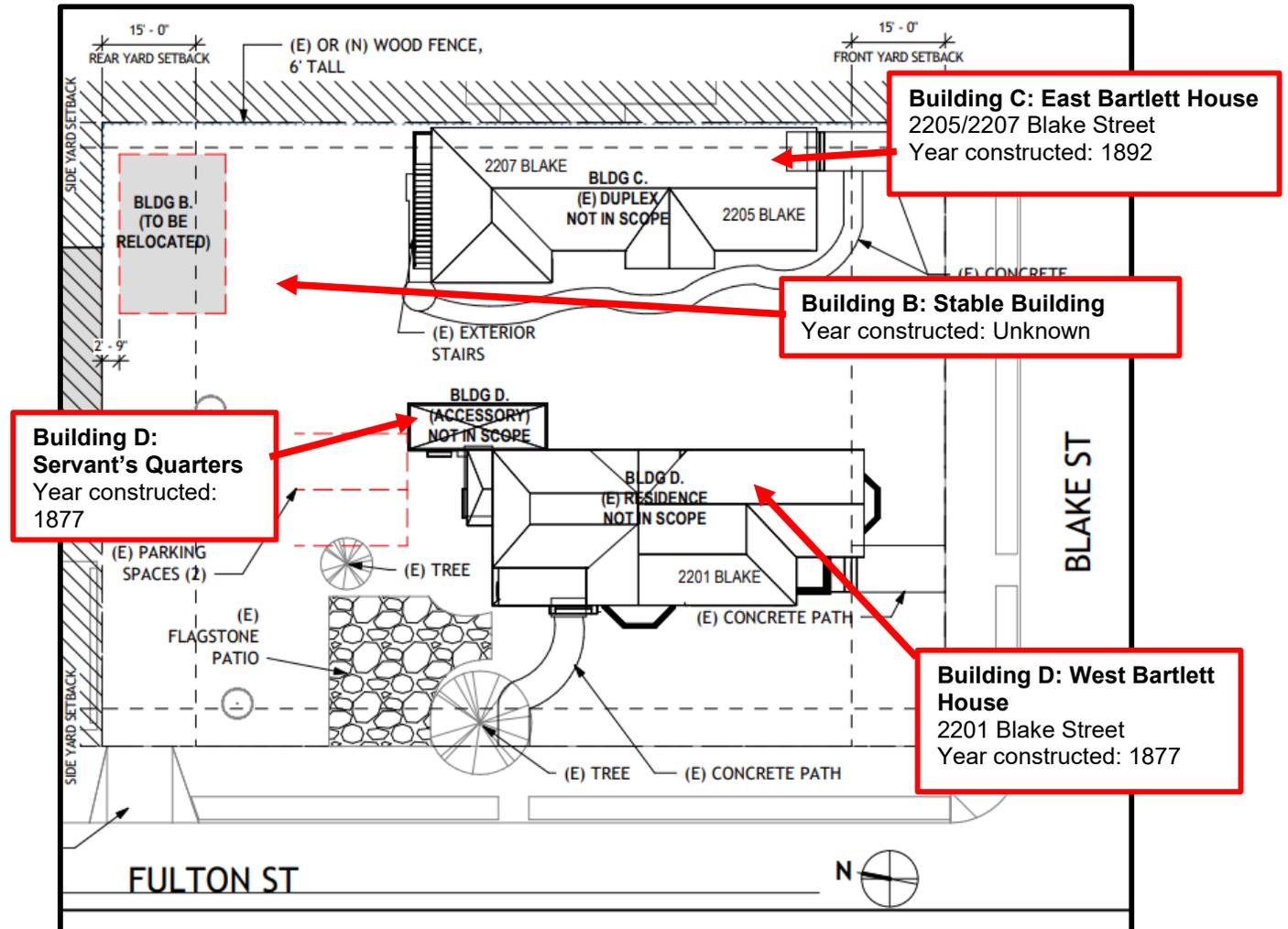
**C. Recommendation:** Hold a hearing on this matter, consider the merits of the proposal and take favorable action.

Figure 1: Vicinity Map highlighting City Landmark sites

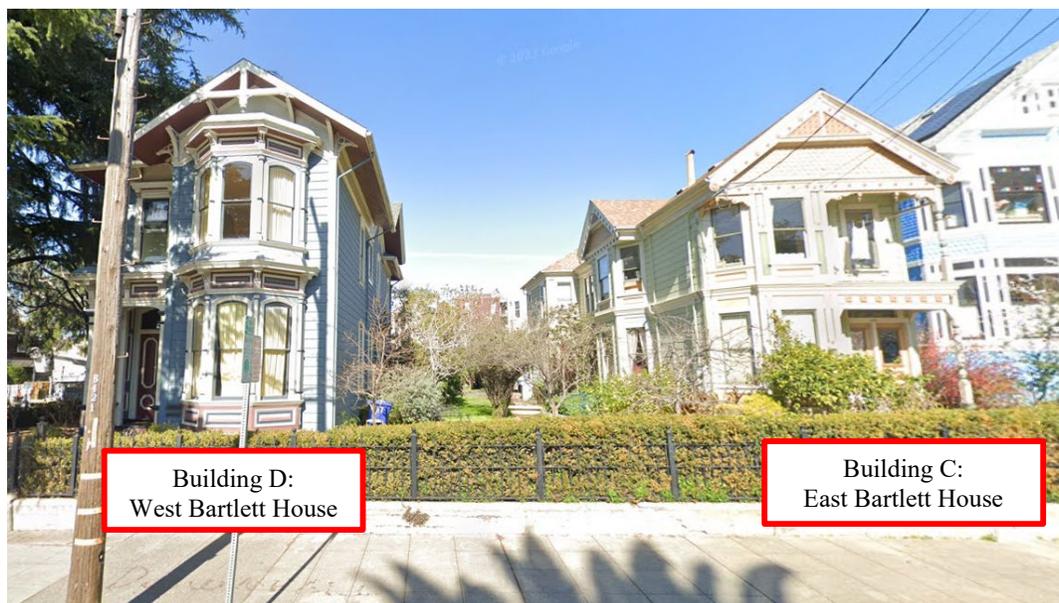


|   |                                     |   |                      |
|---|-------------------------------------|---|----------------------|
|  | Landmarks / Structure of Merit; LM, |  | Parcels              |
|  | Features                            |  | Demolished           |
|  | Districts      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

Figure 2: Existing Site Plan (Attachment 2 - Project Plans, Sheet A-1)



**Figure 3: Site Photo, South (Blake) Facades, 2201 Blake (left) and 2205 Blake (right) (Google Maps)**



## II. Background

On December 5, 2005 the Landmarks Preservation Commission (LPC) designated the Bartlett Houses a City of Berkeley Landmark site. The West Bartlett House (2201 Blake) with virtually no exterior alterations, was found to be an outstanding representation of a Victorian Italianate residence. The East Bartlett House (2205 Blake) was found to represent the thriving years of the early 1890's. Both houses were found worth preserving for the exceptional value they add as pristine examples of Victorian Berkeley and the development of the Blake tract during the early years of Berkeley's incorporation.

A previous application for a Structural Alteration Permit (SAP) application was approved for this property in September of 2013 by the Landmarks Preservation Commission with a similar scope to what is proposed in this application. That approval included a condition to "simplify the design of new construction, to avoiding replication of landmarked elements". The Landmark Preservation Commission's decision to approve the application was appealed to City Council in October of 2013, where the Council voted to uphold the decision. The Use Permit associated with that application was denied in 2014, however, and the project did not move forward.

### **Application Chronology**

On May 23, 2024, a new Structural Alterations Permit (SAP) application was submitted in conjunction with a new Use Permit for the relocation of the existing

accessory structure and the construction of a three-story duplex at the rear of this Landmark site.

On November 7, 2024, LPC opened the hearing for the project and provided advisory comments for the applicant. On December 20, 2024, the applicant provided a resubmittal incorporating the Commission's feedback. Please see Table 1. below for a summary of those comments and how the revised design addresses each.

The applicant is applying for a Use Permit under the Housing Crisis Act, Senate Bill (SB) 330, which allows for expedited review of housing development proposals and limits the number of hearing the City may hold during its review. In addition to the construction of a new duplex on the site, the proposal would create an additional dwelling unit in the stable building once relocated and subdivide the lot to create two separate lots – one lot with the West Bartlett Home and the relocated stable building and second lot with the East Bartlett Home and the new duplex. The SB330 application was deemed complete as of November 22 and will go before the Zoning Adjustments Board (ZAB) for final approval. The zoning analysis is still pending and a date for the ZAB hearing has not yet been set.

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.

On January 27, 2025, staff mailed and posted ten-day advance notices for tonight's SAP hearing, in accordance with BMC Section 3.24.230.

### **Property Description**

The project site is located at the northeast corner of Blake Street and Fulton Street in the R-2A (Restricted Multi-Family Residential District) Zoning District.

On this parcel are the Bartlett Houses, two homes that were constructed by Alfred Bartlett of the Berkeley Land and Building Company, a prominent figure in the development of Berkeley in the early years of its incorporation. The primary Landmark structure (Building D, West Bartlett House) was built in 1877 in the Victorian Italianate style and is situated at the southwest corner of the parcel. The secondary Landmark structure (Building C, East Bartlett House) was constructed in 1892 in the Queen Anne style and is located at the southeast side of the site.

The parcel also features two of the oldest remaining accessory structures in Berkeley, the servant's quarter and the stable building. The servant's quarter is documented as a part of the West Bartlett House. The stable building is detached and located at the northeast corner of the property.

Character defining features for the project noted in the Landmarks Preservation Commission's recorded designation include:

- V-rustic wood siding;
- Hipped roof form with flattened top;
- Broad, projecting eaves;
- Projecting gable-roofed wings and the south and west sides;
- Moldings in the gable;
- Gable porthole windows;
- Curved brackets under the eaves;
- Delicate fretwork with pendant ornaments at the peaks of the gables;
- Long, narrow one-over-one double hung wood sash windows;
- Two-story slanted bay on the south (front) façade;
- One-story slanted bay on the west facade;
- Raised and beveled panels in the entablature above the bays and below the windows of the bays;
- The hoods above the bays and the molding underneath the hoods;
- Slender colonettes on the sides of the windows in the bays;
- The segmented top arches of the windows in the bays and on the lower floor of the east facade;
- Hoods supported by brackets on remaining windows;
- The front porch with its truncated, curved hipped roof;
- The one freestanding and two engaged porch columns with Tuscan-like capitals;
- The two shallow arches between the porch columns;
- The low porch railing with its beveled scrollwork;
- And the arch-topped transom windows above the front and side doors;
- and

Further contributing elements included the two accessory structures, the servant's quarters and the stable building, with the following features:

- V-rustic wood siding on both buildings;
- Double-hung wood sash windows on the servant's quarters.

### **III. Project Description**

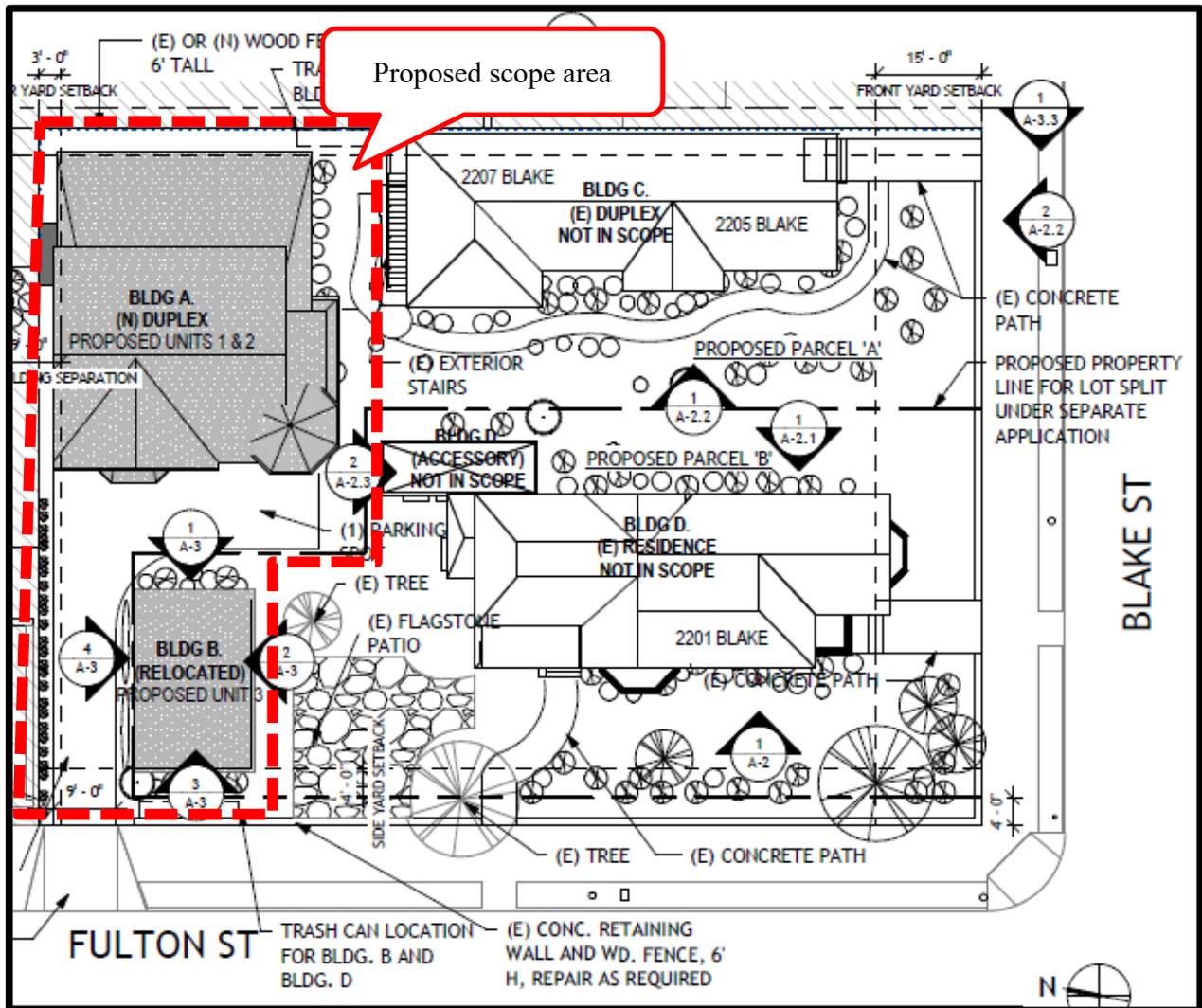
This SAP application proposal requests the relocation of the historic stable building closer to the Fulton Street frontage and, in its place, construct a new three-story duplex. The stable building would be converted to a dwelling unit with exterior improvements that include a new farmhouse door and double hung windows on the south facade and new casement windows on the east and west facades.

Proposed site improvements include a new concrete driveway, a flagstone path at the interior of the site, and landscaping immediately surrounding the new building

and the relocated Stable building. All mature landscaping surrounding the historic buildings would remain unaltered.

The current proposal is captured in the Project Plans, provided as Attachment 2 of this report. Additionally, the Applicant's Statement and the Project Impact Analysis prepare by Mark Holbert, are compiled in Attachment 3.

Figure 4: Proposed Site Plan (Attachment 2 - Project Plans, Sheet A-1.4)



When the hearing for this project was opened in November 2024, the Commission provided comments on the proposed project design and requested refinements to be consistent with the Secretary of Interior Standards and the Landmarks

Preservation Ordinance (LPO). Below is a summary of LPC's comments and the applicant's responses and revisions.

**Table 1: Summary of LPC Comments from November 6, 2024 hearing**

| LPC Direction |   | Applicant Response   | Staff Assessment   |
|---------------|---|--|--|
| 1             | Previous 2013 SAP approval called for a further simplified design, but this new proposal remains remarkably similar to the 2013 design.             | Noted.   | Noted.   |
| 2             | The current design is confusing and unsuccessful. It compromises the beauty and value of the extant historic buildings. Improvements are warranted. | Proportions and architectural treatments throughout the project have been streamlined for more continuity within the design of the new construction. | Some improvements have occurred but the overall design of the new building remains similar and conjectural when compared to the Bartlett Houses.         |
| 3             | Design language is incoherent. Find a more appropriate approach for this in-fill context and current era.   | Detailing and proportions throughout the design have been simplified.  | Design is more coherent within itself, but still appears to be out of context with the historic buildings.   |
| 4             | Proportions (overall), roof forms, and bay, are awkward. Improve these aspects of the proposal.   | Window proportions have been revised, roof forms have been simplified, and the bay window is now two-stories.  | Victorian-inspired detailing is still out of place on this contemporary structure.   |
| 5             | Turret is out of place and top-heavy; reconsider including this feature.  | Not addressed.   | The turret remains out of character with the proposed design.  |
| 6             | Window styles are mixed up and too varied. Re-design to relate better with the historic structures.   | Number of different window styles has been streamlined.  | The simplified window styles are successful in relating to the historic structures.  |
| 7             | Simplify decorative detailing throughout and particularly at the porch.   | Spindle details have been replaced by simple columns, and arched trim has been replaced by a flat fascia.  | The refinements throughout the project are helpful in differentiating the design from the historic features but further simplification may be warranted. |
| 8             | Color palette competes with the historic buildings. Consider neutrals as well as possibly fewer colors overall.                                     | Not addressed.   | Color palette should be revised to better differentiate the new construction from the historic buildings.  |

| LPC Direction |   | Applicant Response  | Staff Assessment  |
|---------------|---|---|---|
| 9             | Garage door is out of character and too large. Revise to fit better with the building and context. Consider a dwelling unit instead.                    | Garage door has been revised with windows and segmented detailing similar to what is proposed on the turret and bay window. | The garage door remains out of scale. Because the number of parking spaces for the project exceeds the BMC requirement, staff recommends removing the proposed garage from the project. |
| 10            | Add a historic Landscape Architect to the design team.  | Not addressed.  | New landscaping should be in keeping with the mature landscaping on the site.   |
| 11            | Screen the new building where possible.   | Not addressed   | Staff recommends additional landscaping around the duplex and/or at the property line.  |
| 12            | Consider relocating an existing historic multi-unit structure, like the Hutchinson Flats building, to this site instead of constructing a new building. | Noted.  | Noted.  |

**Figure 5: Rendering, Proposed West Façade – Previous Design**



**Figure 6: Rendering, Proposed West Façade – Current Design (Attachment 2 – Project Plans, Sheet A-0)**



The proposed design improvements to the Stable Building are unaltered and can be found on Sheet A-3 of the plan set document.

