

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  
JUNE 5, 2025

## 2009 Tenth Street (West Berkeley YMCA)

**Structural Alteration Permit (#LMSAP2025-0003) to replace windows, remove and replace deteriorated exterior stucco, and replace existing awnings in-kind, at the south portion of a Structure of Merit property.**

### I. Application Basics

#### A. Land Use Designations:

- Zoning: Multiple-Family Residential District (R-3)

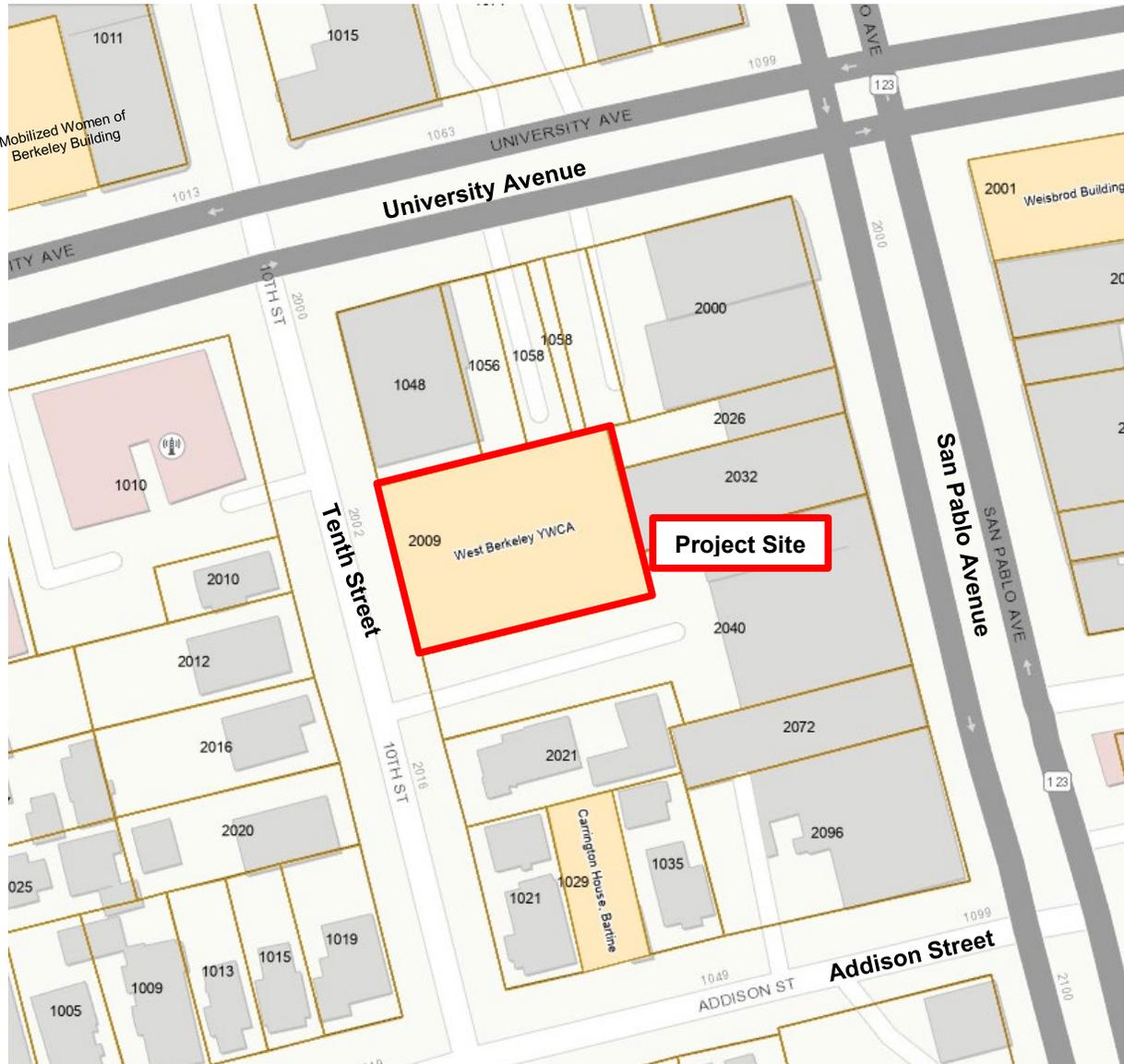
**B. CEQA Determination:** the project is exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

#### C. Parties Involved

- Applicant: Claire Jung  
Sidell Pakravan Architects  
2445 Sixth Street  
Berkeley, CA
- Owner: Young Mens Christian Association of the East Bay  
2330 Broadway  
Oakland, CA

**D. Recommendation:** Hold and conclude a public hearing; consider favorable action on this request.

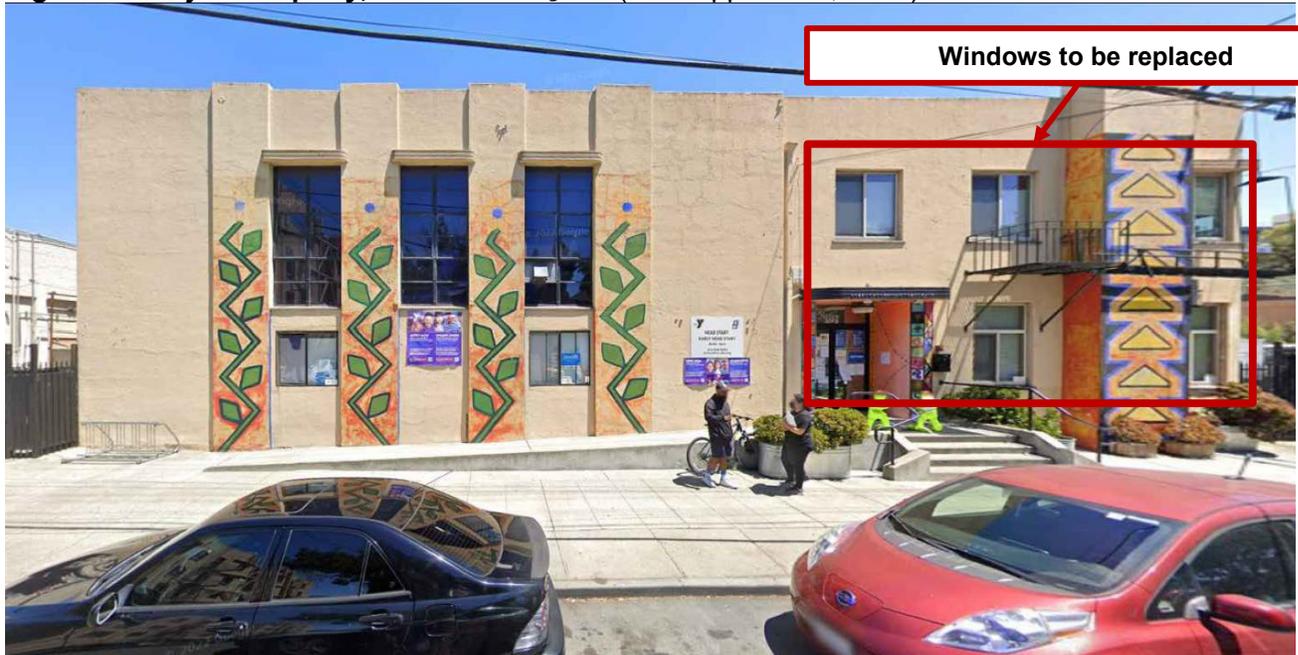
Figure 1: Vicinity Map showing nearby City Landmarks & Districts



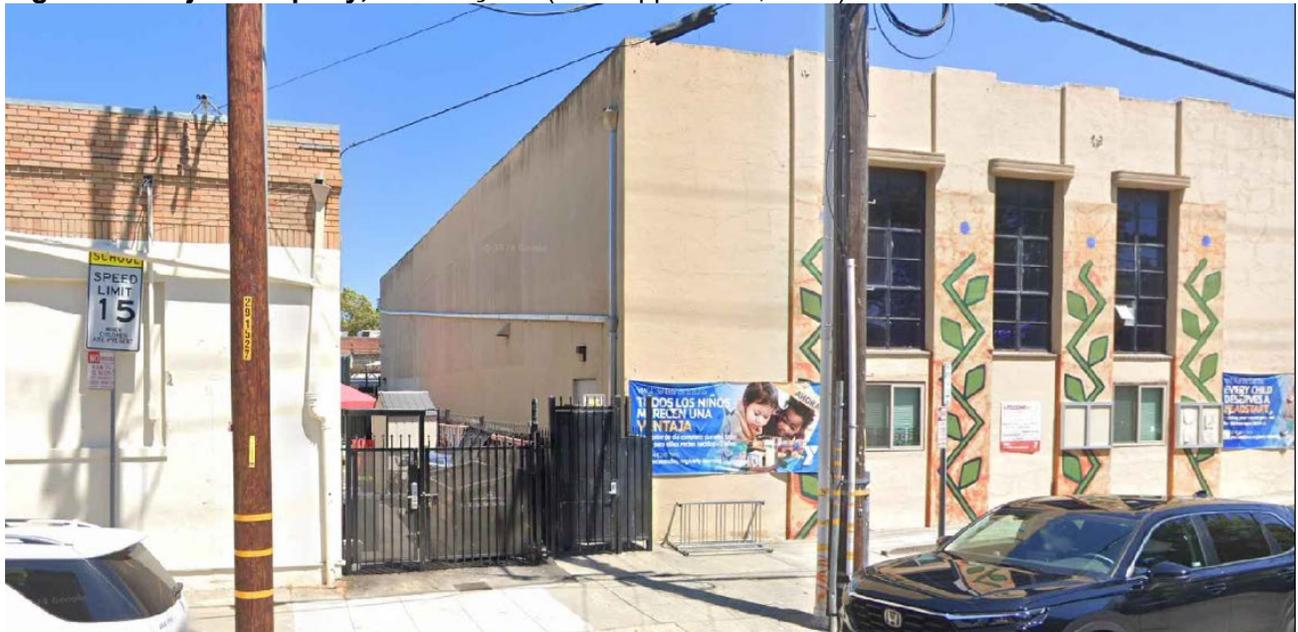
-  Districts
-  Features
-  Landmarks / Structure of Merit
-  Partially Demolished
-  Demolished



**Figure 2: Subject Property, front/west façade (SAP Application, 2025)**



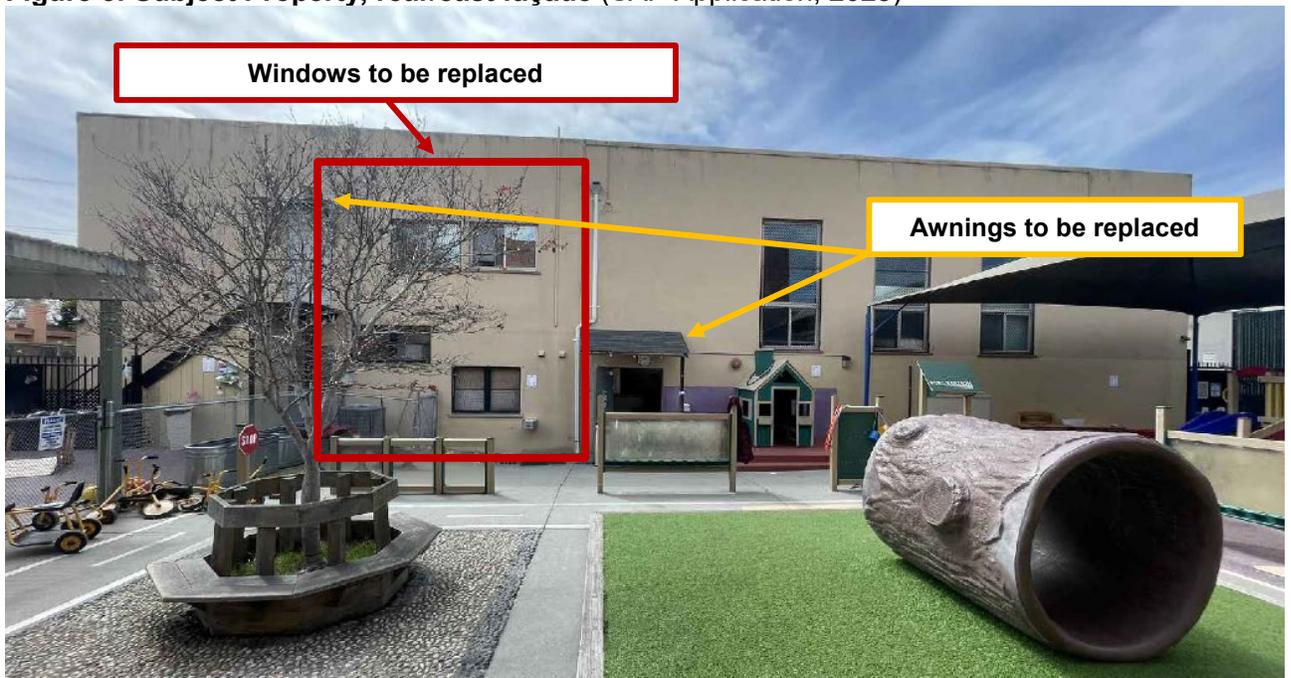
**Figure 3: Subject Property, west façade (SAP Application, 2025)**



**Figure 4: Subject Property, south elevation (SAP Application, 2025)**



**Figure 5: Subject Property, rear/east façade (SAP Application, 2025)**



## II. Background

### Project Site

The project site is located on the west side of Tenth Street, between University Avenue to the north and Addison Street to the south. The property, commonly known as the West Berkeley YMCA, is a two-story institutional building historically used for community services. The site is located within the Multiple-Family Residential (R-3) zoning district.