There are no exterior changes proposed for the two historic homes, nor to the mature landscaping immediately east and west of those structures.

#### **IV. Issues and Analysis**

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

##### **C. The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties (1995) 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 proposal represents a *Rehabilitation* project because it includes the construction of new building on the same lot as a historic resource in order to expand the residential capacity of this property. For the purpose of this evaluation, staff considers the proposed new building to be an *addition* to this Landmark property.

Below is an analysis of how the proposed project complies with the Secretary of Interior's Standards (SOI) for Rehabilitation.

**SOI Rehab Standard 9(a):** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Staff Analysis: The proposed new construction is located in the rear of the property and is not attached to either of the historic main buildings, so it would not alter or destroy any of their historic features or materials. The new building would be visible from both the Blake and Fulton Street frontages and would have a direct visual connection with both historic structures. For this reason, it must be compatible with the design and scale of those buildings, without replicating their features, so as to protect the integrity of the property and its environment. While the proposal would alter the spatial relationships of the site by relocating the stable building and erecting a new main building in the rear of the property, the two historic main buildings would remain the focal point of the site with their immediate surroundings and landscaping remaining mostly intact.

**SOI Rehab Standard 9(b):** *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.*

Staff Analysis: The SOI Guidelines for rehabilitating historic properties (1995) states that new additions “*should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to void and color.*” (pg. 113). The Guidelines specifically recommends not “*imitating a historic style or period of architecture in a new addition,*” or “*duplicating the exact form, material, style and detailing of the historic building.*”

The design of the current proposal mirrors many of the characteristics of the Bartlett Houses Victorian-era buildings, including the massing, volumes and decorative architectural details. This condition would conflict with this SOI Standard.

After receiving direction to simplify the design with the previous SAP approval in 2013, and further specific direction in the November 2024 preview for the current proposal, the applicant has been advised to improve the project design so that it fits with the in-fill context and does not compete with the beauty and special qualities of the Landmark structures. Staff recommends that the Commission discuss the appropriateness of the design at this stage and whether further improvements are warranted and might occur prior to construction.

Final improvements would be limited to those aspects of the project design that would not result in a reduction of the dwelling units or the building envelope as defined by the R-2A development standards (BMC Section 23.202.090).

Further, staff recommends that the Commission consider requiring improvements as Conditions of SAP approval that would ensure the following:

- Removal of details reminiscent of Victorian design in favor of equally refined but contemporary features
- Adjustments to the roof forms so the new building is simplified and still differentiate from the Bartlett Houses
- Changes to or removal of the turret and/or bay projection in favor of simplified but articulated building forms and elevations.

Attachment 1, Draft Findings and Conditions, includes Condition of Approval #14 for project design improvements. After evaluating the project proposal and considering final action on this SAP request, the Commission can direct staff to expand these requirements as needed.

#### **D. Landmarks Preservation Ordinance Review Standards and Criteria (Section 3.24.260.C)**

In order to approve a request for an SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. Staff believes the applicant's proposal would not result in adverse effects for this historic resource as described below, and offers the following findings in accordance with the LPO:

BMC Section 3.24.260(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..."*

Staff Analysis: The new detached duplex would not adversely affect the exterior architectural features of the Landmark as it would be located behind the historic buildings. The historic architecture, as well as the mature landscaping surrounding it, would remain unaltered by this application.

The proposed addition of new windows and doors to the relocated stable building would alter an otherwise intact historic accessory structure, however the SOI Guidelines allow for the proposed addition of windows and doors to support new uses in historic structures, as long as they are *"compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation."* The farmhouse door proposed for the new entry to the structure is a unique feature that is differentiated from the

historic buildings, as well as from the design features of the new duplex. The accent treatment proposed for the double hung windows on the South elevation is also a unique feature. These design features achieve the intent of differentiated the new work from the existing historic features, and are compatible with the design of the structure itself, however Staff is concerned that the design does not support a cohesive aesthetic across the site.

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

Staff Analysis: Staff finds that the proposed project could potentially have an affect on the special character of the historic parcel due to the proposed new building’s visibility in relation to the two historic structures. The visual connection between the new building and the historic buildings means that they would be viewed as a whole and, therefore, must be compatible in their design.

Staff finds that the similarity in the materiality and defining design features of the new duplex to features found on the historic structures runs the risk of de-valuing the integrity of this historic site by mimicking the historic quality of the landmark buildings. For this reason, Staff recommends the Commission consider the impacts of the design of the new construction and discuss if the design is appropriate given the similarities.

## V. Discussion Points

Staff recommends that LPC discuss the appropriateness of the proposed design of the new building and whether improvements could be made to protect the prestige of the historic Bartlett Houses and their distinct architectural styles.

Bearing in mind the comments from the previous hearing to simplify the design of new construction and avoid any replication of landmarked elements, Staff suggests the Commission consider and discuss the following:

- Compatibility *and* differentiation of the proposed new construction in relation to the existing historic structures.
- Improvements to building proportions and compatibility of revised bay window within the new building design.
- Proposal to reuse and relocate the historic Stable Building.
- Further design improvements as possible Conditions of Approval for the project where a continuance is discouraged in light of the SB330 streamlining review requirements.

## **VI. Recommendation**

Staff recommends that the Commission open the hearing on this matter, consider the recommendations provided by staff, and approve this Structural Alteration Permit pursuant to BMC Section 3.24.260 and subject to the attached findings and conditions.

### **Attachments:**

1. Draft Findings and Conditions
2. Project Plans, received December 20, 2024
3. Applicant Statement and Project Impact Analysis, Received May 23, 2024
4. Weblink: [Notice of Decision for Landmark Designation – The Bartlett Houses](#); approved December 5, 2005
5. Project Correspondence

**Prepared by:** Desiree Dougherty, Assistant Design Review Planner; [DDougherty@Berkeleyca.gov](mailto:DDougherty@Berkeleyca.gov), (510) 981-7431

**Reviewed by:** Fatema Crane, Principal Planner; [fcrane@berkeleyca.gov](mailto:fcrane@berkeleyca.gov) ; (510-981-7410)

# ATTACHMENT 1

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## DRAFT FINDINGS AND CONDITIONS

### **2201-2205 Blake Street – The Bartlett Houses**

**Structural Alteration Permit #LMSAP2024-0004 to restore the single-family use of the Bartlett House originally constructed in 1877 (no change to the 1892 House); to relocate the historic stable structure and convert it to residential use; and to construct a new, three-story residential building at the rear of the subject 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 15303 of the CEQA Guidelines (“New Construction”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

#### **FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS**

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

1. The proposed project does not require a change of use. The property will retain the existing residential use.
2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the property as the project scope does not involve alteration of the historic homes. Improvements to the Stable Building will be performed while retaining as much of the original materials as is structurally possible.
3. To avoid any sense of false historical development, the design of the new building has been conditioned to require further adjustments and the removal of proposed design elements that are reminiscent of the Bartlett Houses and their Victoria-era design.
4. Changes to the property that may have acquired significance in their own right are not affected by this project.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property will be substantially retained and preserved with this new construction project.
6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project does not have the potential to affect any archaeological resources because the applicant proposes limited excavation.
9. The proposed new work is designed with high-quality materials employing colors and finishes that harmonize with the historic design elements of the Bartlett Houses. As conditioned here in, the proposed design of the new building will be further adjusted and improved prior to construction so as to remove elements that are reminiscent of the Victoria era; thereby, the design would be differentiated from the historic structures. Owing to these aspects, new work might 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 property.

#### **FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE**

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
  - A. The proposed project will not adversely affect the architectural design of the City Landmark, the Bartlett Houses. The proposed new construction will be visible, but located behind the historic buildings. The historic architecture, as well as the mature landscaping surrounding it, would remain unaltered by this application.
  - B. The special character of the subject property may lie in the design of the original Bartlett Houses and the spatial qualities of the parcel. The improvements proposed in this project would not adversely affect these qualities as the project scope does not include improvements to the historic main buildings. The size of the parcel allows for adequate landscaping around the new duplex and relocated stable building that compliments the setting of the two original structures and the surrounding mature landscaping, which will also remain unaltered by the scope.

## **STANDARD CONDITIONS**

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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**

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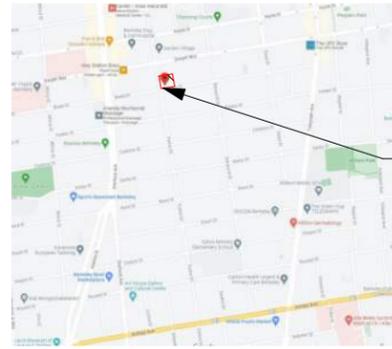
The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.
11. **CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.
12. **PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans dated/received December 20, 2024.
13. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible,

- materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
14. **PROJECT DESIGN.** Prior to Landmark plan check approval of any building permits for this project, the project plans and the design of the new building shall be revised to include the following improvements, at a minimum: (1) removal building design details reminiscent of Victorian design; (2) simplified roof and building forms; and (3) removal of on-site parking spaces in excess of the minimum number required by the BMC.
  15. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
  16. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, bay window, door, base, roof and trim details for review and approval by the Landmarks plan checker.
  17. **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.
  18. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.
  19. **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.
  20. 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.
  21. 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.
  22. 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.
  23. 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.

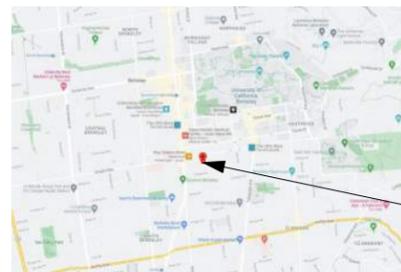
- 24.** The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other 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.





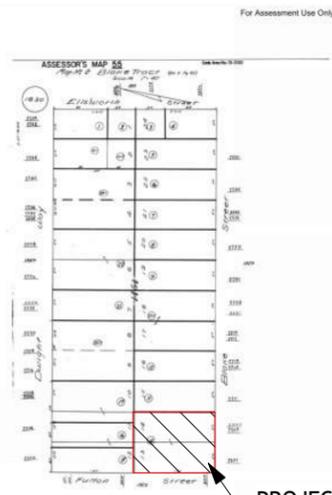
PROJECT LOCATION

5 LOCATION MAP



PROJECT LOCATION

4 VICINITY MAP



PROJECT LOCATION

3 ASSESSOR'S MAP

| SHEET LIST LANDMARKS |                             |                     |
|----------------------|-----------------------------|---------------------|
| SHEET #              | SHEET NAME                  | LANDMARKS SUBMITTAL |
| A-0                  | COVER SHEET                 | •                   |
| A-0.1                | RENDERINGS                  | •                   |
| A-0.2                | EXISTING SITE PHOTOS        | •                   |
| A-0.3                | EXISTING LANDSCAPE PHOTOS   | •                   |
| A-1                  | EXISTING SITE PLAN          | •                   |
| A-1.1                | PROPOSED SITE PLAN          | •                   |
| A-1.2                | 2201 BLAKE EXISTING         | •                   |
| A-1.3                | 2201 BLAKE PROPOSED         | •                   |
| A-1.4                | PROPOSED LANDSCAPE PLAN     | •                   |
| A-1.5                | PROPOSED FLOOR PLANS        | •                   |
| A-1.6                | PROPOSED FLOOR PLANS        | •                   |
| A-1.7                | EXISTING STABLE FLOOR PLANS | •                   |
| A-1.8                | PROPOSED STABLE FLOOR PLANS | •                   |
| A-2                  | EXISTING ELEVATIONS         | •                   |
| A-2.1                | EXISTING ELEVATIONS         | •                   |
| A-2.2                | EXISTING ELEVATIONS         | •                   |
| A-2.3                | EXISTING ELEVATIONS         | •                   |
| A-2.4                | EXISTING STABLE ELEVATIONS  | •                   |
| A-3                  | PROPOSED STABLE ELEVATIONS  | •                   |
| A-3.1                | PROPOSED ELEVATIONS         | •                   |
| A-3.2                | PROPOSED ELEVATIONS         | •                   |
| A-3.3                | SITE SECTION                | •                   |
| A-6                  | DOOR SCHEDULE               | •                   |
| A-6.1                | WINDOW SCHEDULE             | •                   |



**OWNER:**  
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nathan@ndgre.com

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Studio KDA  
1810 6TH ST.  
BERKELEY, CA 94710  
TEL: (510) 841-3555

**SURVEYOR:**  
MORAN ENGINEERING INC.  
1930 SHATTUCK AVE, SUITE A  
BERKELEY, CA 94704  
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JIM MORAN  
jmoran@moraneng.com

2 PROJECT TEAM

THE PROPOSED PROJECT INCLUDES:

1. RELOCATION AND RESIDENTIAL CONVERSION OF (E) STRUCTURE (BLDG. B), AT THE NORTH-EAST CORNER OF THE LOT, SEE PROPOSED SITE PLAN A-1.1
2. CONSTRUCTION OF (N) 3-STORY DUPLEX (BLDG. A) WITH A 2-CAR GARAGE & 1 OFF STREET PARKING SPACE
3. (N) DRIVEWAY FROM FULTON ST.

UNDER SEPARATE APPLICATION:

- PARCEL MAP APPLICATION FOR A LOT SPLIT INTO 2 LOTS : PARCEL A & PARCEL B, SEE PROPOSED SITE PLAN A-1.1

1 PROJECT NARRATIVE

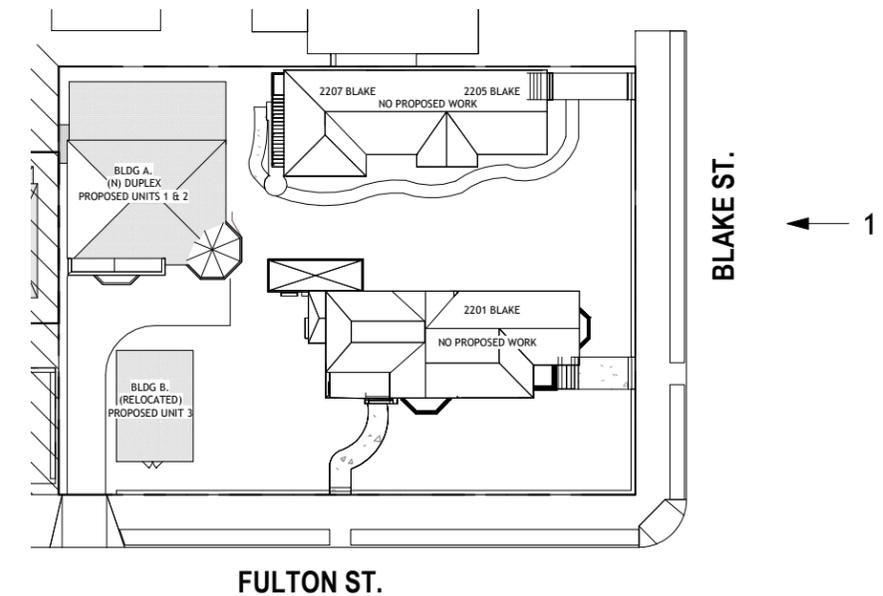
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② FULTON VIEW



① BLAKE VIEW



③ KEY PLAN  
1" = 40'-0"

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VIEW 1



VIEW 2



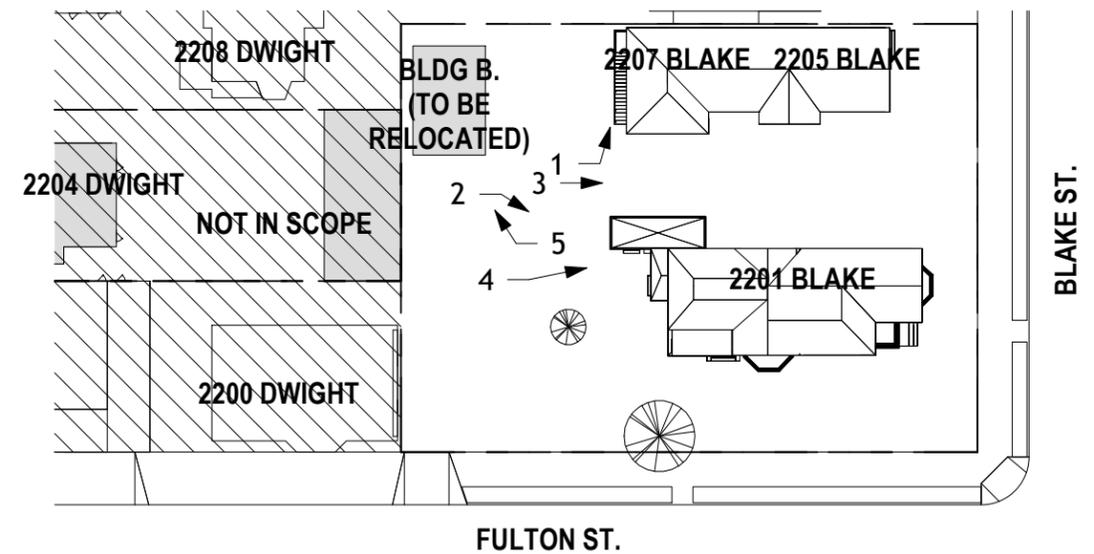
VIEW 3



VIEW 4



VIEW 5



① KEY PLAN - LANDMARKS PHOTOS  
1" = 40'-0"