The approximately 7,200 square-foot building has a maximum height of 24 feet, 6 inches, and was constructed in 1938 by architect Walter H. Ratcliff Jr. The facility opened in 1939 as the West Berkeley YMCA and has operated continuously as a community-serving institution, including its use as a childcare center, which began in 1991.

### Landmark Designation (1992) and Alterations (2003-2024)

In January 1992, the West Berkeley YMCA was designated a City of Berkeley Structure of Merit based on its architectural and cultural significance. The building was recognized as a fine example of the Art Deco style and as part of the architectural legacy of Walter H. Ratcliff Jr. It was also noted for its contribution to the neighborhood's architectural character and for its cultural importance as a community-serving building constructed through neighborhood conscription. A copy of the Notice of Designation is included as Attachment 5.

In 2003 (LM 03-40000029), a Structural Alteration Permit (SAP) was approved to replace the original concrete stairs at the front entrance and to install an ADA-compliant access ramp. In 2004 (LM 04-40000021), another SAP was approved to demolish and reconstruct an unreinforced masonry fireplace in the same location, using the same exterior cement plaster finish. Neither SAPs impacted the building's architectural integrity, and no major alterations have occurred since. The building has retained the character-defining features present at the time of its original designation as a Structure of Merit.

### Application Submittals & Public Notices

On March 25, 2025, the applicant submitted the subject SAP application to replace the windows on the main building, repaint portions of the building with elastomeric paint, and to replace the entry awnings with similar size and appearance along the south portion of the building.

On May 23, 2025, staff mailed and posted a 10-day advance notice of tonight's public hearing, in accordance with Berkeley Municipal Code (BMC) Section 3.24.230.

## III. Project Description

The proposed project involves no exterior changes, with no expansion of the footprint of the main building. The full scope of work is detailed in Table 1 below. The project plans and Applicant Statement are provided as Attachments 2, and 3 of this report. Proposed colors, paint, materials information, and the window schedule are embedded in the project plans (Attachments 2). New window replacements are proposed for the second-floor

offices and for the classroom and offices located along the west and south sides of the first floor.

**Table 1: Summary of Proposed Alterations for 2009 Tenth Street**

Scope of Proposed Work		Project Plan Sheets
Main Building	<u>West Elevation (front):</u> <ul style="list-style-type: none"> <li>• Remove five vinyl windows and replace in-kind with new fiberglass windows with bronze finishing.</li> <li>• Remove and replace stucco.</li> <li>• Repaint front façade with elastomeric paint, and existing mural to be painted over.</li> </ul>	
	<u>South Elevation (right):</u> <ul style="list-style-type: none"> <li>• Remove all vinyl windows (22) and replace with new fiberglass windows with bronze finishing.</li> <li>• Remove and replace stucco.</li> <li>• Replace new awning at the entrance.</li> </ul>	A2.00 A2.01 A2.02 A2.03
	<u>East Elevation (rear):</u> <ul style="list-style-type: none"> <li>• Remove four vinyl windows and replace with new fiberglass windows with bronze finish</li> <li>• Remove awnings (2) and replace with new awning in-kind.</li> <li>• Remove and replace stucco.</li> </ul>	

#### IV. Issues & Analysis

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

##### A. The Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior’s (SOI) Standards for the Treatment of Historic Properties defines *rehabilitation* as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The applicant’s request constitutes a rehabilitation project, as it proposes targeted repairs and in-kind replacements in order to improve the building’s functionality and energy efficiency while preserving its historic character and architectural features.

The analysis below summarizes staff’s findings for this project with respect to the most relevant SOI Standards. Responses to all ten SOI Standards are included in the Draft Findings and Conditions of Approval in Attachment 1.

## **SOI Standard 2**

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

**Analysis:** The proposed work retains the building's historic character by preserving its defining architectural features, including its symmetrical massing, raised vertical panels, curved canopies, and Art Deco details. The project scope includes in-kind replacement of deteriorated stucco on the west, south, and east elevations, removal of non-original vinyl windows on the east, west, and south façade, and replacement of existing awnings in the existing location, size, and appearance.

A painted mural on the front elevation will be removed as part of the proposed repainting. The mural is not a character-defining feature, therefore its removal will not affect any historic materials or compromise the architectural integrity of the building.

No changes are proposed to the building's form, height, roofline, or primary architectural features. All replacement materials will be compatible with the original in texture, finish, and placement. As such, the project will preserve the building's historic character and is consistent with Standard 2.

## **SOI Standard 5**

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

**Analysis:** The West Berkeley YMCA is a well-proportioned Art Deco building, characterized by raised vertical panels extending from the base to the roofline, curved canopies, streamlined detailing, and canopies over the three large front windows. The project proposes to replace deteriorated stucco on the south and east elevations, remove non-original vinyl windows on the south façade, and replace existing awnings in-kind. The vertical panels and other decorative plasterwork will remain, preserving the distinctive features and finishes that characterize the property.

The new window units will match the existing openings and are generally compatible with the building's Art Deco style. Notably, the three large windows (see figure 6 below) on the left portion of the front façade will not be altered.



*Figure 6: Windows on the left side of the front façade, to be unchanged.*

The existing awnings (see figure 8 below), which are not original, will be replaced in-kind and will not impact the property's historic character. Overall, the project preserves the distinctive materials and features of the building, consistent with Standard 5.



*Figure 8: Existing awnings to be replaced.*

### **SOI Standard 6**

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

**Analysis:** The project includes the removal and in-kind replacement of deteriorated stucco on the south and east elevations. The stucco system includes the vertical panels that contribute to the building's Art Deco character, which will be retained. The stucco replacement will match the original in texture and finish, consistent with preservation standards for repair. Since the deteriorated stucco is being replaced in-kind, and no original materials are being removed without necessity, the project complies with Standard 6.

### **SOI Standard 9**

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

**Analysis:** The project involves generally minor alterations to the exterior of the historic West Berkeley YMCA, including replacement of deteriorated stucco, removal of non-original vinyl windows, and in-kind replacement of the awnings. The new stucco will match the original in texture and color, and the raised vertical panels will remain unchanged, preserving the façade's character defining style.

The new windows will be installed within the existing openings, and constructed of fiberglass and finished in bronze. The new windows are compatible with the building's Art Deco style and will not introduce visual inconsistencies. The new awnings will match the existing in size and placement, and though not original, will align with the building's established design.

All proposed work will be visually compatible in scale, proportion, and placement. No historic materials of significance from the SOM designation will be destroyed, and the project will maintain the spatial relationships and visual integrity of the historic building.

Overall, the alterations are compatible with the existing structure, distinguished from the original features, and will not compromise the building's historic character, consistent with SOI Standard 9.

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

The analysis below summarizes staff's preliminary findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

#### **BMC Section 3.24.260(C)(1)(c):**

*"For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation..."*

**Analysis:** The character-defining exterior features of the West Berkeley YMCA building include its symmetrical massing, vertical panels, decorative awnings, and Art Deco design. The project proposes in-kind replacement of deteriorated stucco, removal of non-original vinyl windows, and replacement of existing awnings in the same location and size. Character-defining plaster elements will be preserved, and all new work will match the existing design and materials in texture, placement, and finish. As such, the proposed work will not adversely affect the exterior architectural features that formed the basis of the property's designation as a Structure of Merit.

*"...nor shall the proposed work adversely affect the special cultural, educational or*

*historical interest or value if that is the basis for designation.”*

**Analysis:** The special character and historic value of the West Berkeley YMCA lies in its role as a community-serving institutional structure, its Art Deco architecture, and its contribution to the architectural fabric of West Berkeley. The proposed alterations are restorative in nature and limited in scope. No changes to the building’s form, structure, or footprint are proposed. The changes are similar in appearance and will not introduce false historicism or impact the building’s relationship to its setting. Therefore, the proposed work will not adversely affect the cultural or historical significance of the property as a Structure of Merit.

## V. Recommendation

In conclusion, staff finds that the proposed project would not result in any significant or adverse effects to the historic resource. In accordance with BMC Section 3.24.220, staff recommends that the Commission conduct the public hearing on this Structural Alteration Permit application and:

Take favorable action pursuant to BMC Section 3.24.260 and approve the Structural Alteration Permit.

**Prepared by:** Boshi Fu, Assistant Planner; [bfu@berkeleyca.gov](mailto:bfu@berkeleyca.gov) (510) 981-7544

### Attachments:

1. Draft Findings and Conditions for Approval
2. Project Plans, received April 24, 2025
3. Applicant Statement, received April 24, 2025, including Secretary of the Interior’s Standards for Rehabilitation Memorandum
4. Photos of the existing building, received April 24 and May 9, 2025
5. Notice of Decision, Landmark designation for 2009 Tenth Street, 1992

# ATTACHMENT 1

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## DRAFT FINDINGS AND CONDITIONS

### 2009 Tenth Street (West Berkeley YMCA)

**Structural Alteration Permit (#LMSAP2025-0003)** to replace windows, remove and replace deteriorated exterior stucco, and replace existing awnings in-kind, at the south portion of a Structure of Merit property.

#### **FINDINGS REQUIRED UNDER CEQA**

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1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”).

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

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Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation (36 CFR Part 67), the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

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

Evidence: The proposed project does not involve a change of use. The building will continue to serve its community-serving function.

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

Evidence: The project involves limited exterior alterations, including replacement of non-original vinyl windows, deteriorated stucco, and entry awnings. The massing, raised vertical panels, and façade rhythm will remain unchanged. All new materials will match the existing conditions in appearance and placement, ensuring that the architectural character of the property is preserved.

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

Evidence: The project will not propose any conjectural features or create any false sense of history. New windows and awnings will be compatible with the existing design.

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

Evidence: No prior alterations have acquired significance in their own right, therefore, no such features will be affected.

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

Evidence: The project will preserve character-defining features, including the original raised vertical panels, and the three large windows on the left side of the front façade, which will not be in the scope of this project. Stucco replacement is limited to deteriorated areas and will be applied to match the original in texture and color. The distinctive visual appearance and façade that define the building's Art Deco character will be preserved.

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

Evidence: The stucco replacement is in-kind, along the south and east façade, while all character-defining raised vertical panels will remain intact. No original historic features will be removed unless required by deterioration and no missing features are proposed to be reconstructed.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: No chemical or physical treatments are proposed. Standard conditions of approval for a Structural Alteration Permit will require any potential chemical or physical treatments to be undertaken using the gentlest means possible.

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

Evidence: The project does not have the potential to affect any archaeological resources because the project does not require any excavation or ground disturbance.

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

Evidence: The new windows and replacement awnings are compatible in scale, proportion, and placement with the existing windows and awnings. While the windows will be constructed of new materials (fiberglass and finished in bronze), they will match the existing openings and profiles. The awnings will be replaced in the same locations with comparable size and appearance. The project does not destroy historic materials or

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relationships and will preserve the architectural character of the structure as viewed from the street and surrounding area.

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

Evidence: All proposed work is surface-level and does not alter the building's structural form or massing. The replacement windows and awnings will be installed within existing openings and attachment points, and no invasive construction is proposed. If these alterations were removed in the future, the essential form, proportions, and architectural character of the historic building and its setting would remain intact and unimpaired.

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

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:

A. 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; 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.

Evidence: N/A; The West Berkeley YMCA is not a City of Berkeley landmark and this finding is therefore not relevant or applicable to this Structural Alteration Permit.

B. For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A; The West Berkeley YMCA is not located within a designated City of Berkeley historic district. Therefore, this finding is not applicable to this Structural Alteration Permit.

C. For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: The West Berkeley YMCA was designated as a Structure of Merit in 1992 for its status as a fine example of the Art Deco style, part of the architectural legacy of Walter H. Ratcliff, Jr., and contributes to the neighborhood through its street-facing presence and historic role as a community-serving facility constructed with funds raised through neighborhood conscription.

The proposed work does not alter the building's form, massing, or character-defining architectural features, including its vertical plaster reliefs and symmetrical Art Deco composition. Deteriorated stucco will be replaced in-kind, non-original windows will be replaced with compatible units, and awnings will be replaced in the same size and location. No original or character-defining materials will be removed. Because the architectural features and the building's cultural identity will be preserved, the project will not adversely affect the attributes that designated this as a Structure of Merit.

# Exhibit A

## Conditions of Approval

JUNE 5, 2025

I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<b>Project Approval.</b> This Structural Alteration Permit approval is for 2009 Tenth Street, as substantially shown and described on the project plans dated April 24, 2025, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on June 5, 2025 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	<b>Approval Limited to Proposed Project.</b> This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley <a href="#">BMC Sections 23.404.060</a>	On-Going	Land Use Planning
3.	<b>Compliance Required.</b> All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	<b>Conformance to Approved Plans.</b> All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley <a href="#">BMC Section 23.404.060. B.4</a>	On-Going	Land Use Planning
6.	<b>Permit Revocation.</b> The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley <a href="#">BMC Section 23.404.080</a>	On-Going	Land Use Planning

<b>I. General Administrative Conditions</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
8.	<p><b>Exercise and Expiration of Permits</b> A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.</p> <p>A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.</p> <p>B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.</p> <p>C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).</p> <p>D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.</p>	<p>City of Berkeley  <a href="#">BMC Section 23.404.060 (C)</a>  “Time Limits”</p>	On-Going	Land Use Planning
9.	<p><b>Hold Harmless.</b> 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</p>	<p>City of Berkeley</p>	On-Going	Land Use Planning

<b>I. General Administrative Conditions</b>		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
	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.			