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VIEW 1



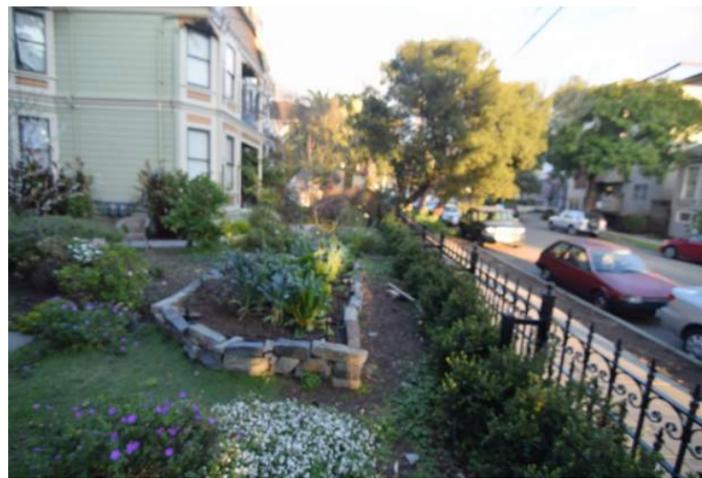
VIEW 2



VIEW 3



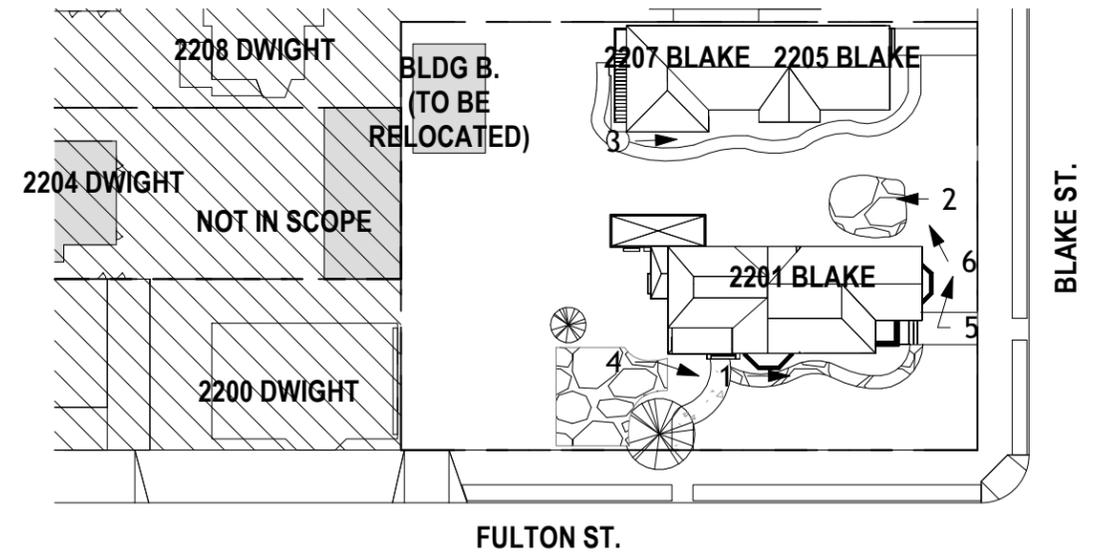
VIEW 4



VIEW 5

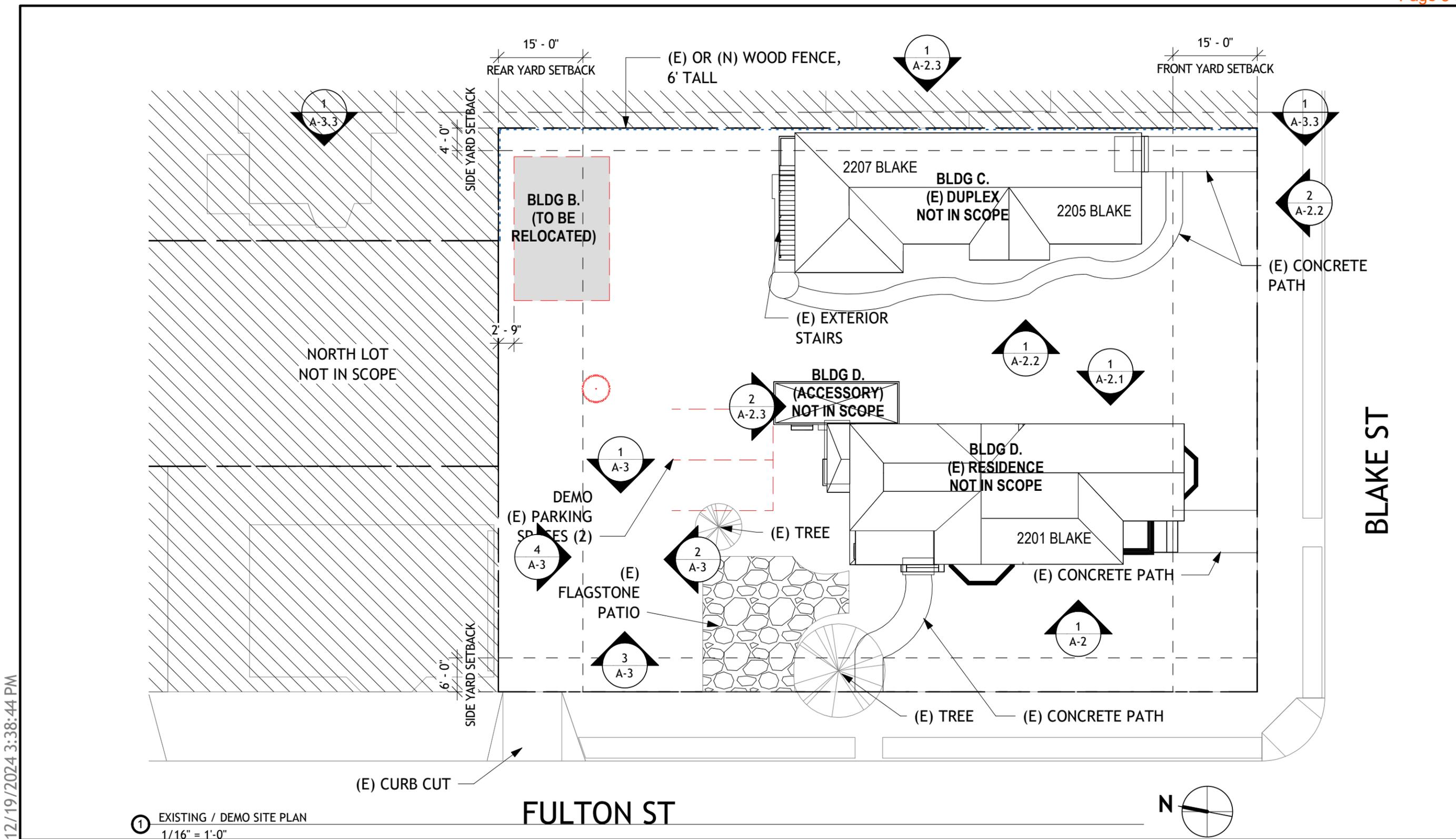


VIEW 6



① KEY PLAN - LANDMARKS LANDSCAPE PHOTOS  
 1" = 40'-0"

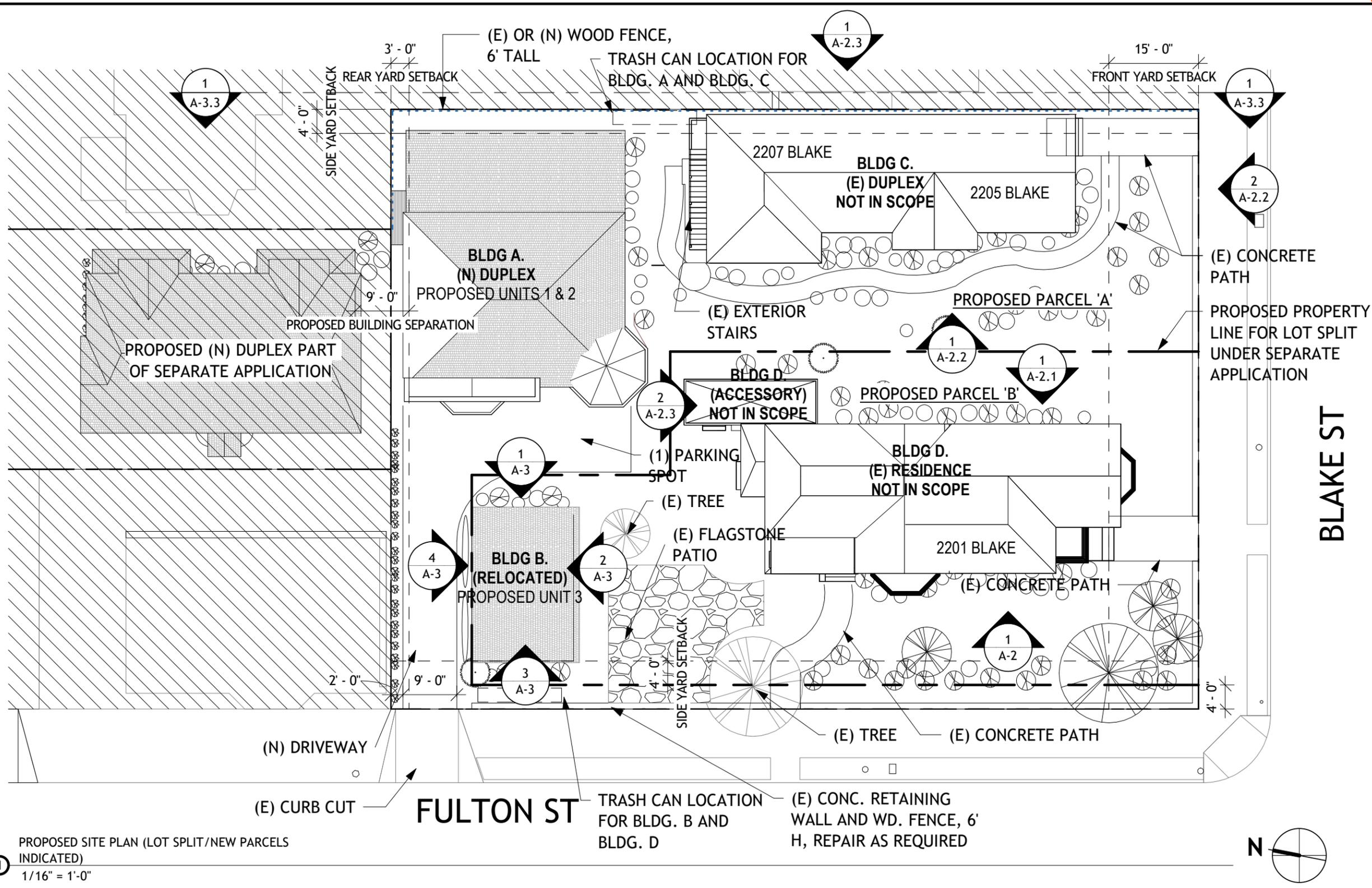
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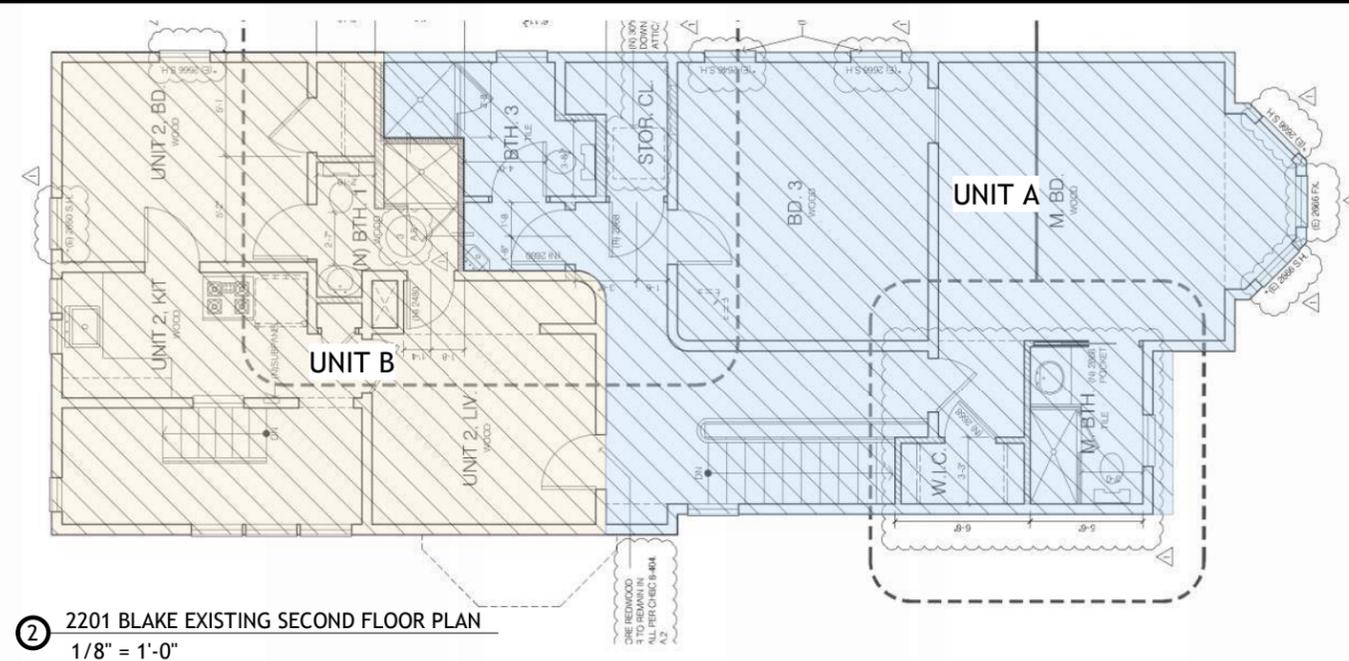


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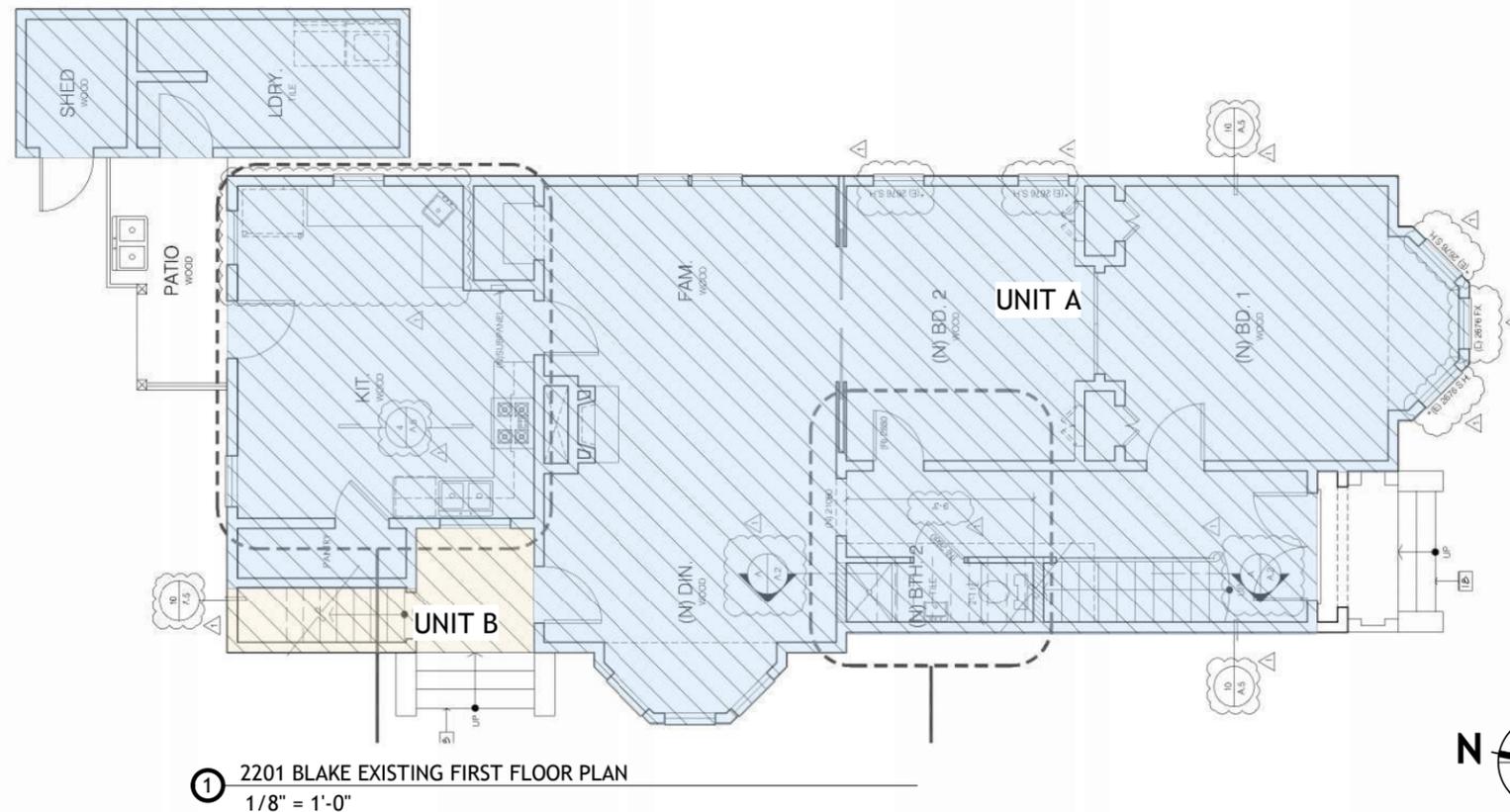
① EXISTING / DEMO SITE PLAN  
 1/16" = 1'-0"

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② 2201 BLAKE EXISTING SECOND FLOOR PLAN  
 1/8" = 1'-0"



① 2201 BLAKE EXISTING FIRST FLOOR PLAN  
 1/8" = 1'-0"

**LEGEND:**

- (E) UNIT A
- (E) UNIT B

**NOTES:**

NO WORK IS PROPOSED FOR THIS EXISTING  
 LANDMARKED RESIDENCE AT 2201 BLAKE

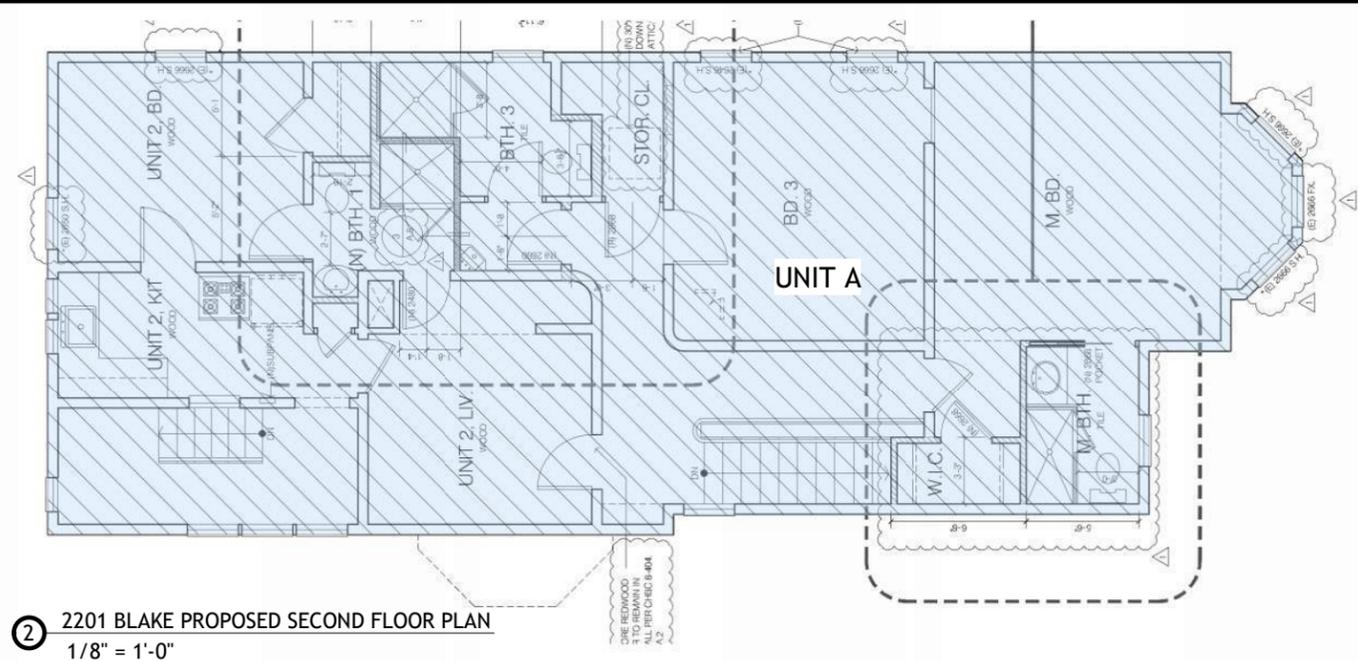
PLANS ARE SHOWN FOR INTERIOR LAYOUT PURPOSES  
 ONLY

○ EXISTING UNIT LEGEND  
 1/4" = 1'-0"

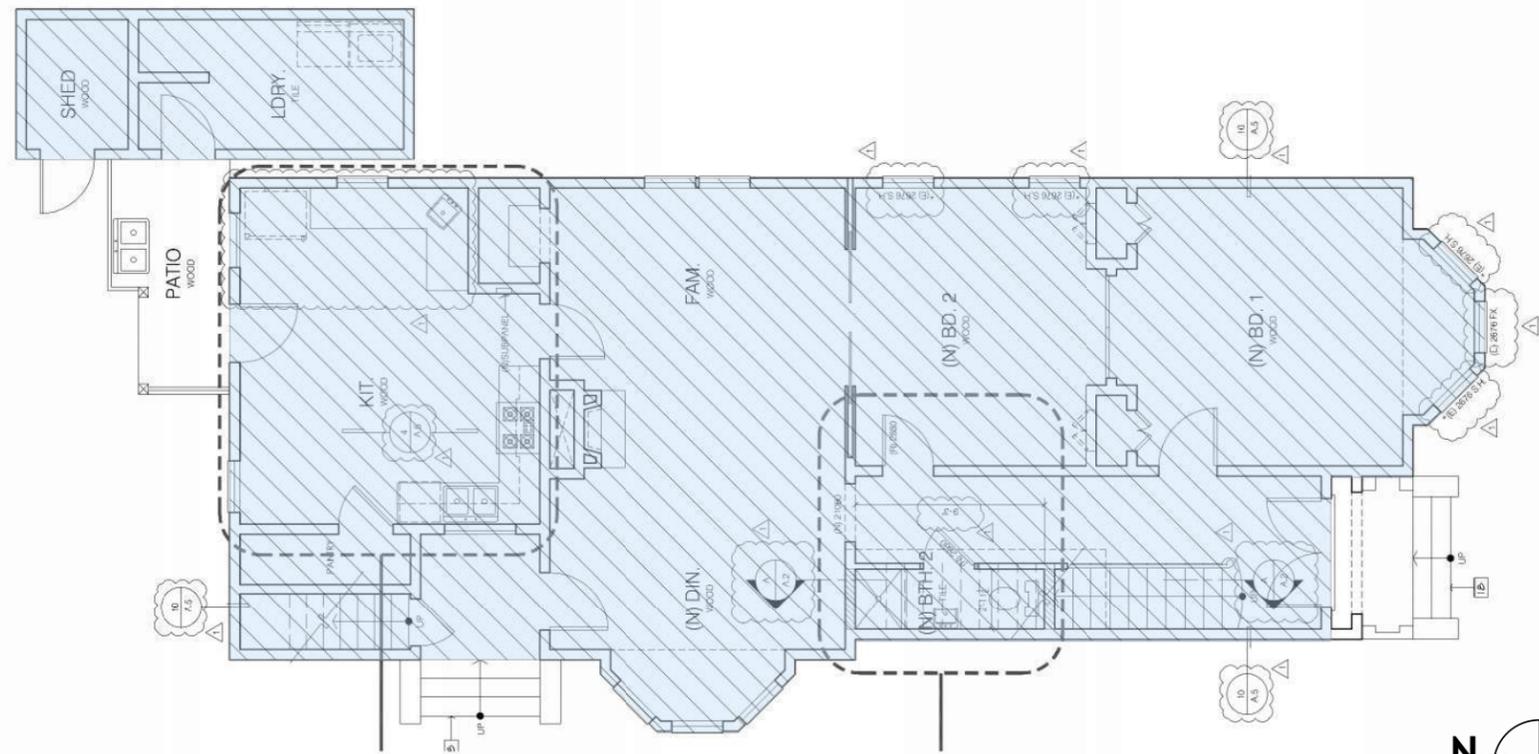


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② 2201 BLAKE PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0"



① 2201 BLAKE PROPOSED FIRST FLOOR PLAN  
 1/8" = 1'-0"

**LEGEND:**

 (E) UNIT A

**NOTES:**

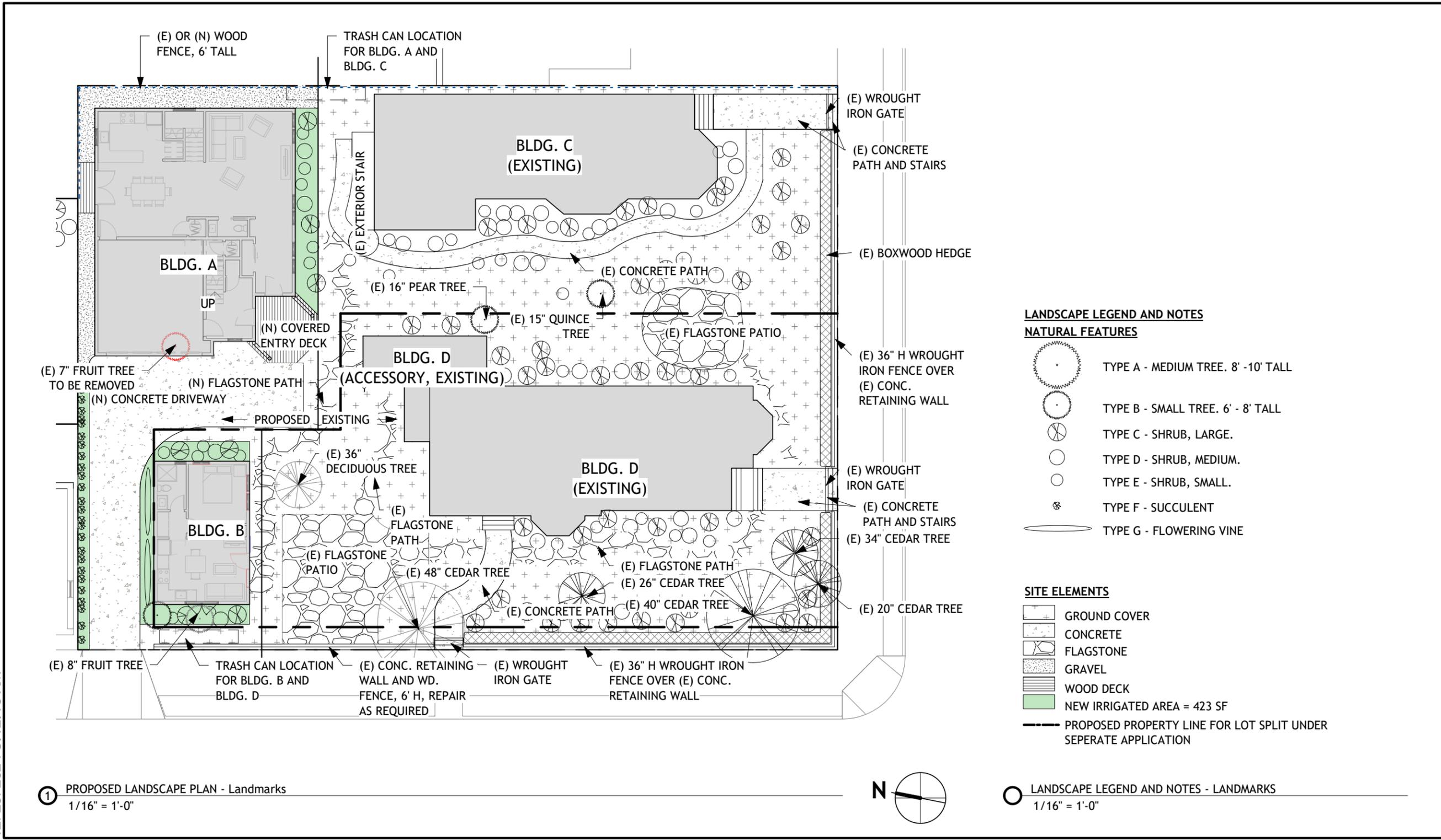
NO WORK IS PROPOSED FOR THIS EXISTING  
 LANDMARKED RESIDENCE AT 2201 BLAKE

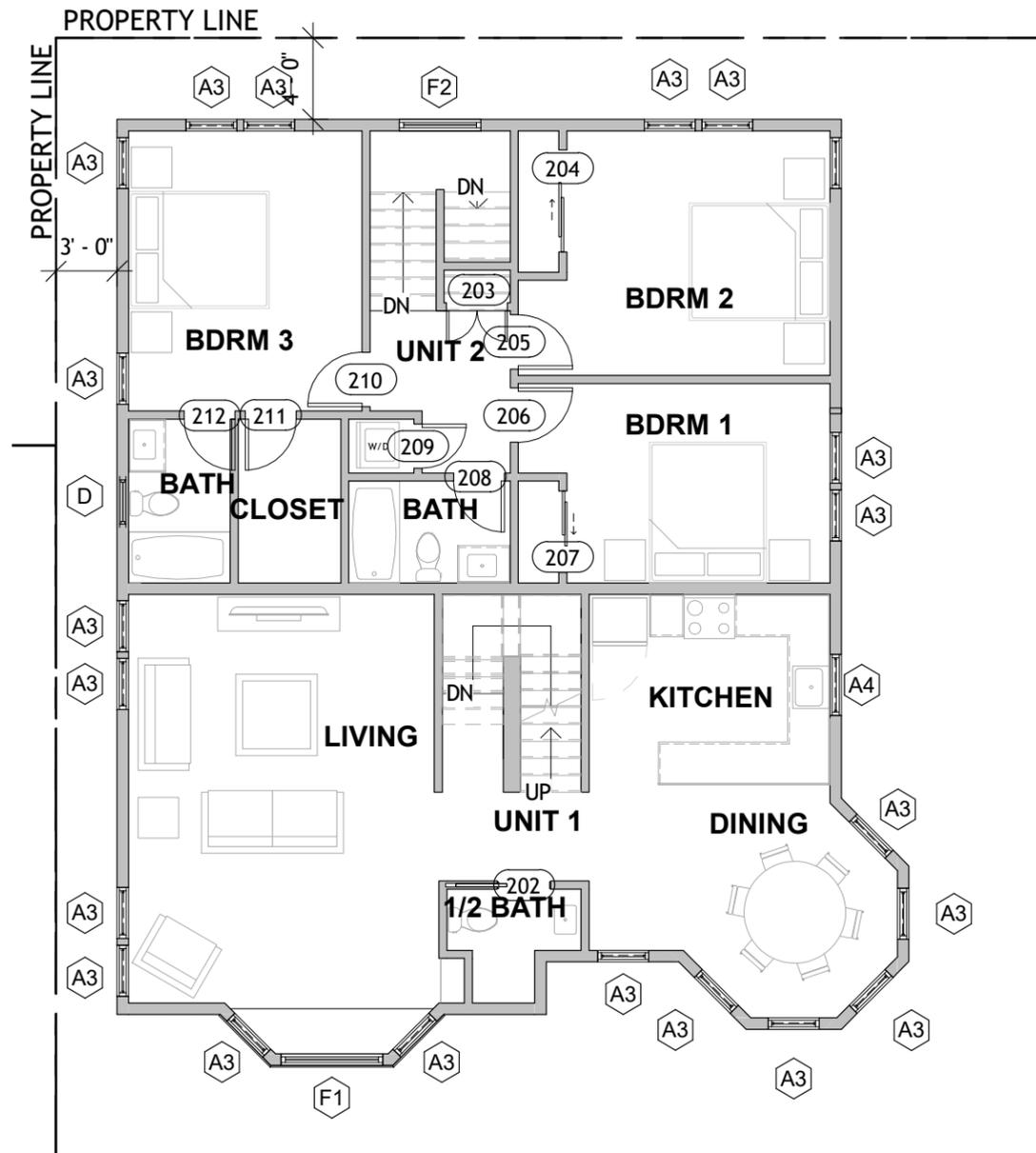
PLANS ARE SHOWN FOR INTERIOR LAYOUT PURPOSES  
 ONLY

○ EXISTING UNIT LEGEND PROPOSED  
 1/4" = 1'-0"

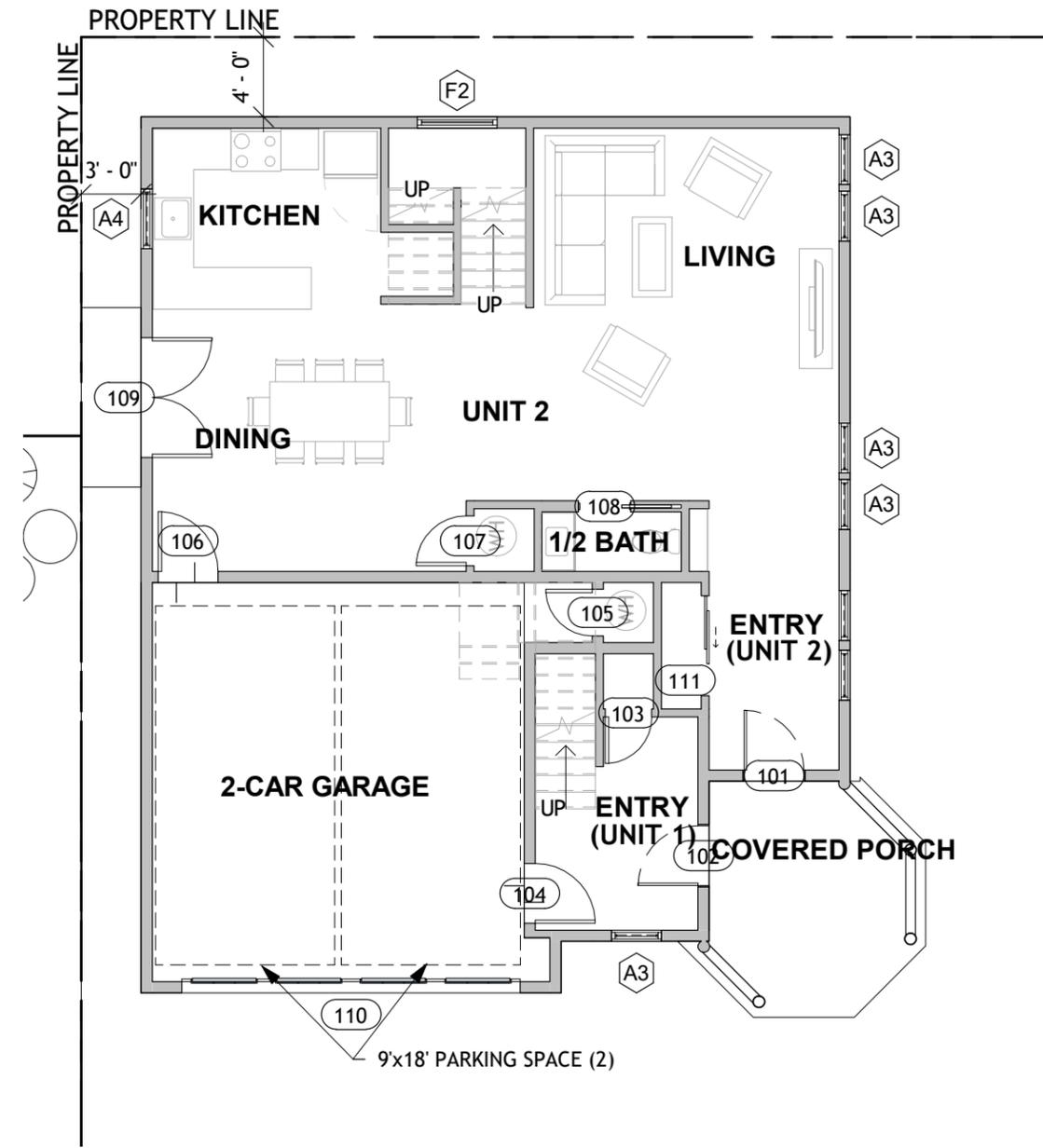


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② BLDG. A - PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0"