<b>II. At Building Permit Submittal</b>		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<b>Conditions of Approval on Building Permit Plan Submittal</b> <b>Structural Alteration Permit.</b> The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.’	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	<b>Project Liaison.</b> The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. <b>Please designate the name of this individual below:</b>  <input type="checkbox"/> <b>Project Liaison</b> _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
3.	<b>Construction and Demolition Diversion.</b> The applicant shall submit a <a href="#">Construction Waste Management Plan</a> that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley <a href="#">BMC Chapter 19.37</a>	At Building Permit Submittal	Building & Safety Division

<b>III. During Construction</b> <b>A. Building &amp; Safety Division</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<b>Construction Hours.</b> Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	<b>Construction Hours- Exceptions.</b> It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	<b>Construction / No Parking Permits.</b> Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

<b>IV. During Construction</b> <b>B. During Construction: Public Works</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<b>Site Debris.</b> All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works

2.	<b>Street &amp; Sidewalk Damages.</b> Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works
3.	<b>Underground Utilities.</b> If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	<b>Hauling of Debris.</b> Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

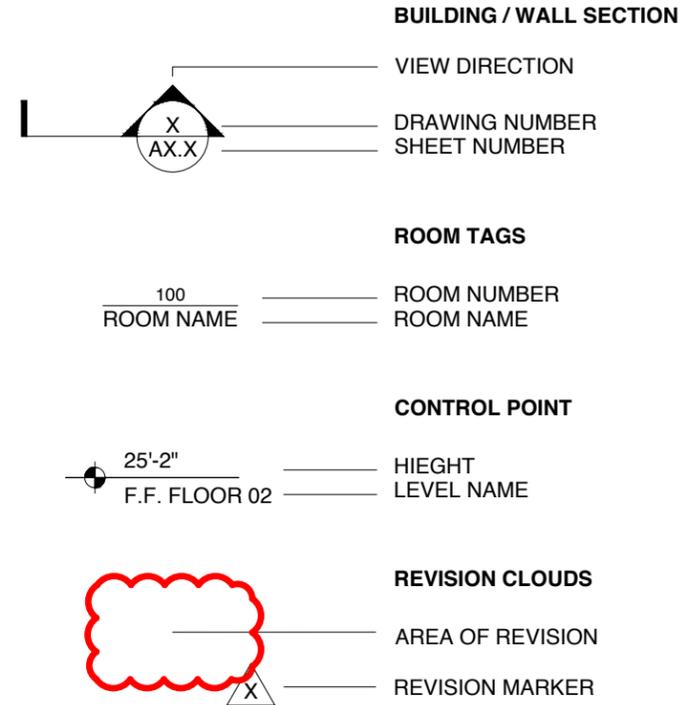
<b>V. Structural Alteration Permit Conditions</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<b>Repair and replacement of character-defining features.</b> Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration 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.	City of Berkeley	On-Going	Land Use Planning
2.	<b>Chemical Treatments.</b> With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning
3.	<b>Equipment.</b> Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the <u>architectural</u> drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning

4.	<b>Glass.</b> All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
5.	<b>Exterior Lighting.</b> Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.	City of Berkeley	On-Going	Land Use Planning
6.	<b>Landscaping.</b> The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
7.	<b>Other Permits.</b> 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.	City of Berkeley	On-Going	Land Use Planning

**PROJECT DATA**

<b>BUILDING ADDRESS</b>	2009 TENTH ST BERKELEY, CA 94702	
<b>PROJECT DESCRIPTION</b>	REPLASTERING (E) EXTERIOR WALLS FOR WATERPROOFING IMPROVEMENT, WINDOW REPLACEMENT	
<b>APN PARCEL ID</b>	56-1978-19 056 197801900	
<b>ZONING</b>	R-3	
<b>SETBACKS</b>	FRONT:	15'-0"
	REAR:	15'-0"
SIDES:	4'-0"	
<b>LOT AREA</b>		13,500 SF
<b>BLDG FOOTPRINT</b>	(E) PRIMARY:	7,200 SF (NO CHANGE)
<b>FLOOR AREA</b>	(E) SECOND LEVEL	7,200 SF
	(E) FIRST LEVEL	7,200 SF
	(E) TOTAL	14,400 SF (NO CHANGE)
<b>LOT COVERAGE</b>	MAX ALLOWABLE:	45%
	EXISTING:	53.3% (NO CHANGE)
<b>MAX HEIGHT</b>	MAX ALLOWABLE:	N/A
	EXISTING:	28'-6" (NO CHANGE)
<b>OCCUPANCY</b>	E	
<b>CONSTRUCTION TYPE</b>	V-B	
<b>FIRE ZONE</b>	1	

**SYMBOLS**



**DRAWING INDEX**

<b>ARCHITECTURAL</b>	
A0.01	COVER SHEET AND PROJECT INFORMATION
A0.02	TABULATION FORM
A0.03	PHOTOS
A1.00	(E) SITE PLAN
A1.01	PROPOSED SITE PLAN
A1.02	(E) PLANS
A1.03	(E) PLANS
A1.04	ROOF PLAN
A2.00	(E) ELEVATIONS
A2.01	(E) ELEVATIONS
A2.02	PROPOSED ELEVATIONS
A2.03	PROPOSED ELEVATIONS
A4.00	COLORS AND MATERIALS
A5.00	DETAILS
A6.00	WINDOW SCHEDULE

**VICINITY MAP**



**PROJECT DIRECTORY**

**OWNER**  
 YMCA Headstart  
 2009 Tenth St  
 Berkeley, CA 94702

**ARCHITECT**  
 Sidell Pakravan Architects  
 2445 Sixth Street  
 Berkeley, CA 94710  
 510 984 0904  
 info@sidellpakravan.com

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PROJECT NO.	DATE
24008	01.15.2025

**YMCA  
 HEAD START**  
 2009 TENTH ST  
 BERKELEY, CA 94710

SHEET TITLE  
 COVER PAGE

**A0.01**  
 SHEET NO.



**PLANNING & DEVELOPMENT**

Land Use Planning, 1947 Center Street, Berkeley, CA 94704  
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

**TABULATION FORM**

Project Address: 2009 TENTH ST, BERKELEY, CA 94702 Date: 01/14/25

Applicant's Name: SIDELL PAKRAVAN ARCHITECTS

Zoning District: R-3

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/ Required<sup>1</sup></i>
<b>Units, Parking Spaces &amp; Bedrooms</b>			
Number of Dwelling Units (#)	N/A	N/A	N/A
Number of Parking Spaces (#)	N/A	N/A	N/A
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	N/A	N/A
<b>Yards and Height</b>			
Front Yard Setback (Feet)	8'-0"	NO CHANGE	15'-0"
Side Yard Setbacks: (facing property)			
Left: (Feet)	5'-0"	NO CHANGE	4'-0"
Right: (Feet)	9'-6"	NO CHANGE	4'-0"
Rear Yard Setback (Feet)	41'-0"	NO CHANGE	15'-0"
Building Height* (# Stories)	2	NO CHANGE	3 MAX
Average* (Feet)	28'-6"	NO CHANGE	N/A
Maximum* (Feet)	28'-6"	NO CHANGE	35'-0"
<b>Areas</b>			
Lot Area (Square-Feet)	13,500 SF	NO CHANGE	5,000 SF MIN
Gross Floor Area* (Square-Feet)	14,400 SF	NO CHANGE	N/A
Total Area Covered by All Floors			
Building Footprint* (Square-Feet)	7,200 SF	NO CHANGE	N/A
Total of All Structures			
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)	53.5%	NO CHANGE	45%
Useable Open Space* (Square-Feet)	5,722 SF	NO CHANGE	N/A
Floor Area Ratio* Non-Residential districts only (Except ES-R)	N/A	N/A	N/A

\*See Glossary – [BMC Chapter 23.502](#).

Revised: 12/21

<sup>1</sup> See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters [23.202](#) and [23.204](#)  
g:\landuse\forms & instructions\land use planning forms\word files\forms\_zoning project application\december 2021- bzo related\zoning project application\_tabulation form.docx

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SHEET TITLE  
TABULATION FORM

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SHEET NO.

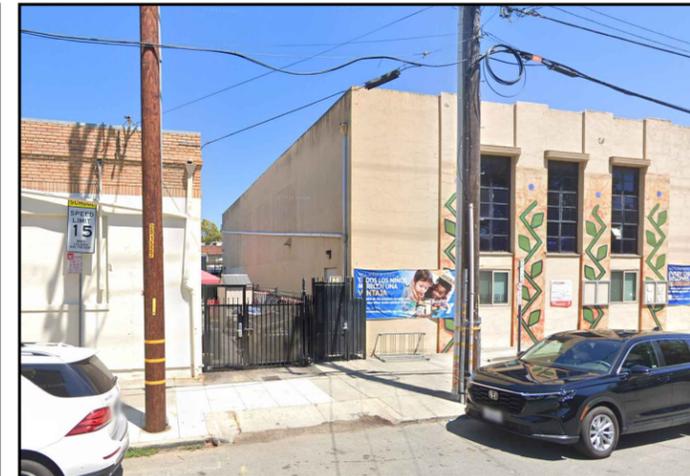
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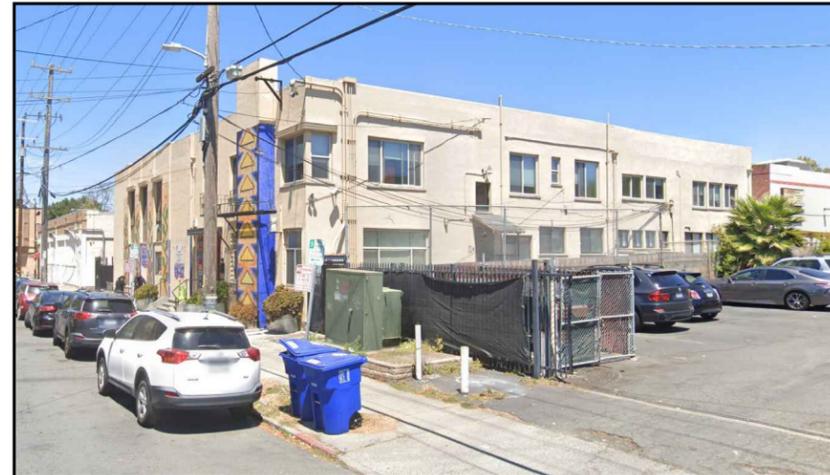
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1: WEST ELEVATION



2: WEST ELEVATION

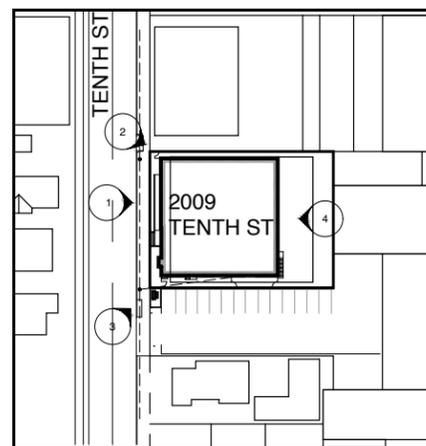


3: SOUTH ELEVATION



4: EAST ELEVATION

LOCATION KEY



N.T.S. (North arrow symbol)

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PROJECT NO. 24008 DATE 01.15.2025