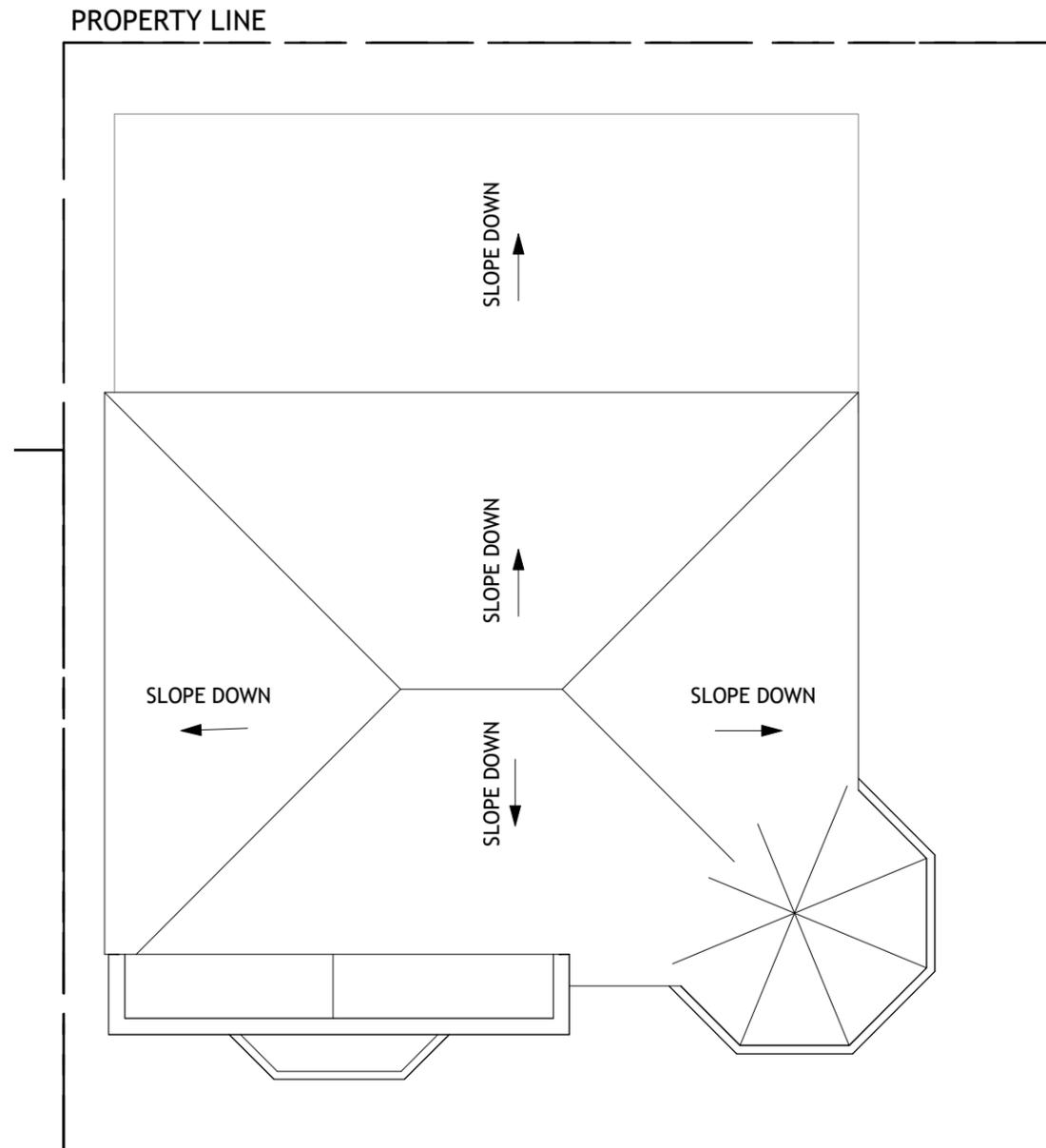


① BLDG. A - PROPOSED FIRST FLOOR  
 1/8" = 1'-0"

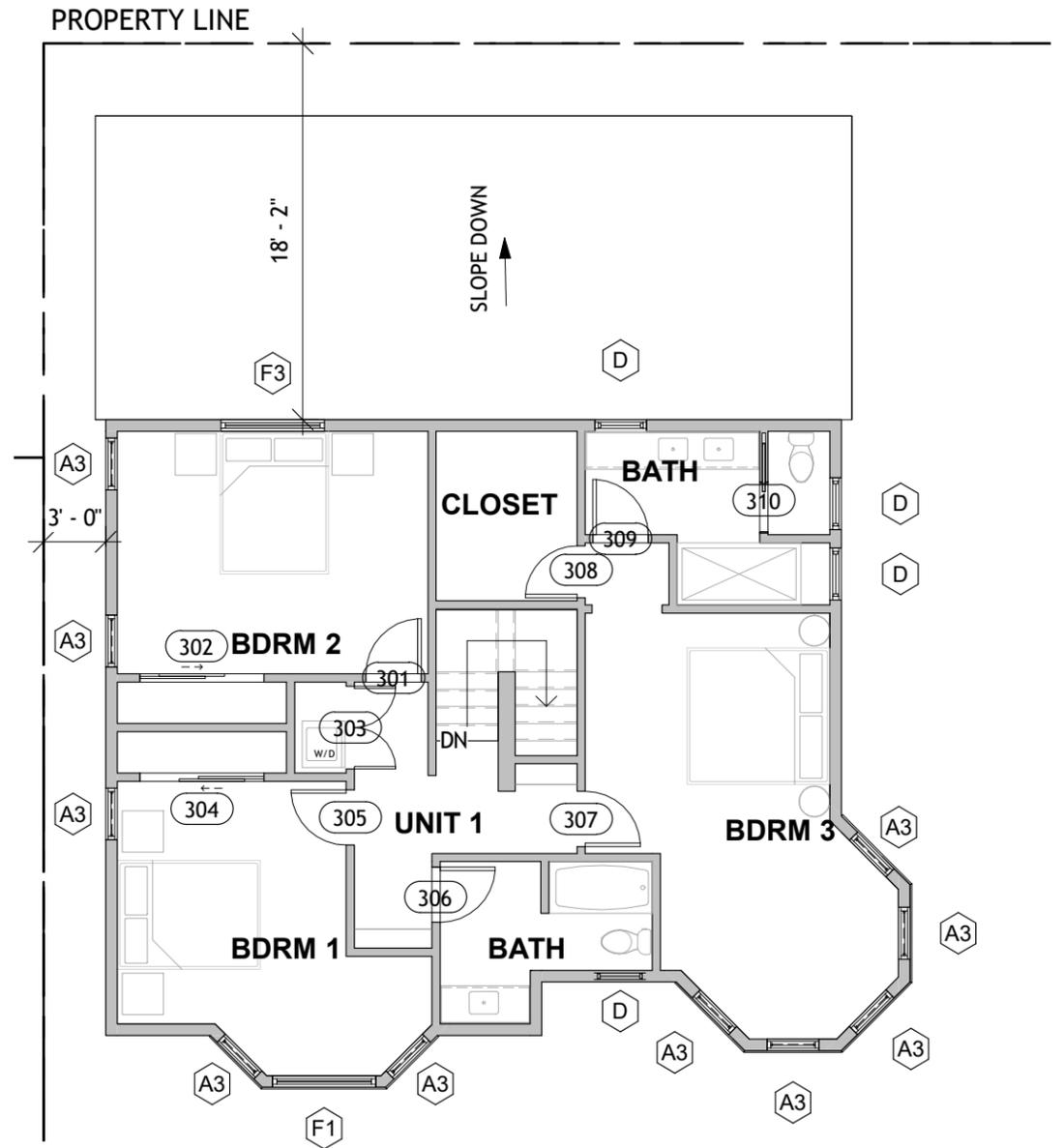


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② BLDG. A - PROPOSED ROOF PLAN  
 1/8" = 1'-0"

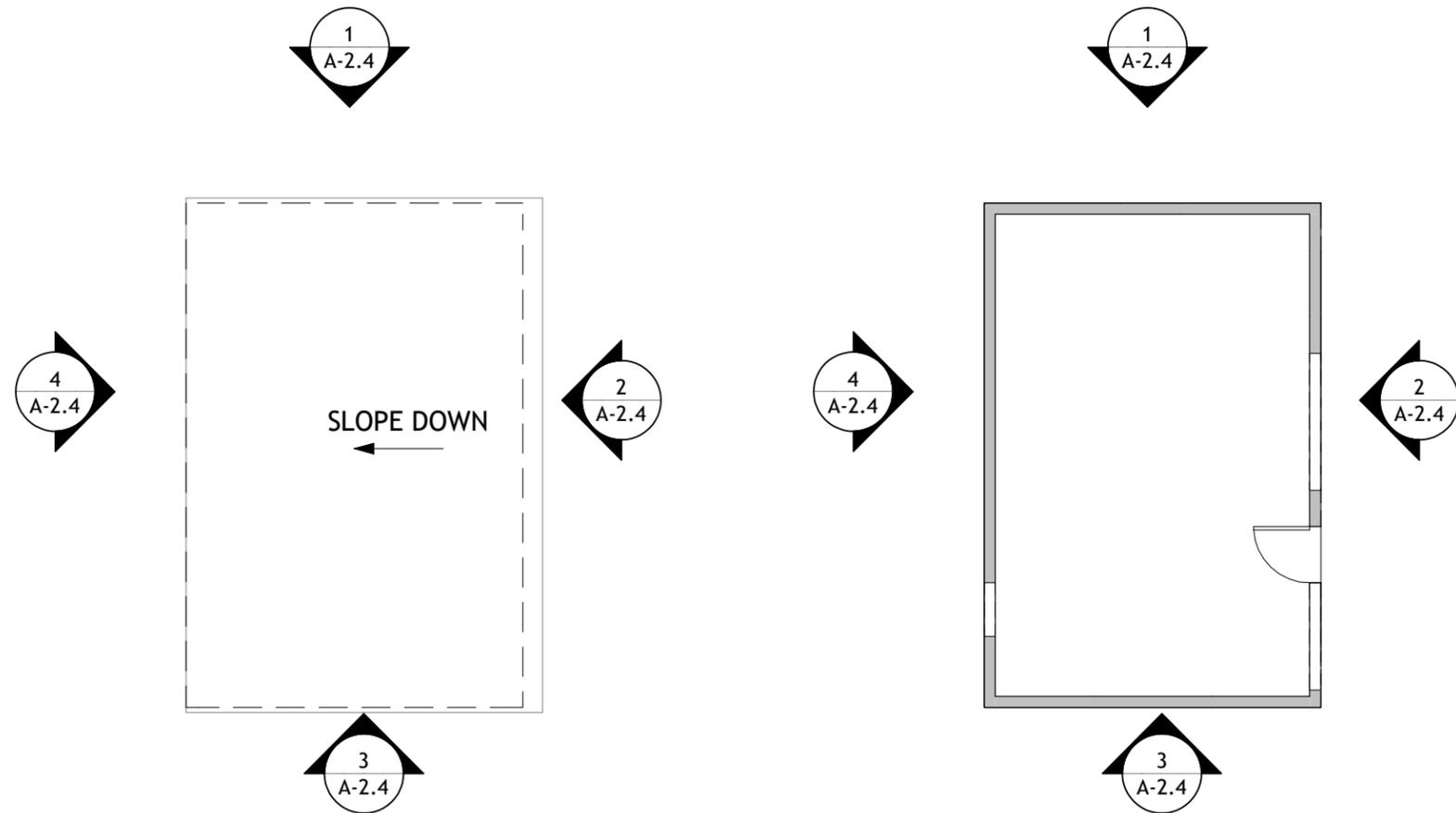


① BLDG. A - PROPOSED THIRD FLOOR - Landmarks  
 1/8" = 1'-0"





③ EXISTING STABLE PHOTO  
1" = 1'-0"



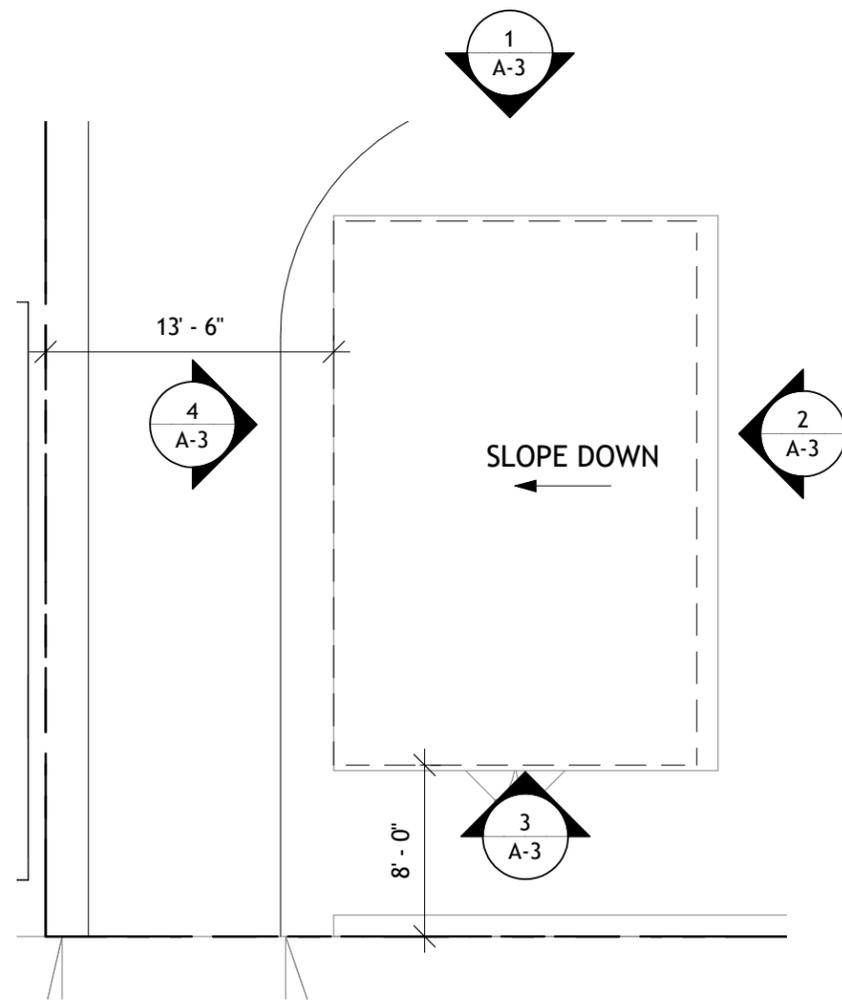
② BLDG. B - EXISTING ROOF PLAN  
1/8" = 1'-0"

① BLDG. B- EXISTING FIRST FLOOR  
1/8" = 1'-0"

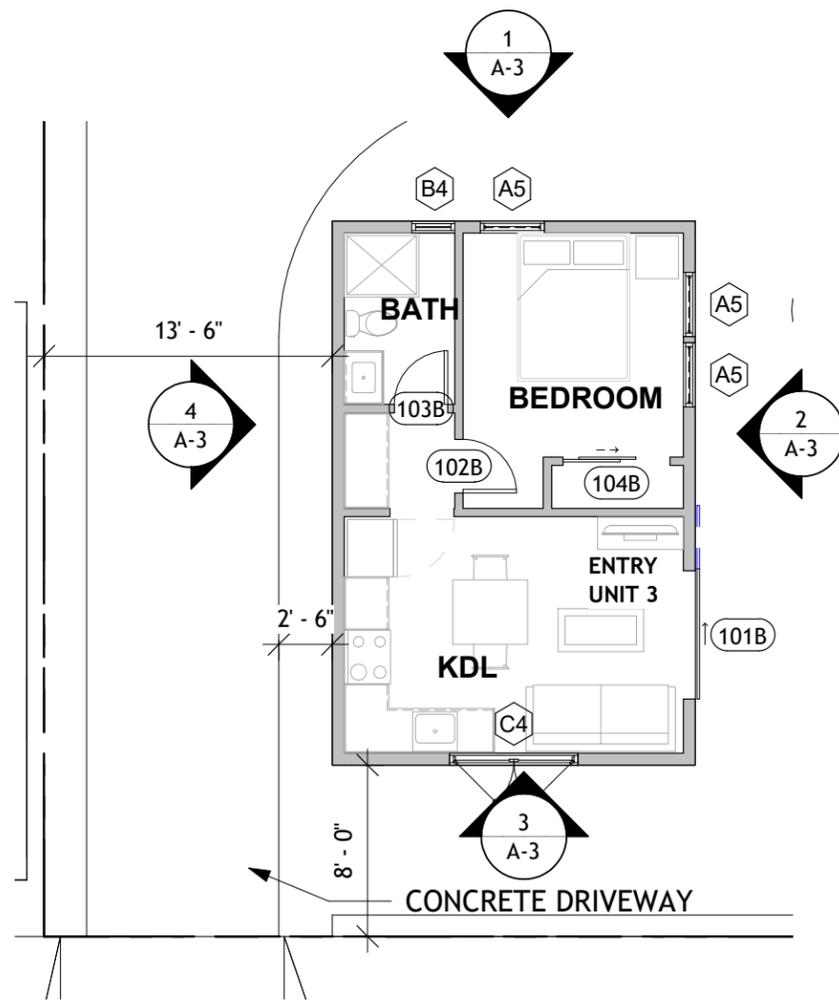


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② BLDG. B - PROPOSED ROOF  
1/8" = 1'-0"



① BLDG. B- PROPOSED FIRST FLOOR  
1/8" = 1'-0"





**NOTES:**  
NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES  
2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN  
UNCHANGED.  
  
EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2201 BLAKE - EXISTING PHOTOS



② 2201 BLAKE - EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



① 2201 BLAKE - EXISTING WEST ELEVATION  
1/8" = 1'-0"

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**NOTES:**  
NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES  
2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN  
UNCHANGED.  
  
EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2201 BLAKE - EXISTING PHOTOS



② 2201 BLAKE - EXISTING NORTH ELEVATION  
1/8" = 1'-0"



① 2201 BLAKE - EXISTING EAST ELEVATION  
1/8" = 1'-0"

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**NOTES:**  
NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES  
2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN  
UNCHANGED.  
  
EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2205 BLAKE - EXISTING PHOTOS



② 2205 BLAKE EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



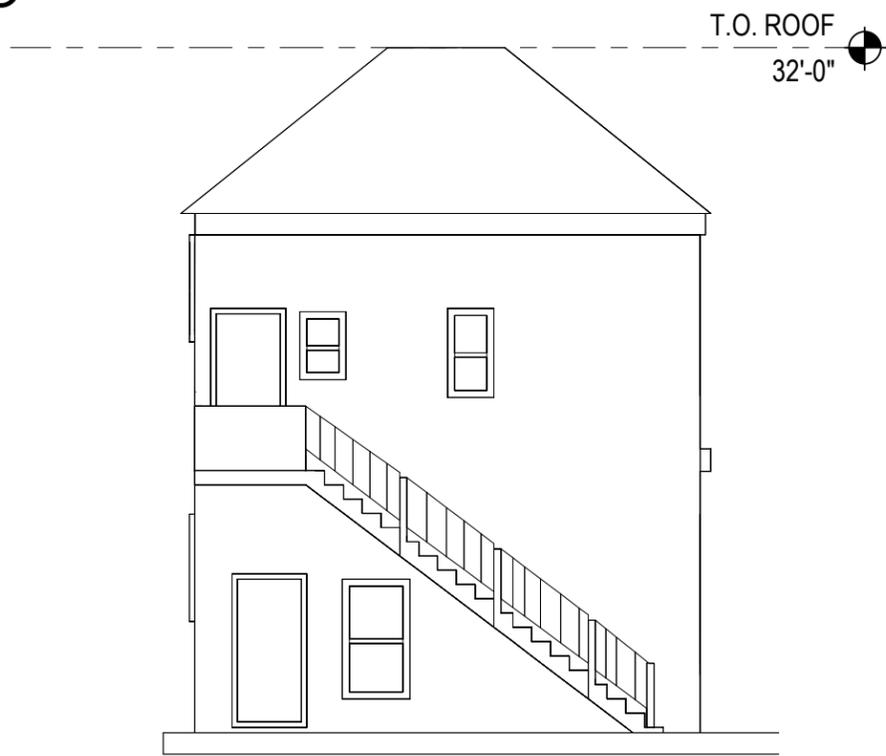
① 2205 BLAKE - EXISTING WEST ELEVATION  
1/8" = 1'-0"

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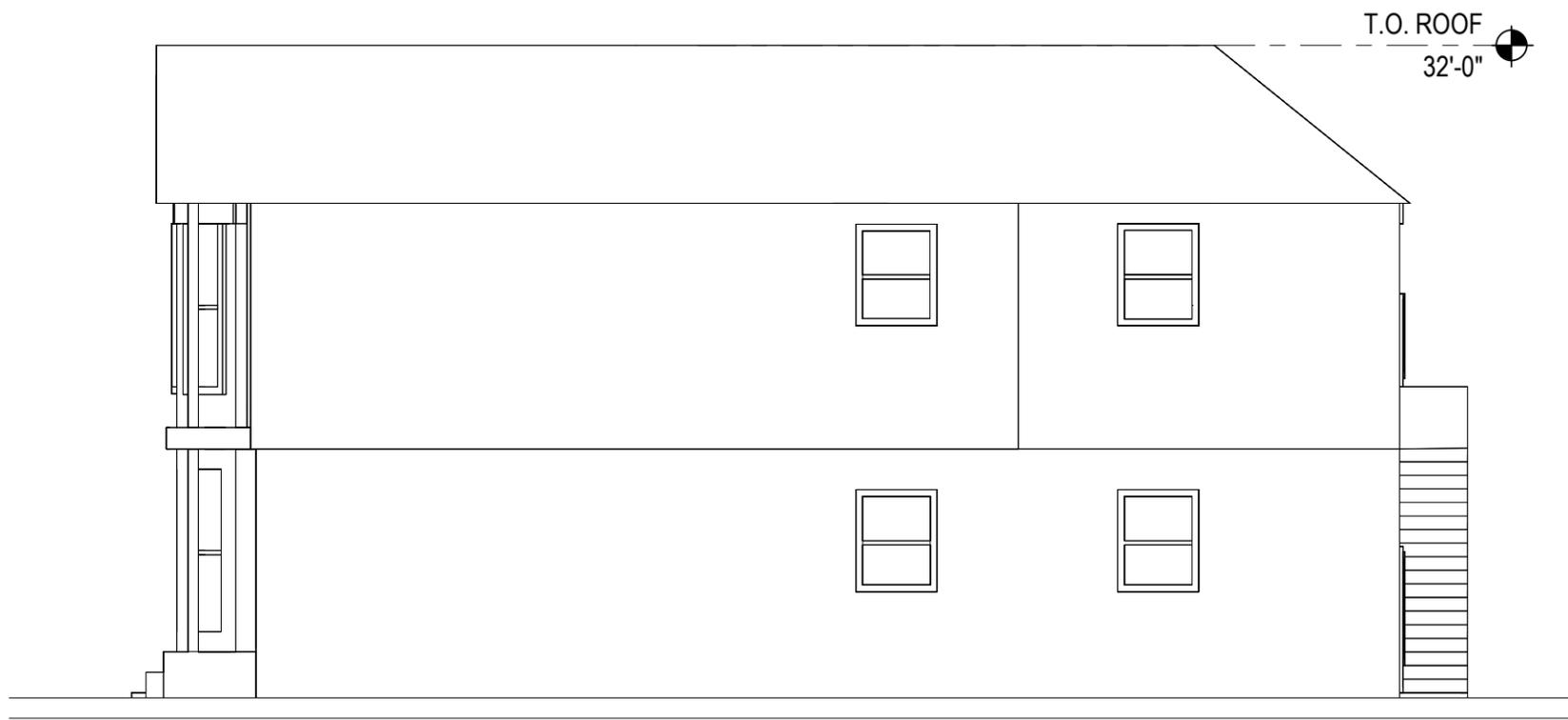


**NOTES:**  
 NO PROPOSED WORK AT EXISTING LANDMARKED STRUCTURES 2201-2207 BLAKE STREET. STRUCTURES WILL REMAIN UNCHANGED.  
 EXISTING ELEVATIONS SHOWN FOR REFERENCE

③ 2205 BLAKE - EXISTING PHOTOS

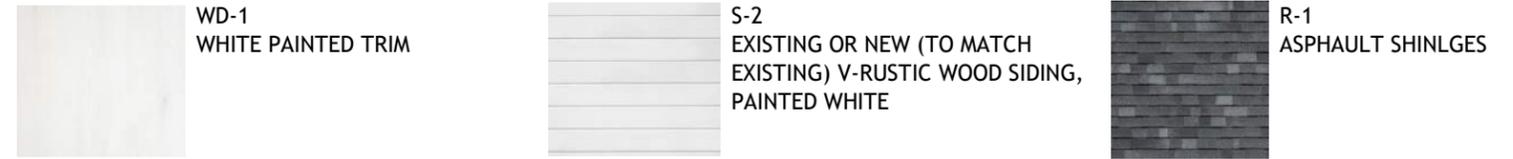


② 2205 BLAKE - EXISTING NORTH ELEVATION  
 1/8" = 1'-0"

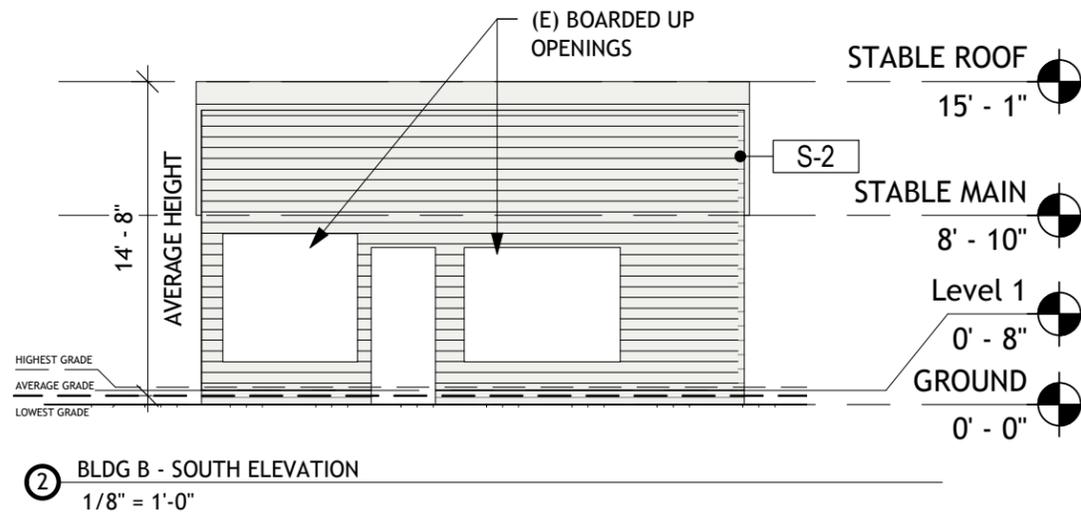
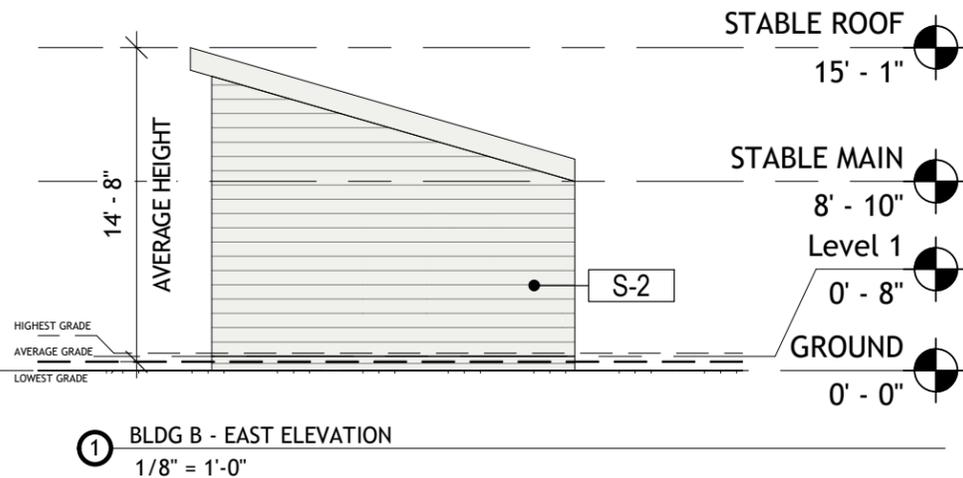
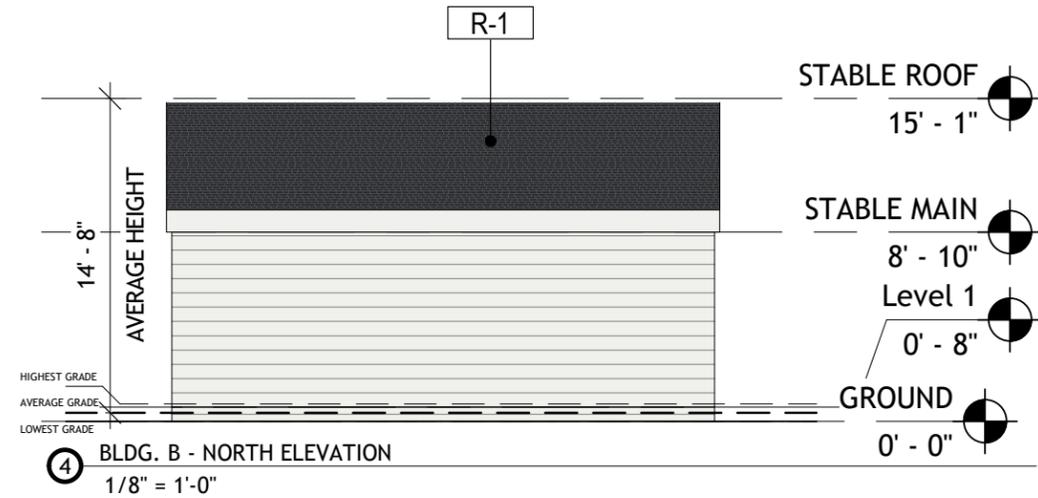
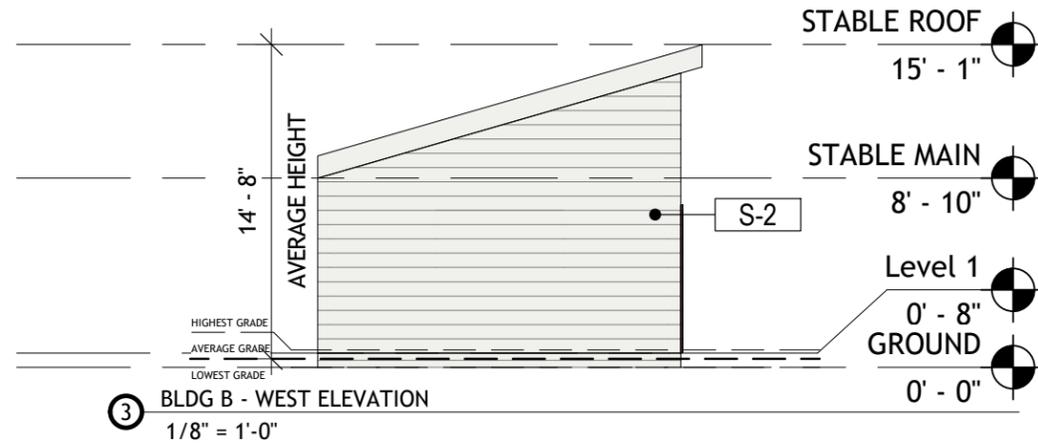


① 2205 BLAKE - EXISTING EAST ELEVATION  
 1/8" = 1'-0"

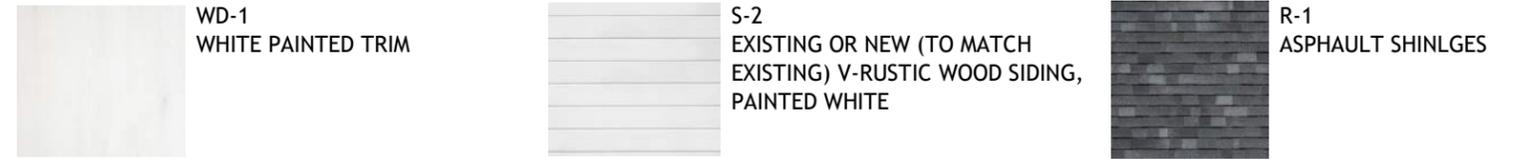
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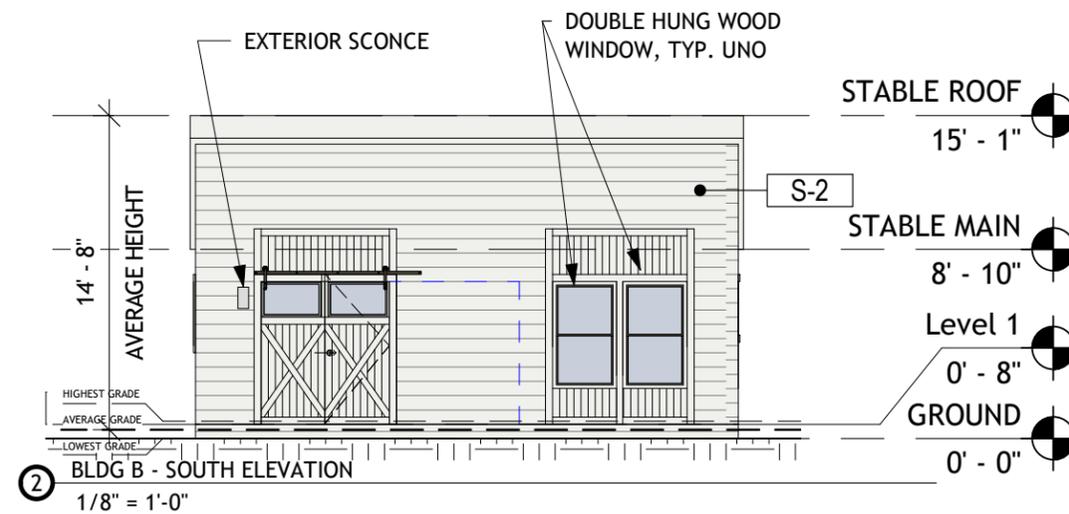
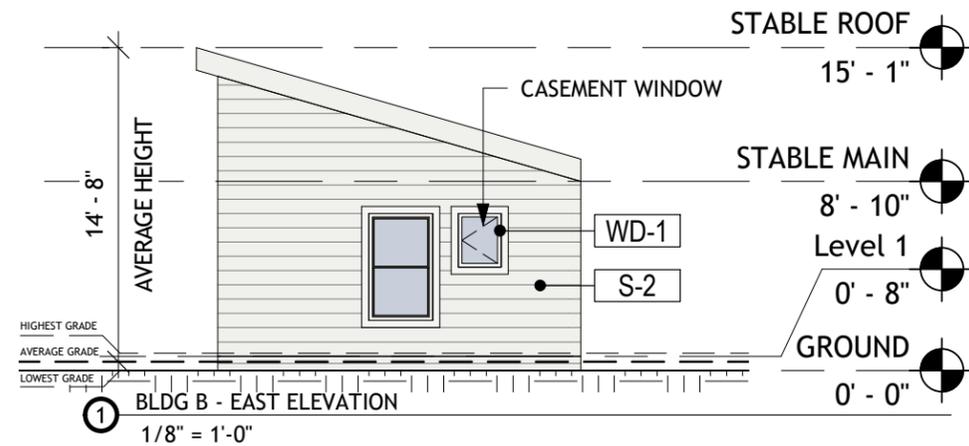
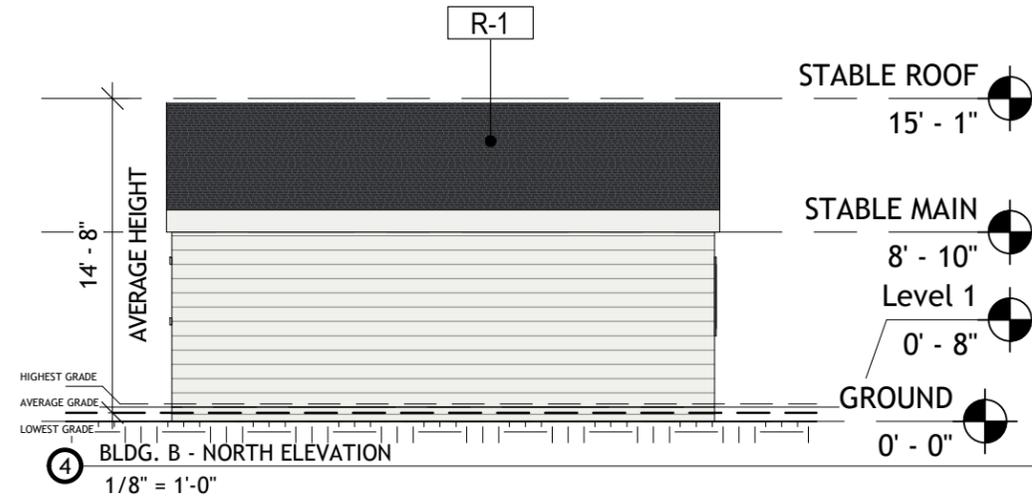
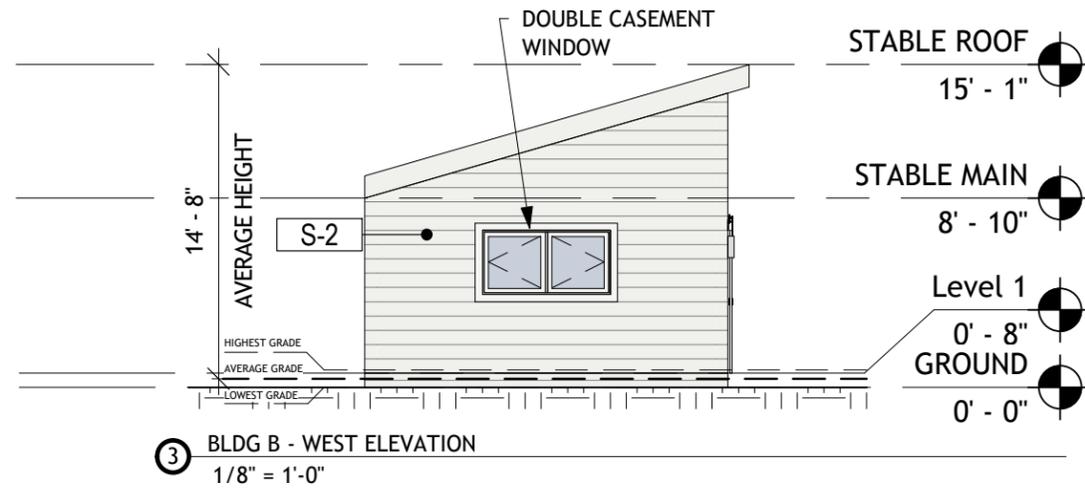
MATERIAL LEGEND  
 1/8" = 1'-0"



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MATERIAL LEGEND  
 1/8" = 1'-0"



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|   |  |   |   |   |   |   |                         |   |  |
|---|--|---|---|---|---|---|-------------------------|---|--|
|  | P-1<br>MAIN BODY PAINT<br>SW-3860 SAGE |  | P-3<br>ACCENT PAINT<br>SW-0028 CAEN STONE     |  | P-5<br>ACCENT PAINT<br>SW-0032 NEEDLEPOINT NAVY |  | R-1<br>ASPHALT SHINGLES |  | S-1<br>HORIZONTAL V-RUSTIC<br>PAINTED SIDING |
|  | P-2<br>ACCENT PAINT<br>SW-3861 AVOCADO |  | P-4<br>ACCENT PAINT<br>SW-0044 HUBBARD SQUASH |   |   |   |                         |   |  |

MATERIAL LEGEND  
 1/4" = 1'-0"



2 SOUTH ELEVATION  
 1/8" = 1'-0"

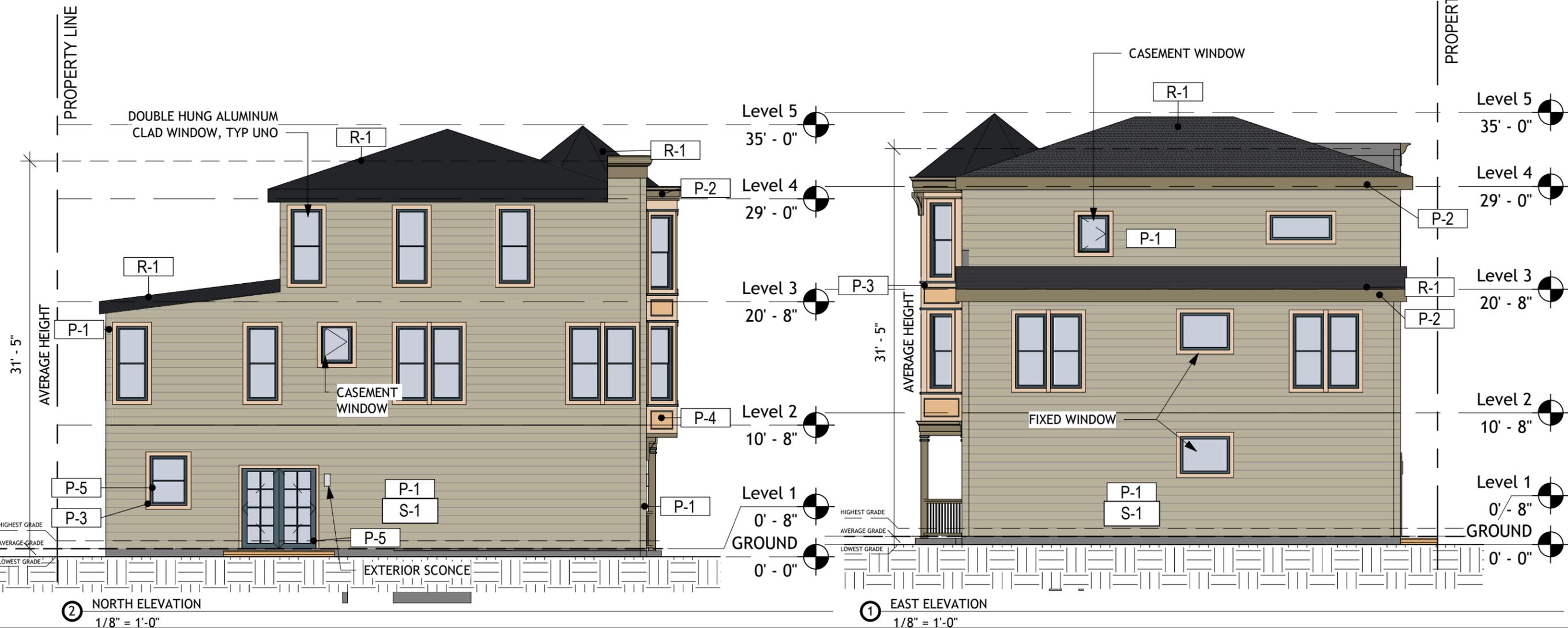


1 WEST ELEVATION  
 1/8" = 1'-0"

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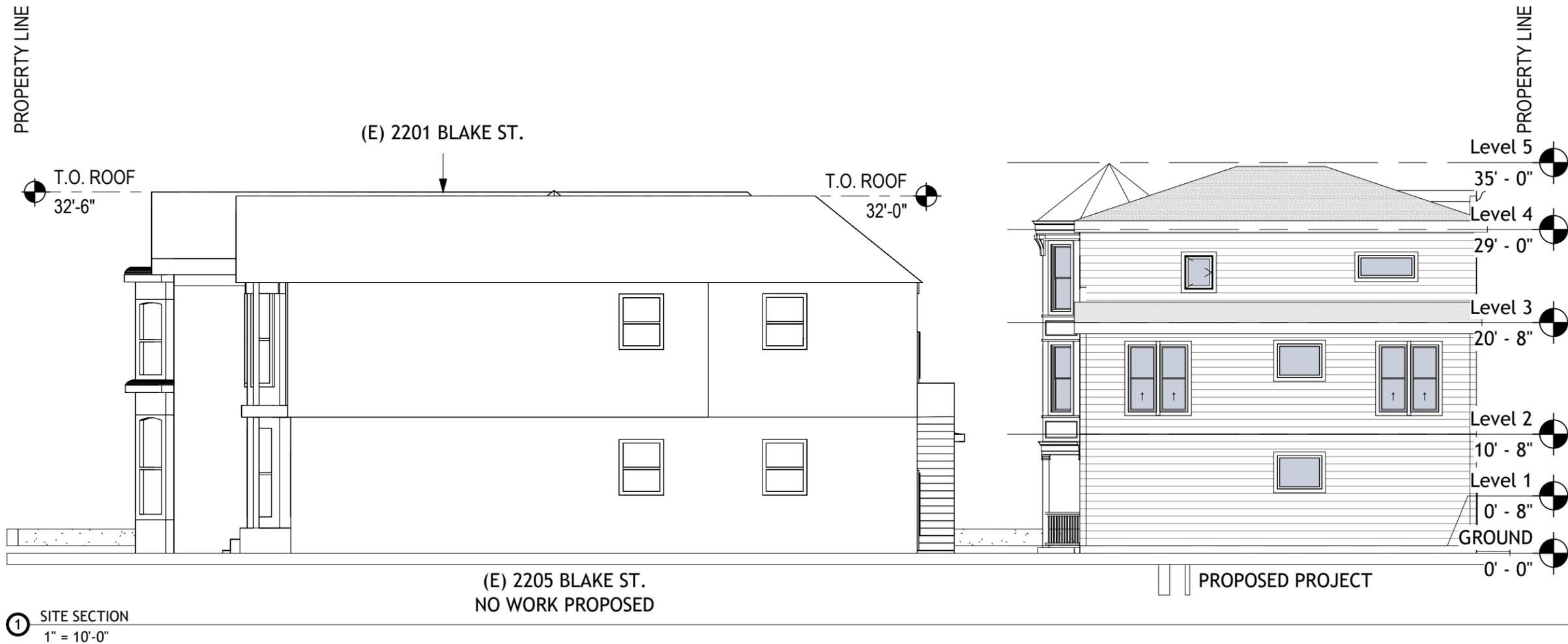
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|  | P-1<br>MAIN BODY PAINT<br>SW-3860 SAGE |  | P-3<br>ACCENT PAINT<br>SW-0028 CAEN STONE     |  | P-5<br>ACCENT PAINT<br>SW-0032 NEEDLEPOINT NAVY |  | R-1<br>ASPHALT SHINGLES |  | S-1<br>HORIZONTAL V-RUSTIC<br>PAINTED SIDING |
|  | P-2<br>ACCENT PAINT<br>SW-3861 AVOCADO |  | P-4<br>ACCENT PAINT<br>SW-0044 HUBBARD SQUASH |   |   |   |                         |   |  |

MATERIAL LEGEND  
 1/4" = 1'-0"



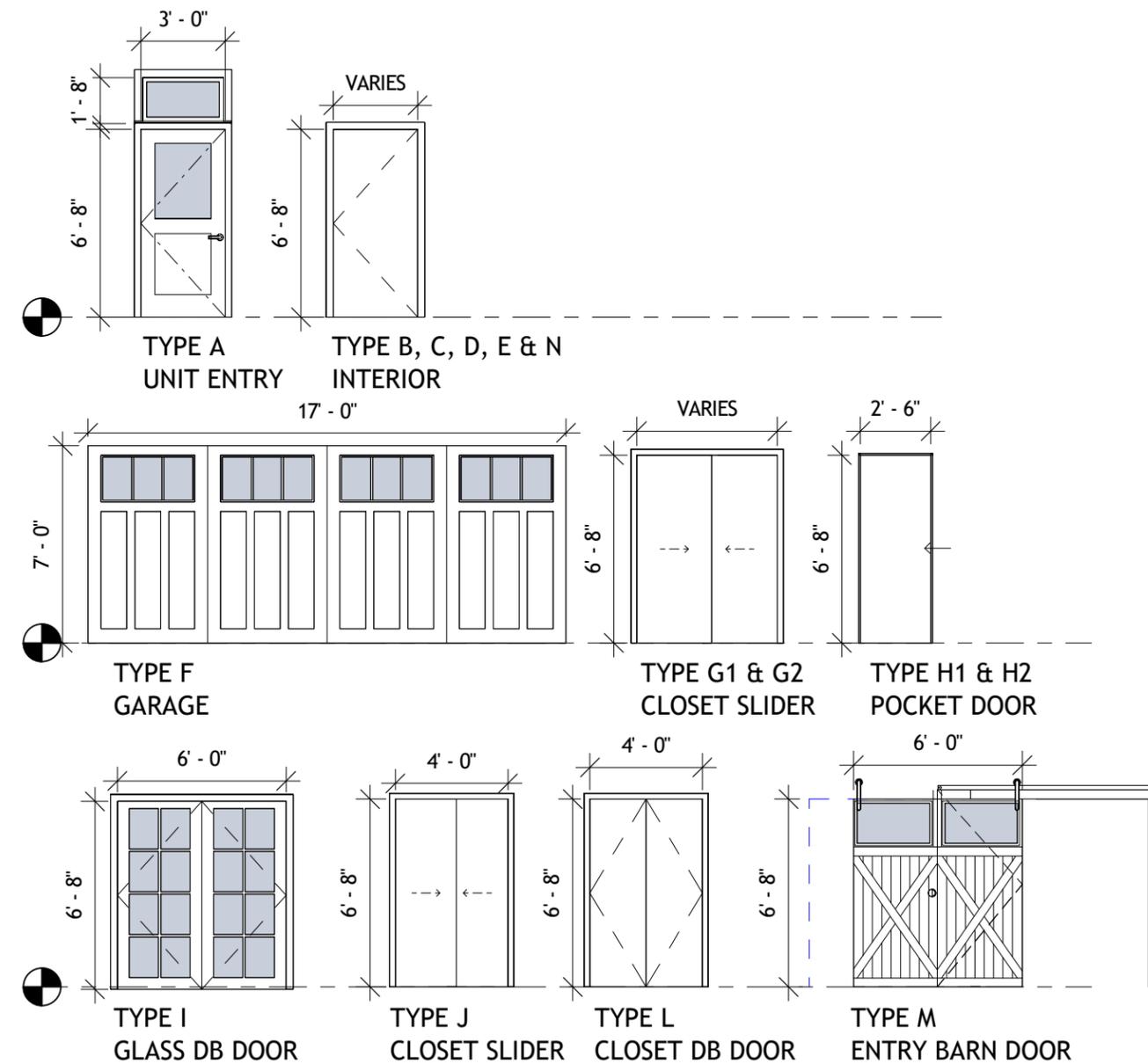
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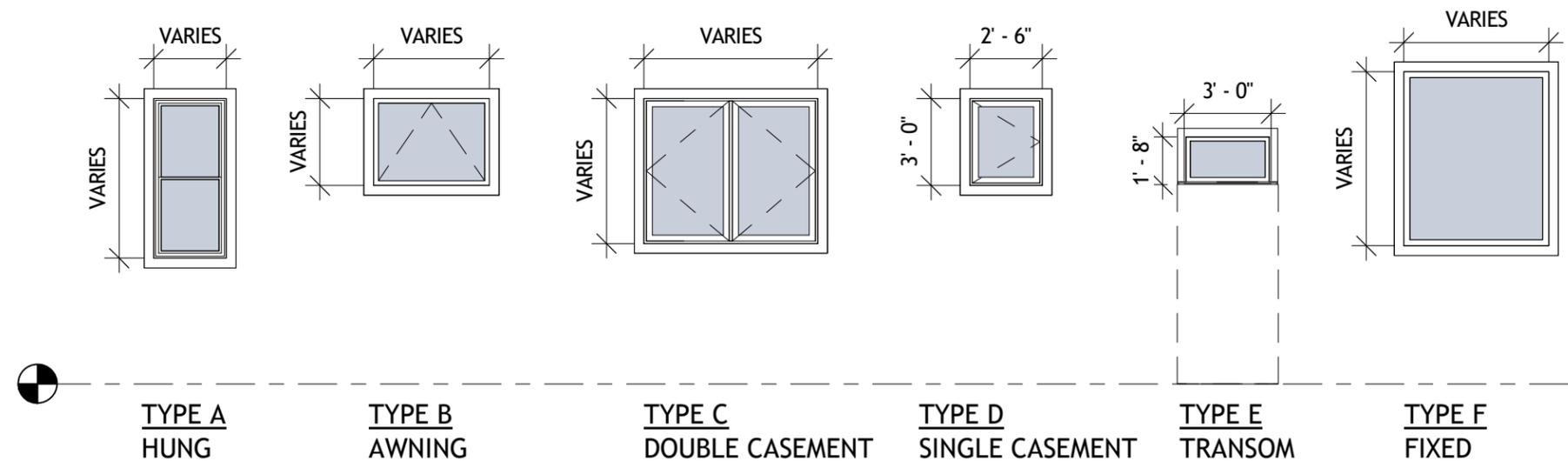


| Door Schedule |      |           |          |         |          |
|---------------|------|-----------|----------|---------|----------|
| Level         | Mark | Type Mark | MATERIAL | Height  | Width    |
| Level 1       | 101  | A         | WOOD     | 6' - 8" | 3' - 0"  |
| Level 1       | 101B | M         | WOOD     | 6' - 8" | 6' - 0"  |
| Level 1       | 102  | A         | WOOD     | 6' - 8" | 3' - 0"  |
| Level 1       | 102B | N         | WOOD     | 6' - 8" | 2' - 6"  |
| Level 1       | 103  | E         | WOOD     | 6' - 8" | 2' - 4"  |
| Level 1       | 103B | N         | WOOD     | 6' - 8" | 2' - 6"  |
| Level 1       | 104  | B         | WOOD     | 6' - 8" | 3' - 0"  |
| Level 1       | 104B | G1        | WOOD     | 6' - 8" | 5' - 0"  |
| Level 1       | 105  | E         | WOOD     | 6' - 8" | 2' - 4"  |
| Level 1       | 106  | B         | WOOD     | 6' - 8" | 3' - 0"  |
| Level 1       | 107  | N         | WOOD     | 6' - 8" | 2' - 6"  |
| Level 1       | 108  | H1        | WOOD     | 6' - 8" | 2' - 6"  |
| Level 1       | 109  | I         | WOOD     | 6' - 8" | 6' - 0"  |
| Level 1       | 110  | H6        | WOOD     | 7' - 0" | 17' - 0" |
| Level 1       | 111  | G1        | WOOD     | 6' - 8" | 5' - 0"  |
| Level 2       | 202  | H1        | WOOD     | 6' - 8" | 2' - 6"  |
| Level 2       | 203  | L         | WOOD     | 6' - 8" | 3' - 0"  |
| Level 2       | 204  | G1        | WOOD     | 6' - 8" | 5' - 0"  |
| Level 2       | 205  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 2       | 206  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 2       | 207  | J         | WOOD     | 6' - 8" | 4' - 0"  |
| Level 2       | 208  | N         | WOOD     | 6' - 8" | 2' - 6"  |
| Level 2       | 209  | D         | WOOD     | 6' - 8" | 2' - 2"  |
| Level 2       | 210  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 2       | 211  | N         | WOOD     | 6' - 8" | 2' - 6"  |
| Level 2       | 212  | N         | WOOD     | 6' - 8" | 2' - 6"  |
| Level 3       | 301  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 3       | 302  | G2        | WOOD     | 6' - 8" | 6' - 0"  |
| Level 3       | 303  | L         | WOOD     | 6' - 8" | 4' - 0"  |
| Level 3       | 304  | G2        | WOOD     | 6' - 8" | 6' - 0"  |
| Level 3       | 305  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 3       | 306  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 3       | 307  | C         | WOOD     | 6' - 8" | 2' - 8"  |
| Level 3       | 308  | N         | WOOD     | 6' - 8" | 2' - 6"  |

| Door Schedule |      |           |          |         |         |
|---------------|------|-----------|----------|---------|---------|
| Level         | Mark | Type Mark | MATERIAL | Height  | Width   |
| Level 3       | 309  | C         | WOOD     | 6' - 8" | 2' - 8" |
| Level 3       | 310  | H2        | WOOD     | 6' - 8" | 2' - 4" |



| Window Schedule |         |         |               |
|-----------------|---------|---------|---------------|
| TYPE            | WIDTH   | HEIGHT  | MATERIAL      |
| A3              | 2' - 6" | 6' - 0" | ALUMINUM CLAD |
| A4              | 3' - 0" | 4' - 0" | ALUMINUM CLAD |
| A5              | 3' - 0" | 5' - 0" | WOOD          |
| B4              | 2' - 0" | 2' - 6" | WOOD          |
| C4              | 6' - 0" | 3' - 0" | WOOD          |
| D               | 2' - 6" | 3' - 0" | ALUMINUM CLAD |
| E               | 3' - 0" | 1' - 8" | ALUMINUM CLAD |
| F1              | 5' - 0" | 6' - 0" | ALUMINUM CLAD |
| F2              | 4' - 0" | 3' - 0" | ALUMINUM CLAD |
| F3              | 5' - 0" | 2' - 0" | ALUMINUM CLAD |





**DATE:** May 22, 2024

**TO:** City of Berkeley  
Land Use Planning Department

**FROM:** Hannah Micallef, Studio KDA

**SUBJECT:** 2201-2205 Blake St. Applicant Statement

The proposed project is located at 2201-2205 Blake Street, in the R-2A district. The project includes a new three-story residential duplex building at the northeast corner of the property. Each unit in the new duplex consists of (3) bedrooms and (2.5) bathrooms. The ground floor includes a new (2) car garage that will be shared between the two units. A new driveway from Fulton street and (1) off-street parking space is proposed.