YMCA  
 HEAD START

2009 TENTH ST  
 BERKELEY, CA 94710

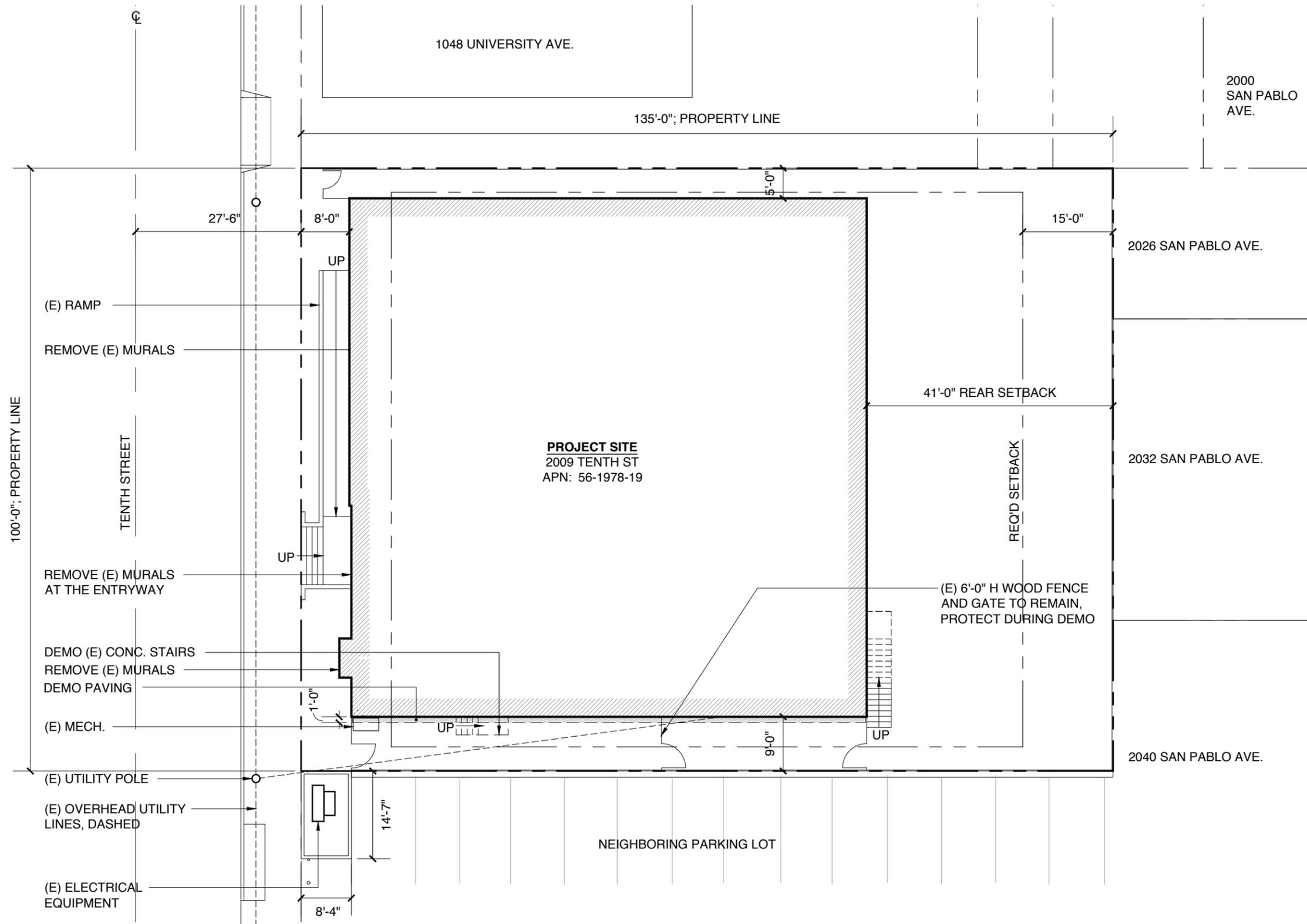
SHEET TITLE  
 EXISTING PHOTOS

A0.03  
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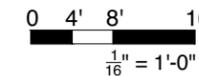
PROJECT NO. DATE  
 24008 01.15.2025

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 HEAD START**

2009 TENTH ST  
 BERKELEY, CA 94710

SHEET TITLE  
 EXISTING SITE PLAN

1: EXISTING SITE PLAN



**A1.00**  
 SHEET NO.



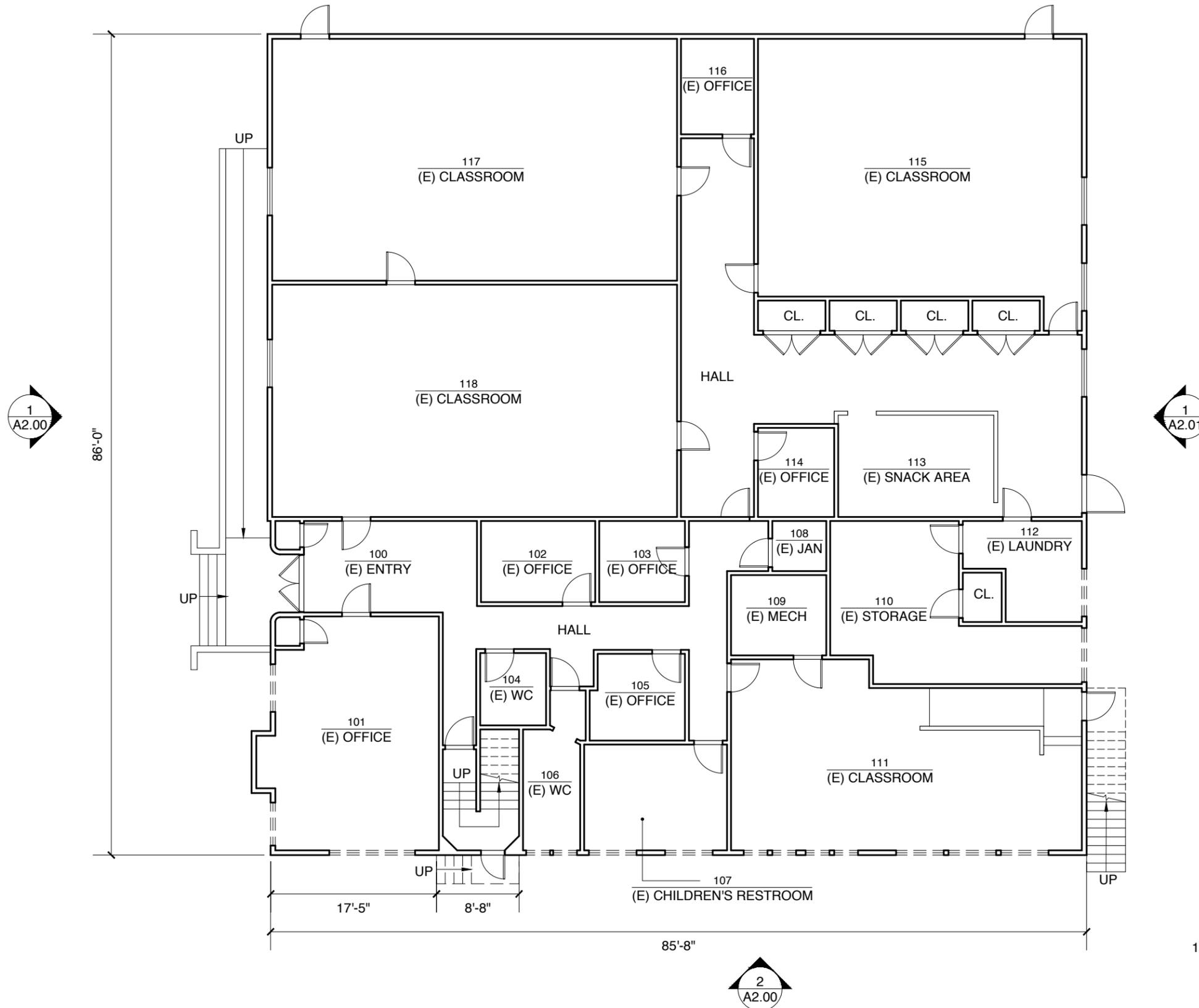
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**NOTES**

1. NO INTERIOR SCOPE,  
 ALL INTERIOR WALLS  
 TO REMAIN.



**LEGEND**

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS

1: (E) FIRST FLOOR PLAN  
 0 2' 4' 10'  
 $\frac{3}{32}'' = 1'-0''$

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 HEAD START**

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SHEET TITLE  
 FIRST FLOOR  
 EXISTING + DEMO  
 PLANS

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 TO REMAIN.