The existing stable building located at the northeast corner of the property will be relocated to the west side of the property and converted into a (1) bedroom and (1) bathroom residential unit. The owner intends to re-assign the existing 2517 Fulton address to the relocated stable building, and return the 2201 building to a single-family residence, as it was historically. The proposed project consists of (6) total residential units: 3 existing, 2 new, and 1 relocated.

The Landmarked site consists of (2) Victorian homes. The primary residence at 2201 Blake Street, constructed in 1877 by the Bartlett family and the secondary residence at 2205 Blake Street was constructed in 1892. Other identified structures include the attached servants quarters at the 2201 house, and the stable. There are no proposed changes to the existing historic 2201-2205 buildings. The conversion of the stable structure would rehabilitate an existing dilapidated building, and the relocation would allow increased visibility of the historic structure from the street, and screen the new construction behind. A Project Impact Analysis summarizing the project's adherence with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is included with our submittal documents. The design of the new duplex building draws influence from the historic buildings on the site, but includes simplified and modest detailing, as to differentiate and not compete with the historic buildings.

The project articulates a lot split encompassing the 2201 building, attached accessory building (historic servant's quarters), and relocated converted stable onto its own parcel. Forthcoming HOA and CC&R's would govern the maintenance of the designated common landscaped areas, perimeter retaining wall, and decorative perimeter fence, and shared easements between the parcels.

The proposed project includes more than twice the amount of usable open space required per the 300 SF/unit in the R-2A district. There are no changes proposed to the existing mature landscape and gardens to the east and west of the 2201 and 2205 buildings. Rather, the project aims to extend the idyllic garden setting to the rear of the site, in a currently blank and unfinished area of the property.



April 29, 2024

**2201-2205 Blake St., Berkeley  
Historical Project Evaluation/Project Impact Analysis**

The purpose of this Historical Project Evaluation/Project Impact Analysis (PIA) is to determine whether a currently proposed project meets applicable historical standards with respect to identified historic resources, 2201 and 2205 Blake St., which occupy a single parcel (assessor's parcel no.55-1830-14).

This historic resource effort first summarizes the identified resource and then provides evaluation of the project that proposes to add a new residential building at the rear of the subject site. This effort is for rehabilitation planning purposes so addresses planning intentions and goals relative to applicable rehabilitation standards. In undertaking this analysis, in addition to collecting and reviewing previous historical and project records, the proposed project plans and design, including elevations, renderings, site plan and building materials plans have been reviewed and analyzed.

**Summary of Historic Significance**

Per the Landmark designation record (City of Berkeley Landmarks Preservation Commission *Notice of Decision*, Dec. 5, 2005), the subject Landmark, collectively referred to as the Bartlett Houses, consists of:

- Primary residential building at 2201 Blake – the 1877 Bartlett House with attached “servants’ quarters” and detached “stable;”
- Secondary residence at 2205 Blake – the 1892 Bartlett House.

Of these built resources, the primary residence at 2201 Blake is the identified City of Berkeley Landmark, as the historic characteristics of that residential exterior are delineated in the landmark record, which states that the primary landmark is:

*The 1877 Bartlett House at 2201 Blake Street [along] with the following features:*

- *V-rustic wood siding*
- *Hipped roof form with flattened top*
- *Broad, projecting eaves*
- *The south and west projecting gable-roofed wings*
- *The east non-projecting gable*
- *The mouldings in the gable*
- *The gable porthole windows*
- *Curved brackets under the eaves*
- *Delicate fretwork with pendant ornaments at the peaks of the gables*
- *Long, narrow one-over-one double hung wood sash windows*
- *Two-story slanted bay on the south (front) facade*
- *One-story slanted bay on the west facade*
- *Raised and beveled panels in the entablature above the bays and below the windows of the bays*
- *The hoods above the bays and the moulding underneath the hoods*
- *Slender colonettes on the sides of the windows in the bays*
- *The segmented top arches of the windows in the bays and on the lower floor of the east facade*
- *Hoods supported by brackets on remaining windows*

- *The front porch with its truncated, curved hipped roof*
- *The one freestanding and two engaged porch columns with Tuscan-like capitals*
- *The two shallow arches between the porch columns*
- *The low porch railing with its beveled scrollwork*
- *And the arch-topped transom windows above the front and side doors*
- *Further contributing elements included the two accessory structures: the stable and the servant's quarters, including the basic forms of the structures, the v-rustic wood siding, and on the servant's quarters, the double-hung wood sash windows.*

Individual characteristics of 2205 Blake are not specifically recorded. Additionally, 2201 Blake St. is listed in the State Office of Historic Preservation's *Built Environment Resource Database (BERD @ [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338))*, whereas 2205 Blake is not listed therein.

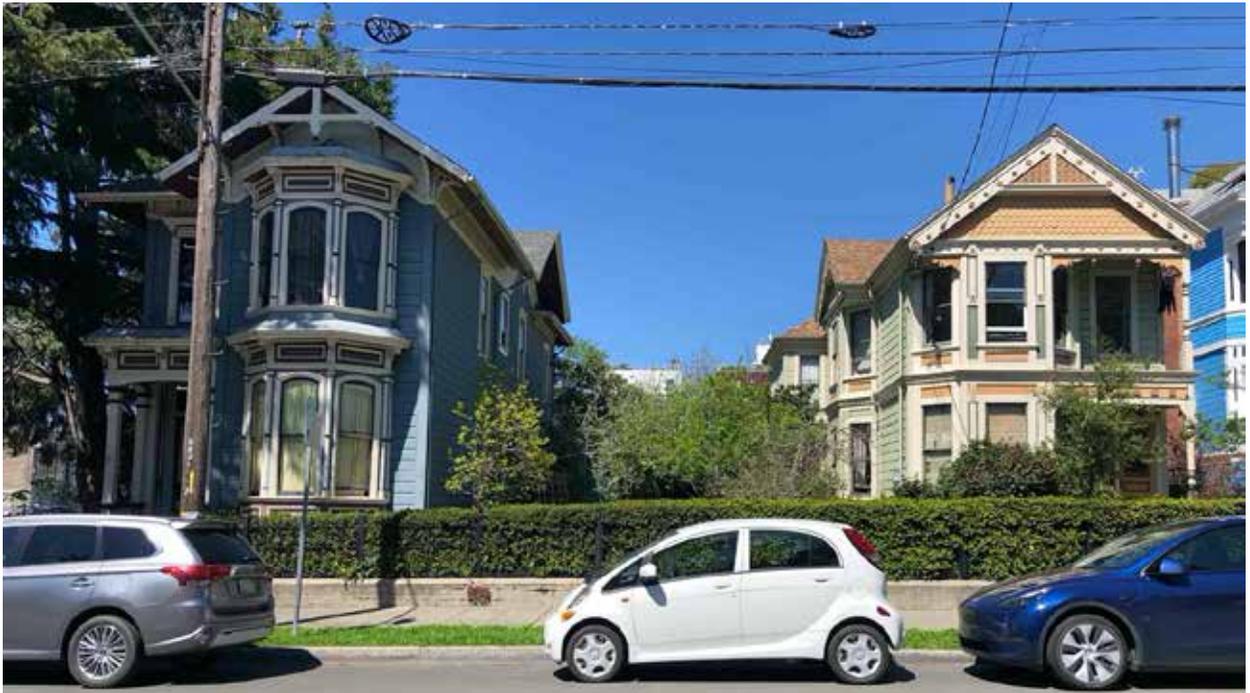


Fig.1 – 2201 Blake St., at left and 2205 Blake St., at right (MH 2024)

Therefore, per the historical record, for rehabilitation planning purposes, the historic significance of the subject property is focused at the 2201 Blake St. residence.

While sideward and frontward spatial relationships directly associated with the 2201 and 2205 Blake houses are presumed to be of historic importance, no rearward site spaces, spatial relationships or features have identified or potential historic importance.

### **Project Evaluation**

The currently proposed project (“Blake Duplex, 2201-2205 Blake St., Berkeley, CA,” studio KDA, dated 02/23/2024) will:

- Retain the existing and historic residences at 2201 and 2205 Blake, including the frontward and sideward spatial relationships, without alteration.
- Relocate the existing detached outbuilding (stable) from the rear of the property behind 2205 Blake to the rearward west side of 2201 Blake, with alterations to adapt that existing accessory

building to residential use, including new windows and doors, while retaining and repairing exterior materials or, where such existing materials may be irreparable, replacement to match.

- Construct a new 3-story duplex residential building at the rear of the property behind 2205 Blake.
- Construct rearward site improvements associated with the relocated stable and new duplex (no side or front yard improvements are proposed).

As this historical project evaluation is for planning purposes specific to the California Environmental Quality Act (CEQA) and additionally addresses requirements under the City of Berkeley's *Structural Alteration Permit* application, the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)* are applied. As the project will alter and add to an historic property, including the relocation and rehabilitation of a contributing structure, the appropriate treatment and evaluation *Standard* is that of *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."* (from <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>)

The 10 *Standards for Rehabilitation* are each hereafter listed and addressed.

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.*

The use of the historic houses and their property would not be changed by the project. A new use for the contributing outbuilding is proposed, which use would directly convert the former stable/storage building to a residential use. As that building is currently unused, its proposed reuse without changes or additions to its basic form sustains its existence and, at the same time, reinforces the historic residential use of the property. While that building will be moved, it both remains on its site and, as it will be relocated to the street side of the property, will further reinforce the property's historic character from the perspective of the public way.

As the proposed project will retain and further the historic residential use, then the proposed project meets *Standard 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.*

The proposed project retains the primary and secondary historic houses along with associated front and side yards without alteration or change.

As stated, the project will relocate on-site and rehabilitate the detached accessory building for residential use while its characteristic exterior forms and materials will be retained.

As the project avoids removal of identified distinctive features, materials and spatial relationships associated with the subject resources, the project meets *Standard 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.*

Again, the historic houses and their directly associated front and sideward yards will not be affected by the proposed project, which will basically relocate the existing detached accessory building from the rear northeast corner of the site to the rearward west side yard and construct a new residential building in the northeastern rear yard.

The exterior design of the proposed duplex residential building is a simulacrum of a Victorian style house, which it vaguely resembles yet would be so evidently not an historic design that it is also assertively differentiated from the 2 Victorian residences on site (as well as those adjacent). The proposed addition to the property will therefore not have any potential to confound history, nor are any conjectural or salvaged elements proposed, so the project meets *Standard 3*.

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

The identified historic significance of 2201-2205 Blake are the original residential buildings and accessory structure. No subsequent changes to the property or buildings have been identified as having potential importance, so no changes necessitate consideration. Consequently, the project meets *Standard 4*.

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

Based on the historic record, the “distinctive” materials that characterize this historic property are of the primary historic residence. Nonetheless, the proposed project will retain, without change or loss, the identified characteristic forms, features and materials of the historic residences.

At the accessory building to be relocated, its historic form will be retained and its basic wood siding will be retained and repaired or, where irreparable, replaced to match.

As all distinctive and characteristic materials and features along with the construction techniques and craftsmanship embodied therein will be retained, the Project meets *Standard 5*.

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.*

No changes are proposed at the 2 historic residences.

The existing detached accessory structure will be relocated on-site and rehabilitated for residential use. Such proposed work will repair reparable exterior materials and assemblies or selectively replace irreparable materials to match existing, and no missing features have been identified, so the proposed rehabilitation work meets *Standard 6*.

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.*

The proposed rehabilitation work at the detached accessory building will include repairing and repainting of exterior wood elements and materials. Such basic and small-scale material treatments readily comply with the *Standards*, so the proposed project meets *Standard 7*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*  
Archeological resources are not addressed under this historical evaluation, so *Standard 8* is not applicable.
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.*

In sum, the proposed project would relocate and adaptively rehabilitate a small outbuilding and add a new residential building to the rear of the project site, where the existing outbuilding stands yet where there are no site spaces or features of identified or identifiable historic importance. The project would sensibly alter and add new construction at the rear of the historic property, the relocated outbuilding to be placed in the rear side yard thus screening the new duplex behind, which building would stand behind 2205 Blake, where there is an existing non-historic rear addition. So the work would have no direct relationship to the primary landmarked residence – which the proposed work does not touch or even stand directly adjacent to – and an indirect relationship to the secondary residence, to which it will stand separately behind. There will, consequently, be no effect on the historic residences.

As stated above, the proposed new duplex residence is a simulacrum of a Victorian style house, which it vaguely resembles yet would be so evidently not an historic design that it is also assertively differentiated from. As such, the design balances compatibility with differentiation in deference to the Standards.

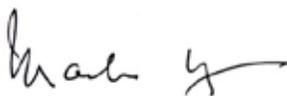
As the proposed project will not destroy identified materials, features or spatial relationships, and as the design of the proposed duplex balances compatibility with differentiation, the integrity of the subject property and its environment will be protected. Consequently, the project meets *Standard 9*.

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.*

The proposed new detached construction will be separate from and built independent of the historic residences. If at some point in the future the currently proposed new building is removed and replaced, all of the identified forms, elements, materials and spatial relationships of the historic resource would remain. Thus, the proposed project meets *Standard 10*.

In conclusion, as demonstrated above, the currently proposed project at 2201-2205 Blake St. complies with the *Standards for Rehabilitation*.

Signed:



Mark Hulbert  
Preservation Architect & Historic Resources Consultant

**Jacob, Melinda**

---

**From:** Landmarks Preservation Commission  
**Subject:** FW: Blue historic house

**From:** Em Pollack <empollack97@gmail.com>  
**Sent:** Friday, August 2, 2024 6:29 PM  
**To:** Landmarks Preservation Commission <PlanningLPC@berkeleyca.gov>  
**Subject:** Blue historic house

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

2201 Blake St:

That blue house is perfect as is, keep HGTV out of your decision making

**Jacob, Melinda**

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**From:** Landmarks Preservation Commission  
**Subject:** FW: PROJECT 2201-2205 BLAKE ST.

**From:** Joe Nauss <joenauss@gmail.com>  
**Sent:** Saturday, August 3, 2024 12:59 AM  
**To:** Landmarks Preservation Commission <PlanningLPC@berkeleyca.gov>  
**Subject:** PROJECT 2201-2205 BLAKE ST.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Your proposal is insulting to American history. The new design is ugly and will clearly be poorly constructed. Why would you replace such a beautiful piece of architectural design with something that looks like, well, that. You clearly know this is an atrocity or else you wouldn't be asking. If you want your city to look like the middle america suburban strip map developments, then you're on the right track with this question. Please don't.

**Jacob, Melinda**

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**From:** Landmarks Preservation Commission  
**Subject:** FW: concerns about 2201-2205 Blake Street Design Proposal

**From:** Charlie DeVilholm <charlie.devilholm@gmail.com>  
**Sent:** Friday, August 2, 2024 11:05 AM  
**To:** Landmarks Preservation Commission <PlanningLPC@berkeleyca.gov>  
**Subject:** concerns about 2201-2205 Blake Street Design Proposal

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To whom it may concern,

I'm writing to complain about a design I've seen posted to essentially remove a historic house and replace it with something that can be described as none other than a hideous abomination. The location is at 2201 Blake street and appears to be classified as a renovation of the existing building. Judging by the design, there appears to be no historical traces of the building left in the new design, which is in my opinion a very brazen workaround to existing laws about preserving historical buildings.

I'm by no means a NIMBYist but I find this design an affront to the city as a whole, and believe that there could be a better design to expand the housing size while still actually preserving the historical beauty of the original building. I'm not sure if anything is actionable here, but I would love to bring it to your attention as I am not the only one who feels this way about the property. See for yourself the public reactions in the attached photo.

Thank you very much,  
-Concerned Alameda County Citizen



From: Marc Treib  
To: Crane, Falena  
Subject: Regarding Landmarks Preservation  
Date: Thursday, November 7, 2024 1:00:57 PM

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Ms. Crane,

I have found it impossible to get through to find an email for the Landmarks Preservation Committee (the one listed ends on a page that is not helpful), so I hope that you can forward this email to the relevant party.

I am writing in strong support of landmarking the properties at 2201-2207 Blake and 2517 Fulton—the Bartlett houses. The quality of the buildings as representatives of a sort of an "elongated gothic revival" and carpenter gothic style is significant. The cluster of trees—although thinned relative recently—still softens the presence of the corner and adds a welcome green spot to the neighborhood. From the exterior the buildings appear to maintain considerable historical integrity and blend nicely with those further east up Blake Street. Not granting landmark status would weaken the request to demolish or move the building—but its current position and the tree cover that blankets it are critical to its merit.

While arguing for landmarking and preserving the corner buildings I wish to strongly argue AGAINST grant a permit to build the travesty that is proposed to replace it. Whether or not it is downright ugly (my personal opinion) is personal of course, but if one looks at the rendering posted on site one can see how much has been lost and how the proposed structure is a mere cartoon of the existing structures. It is also vague how a car is going to enter the site without an additional curb cut, or paving a good part of the lot to allow backing out. No trees are shown—will they all be cut down.

The demolition of the existing building(s) would be a significant loss to Berkeley's architectural heritage, already too evident in the banalities being constructed along and behind Shattuck.

I will be unable to attend the meeting tonight, but I wanted to convey my support for landmarking the buildings and my opposition to the proposed replacement for the corner of Blake and Fulton.

Sincerely,

Marc Treib  
Professor of Architecture Emeritus  
University of California, Berkeley

2154 Blake Street  
Berkeley CA 94704

The existing structure seen from Fulton.



The proposed replacement: a banal building decorated with a few "historic" details. Note position of garage. A very ambiguous view as to where it was taken. It was impossible to access the listed website with more complete documents.



RENDERING OF PROPOSED DUPLEX AT NORTH-EAST CORNER

**For more information check the  
[www.cityofberlin.org](http://www.cityofberlin.org)  
or call 508-688-1100**

*Just destroy*

Existing building in relation to those further east up Blake