**LEGEND**

SYMBOL	TYPE
[ ]	(E) TO DEMO
[ ]	(E) WALLS

1: (E) SECOND FLOOR PLAN  
 0 2' 4' 10'  
 $\frac{3}{32}'' = 1'-0''$

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SHEET TITLE  
 SECOND FLOOR  
 EXISTING + DEMO  
 PLANS

**A1.03**  
 SHEET NO.

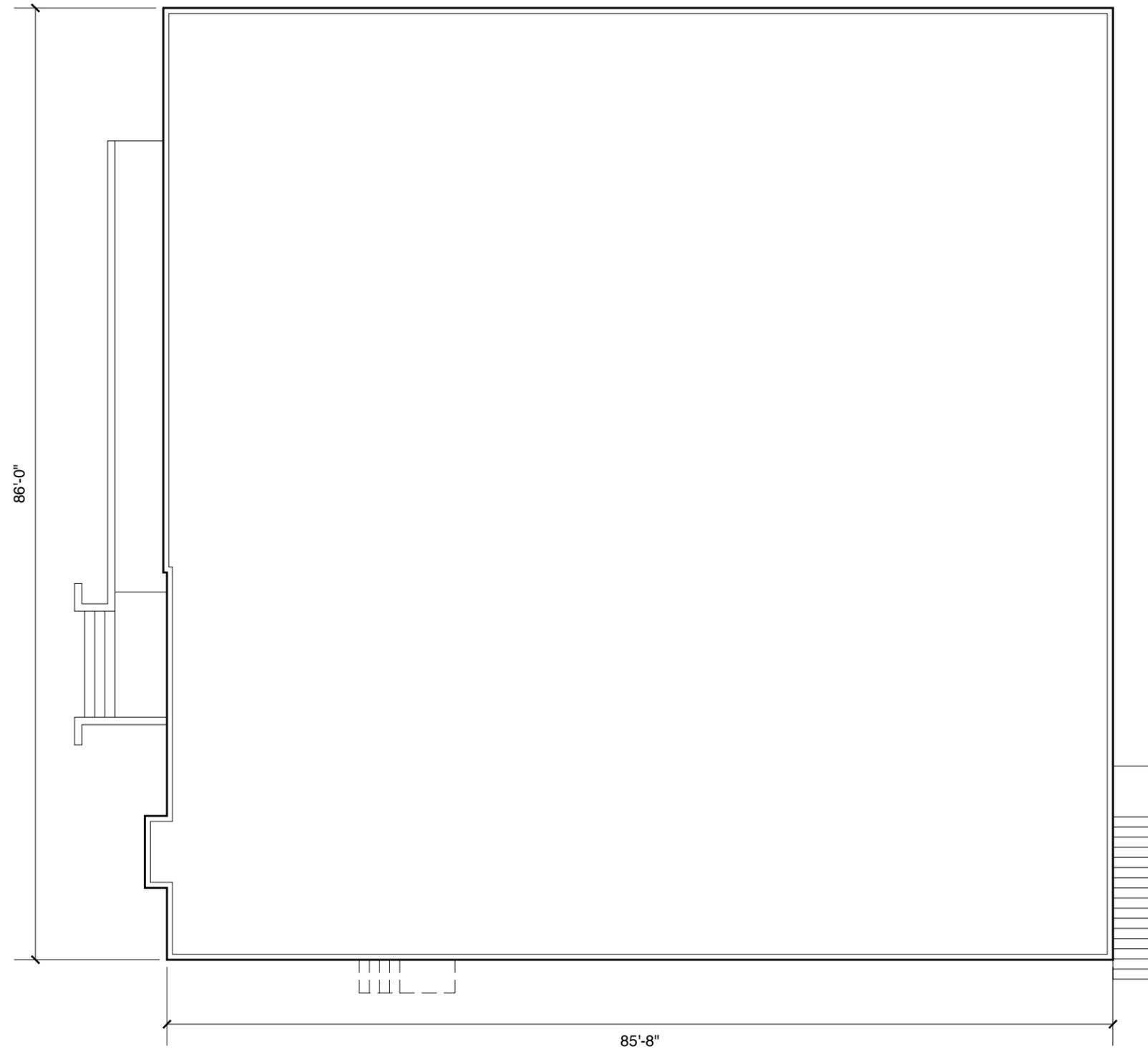
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**NOTES**

1. NO INTERIOR SCOPE,  
 ALL INTERIOR WALLS  
 TO REMAIN.



**LEGEND**

SYMBOL TYPE

-  (E) TO DEMO
-  (E) WALLS

1: ROOF PLAN  
 0 2' 4' 10'  
 $\frac{3}{32}'' = 1'-0''$



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 CJ VM

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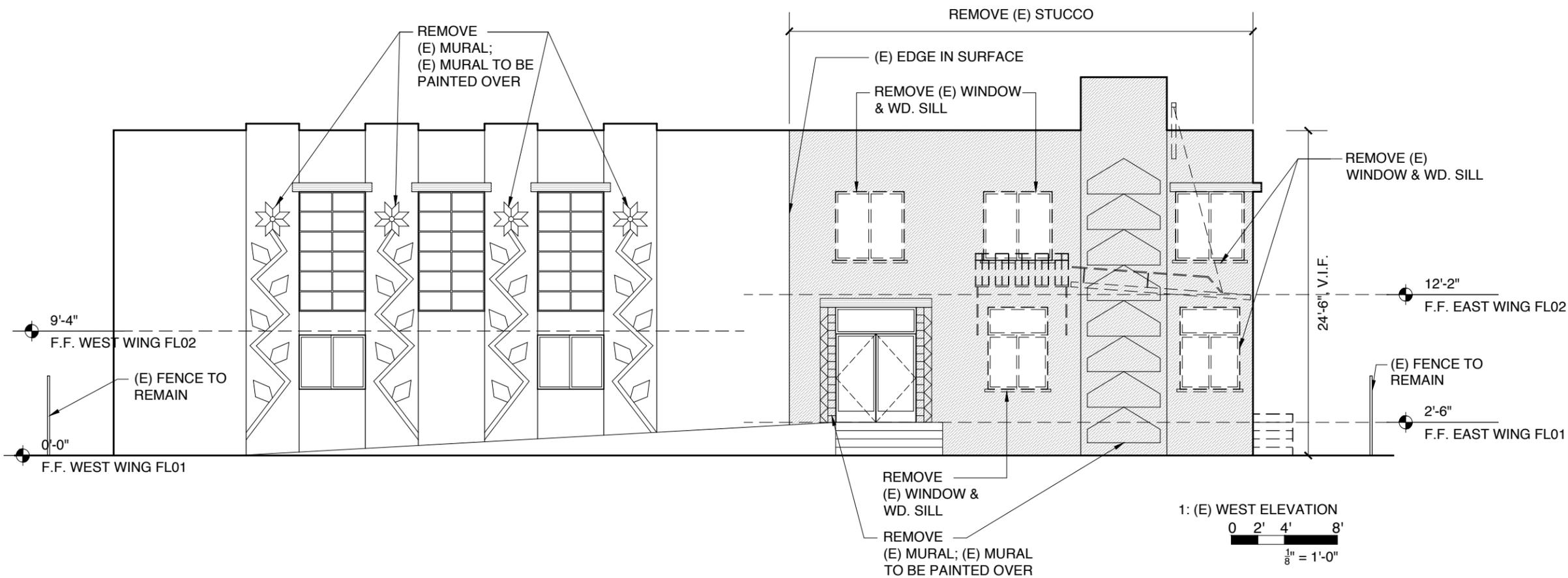
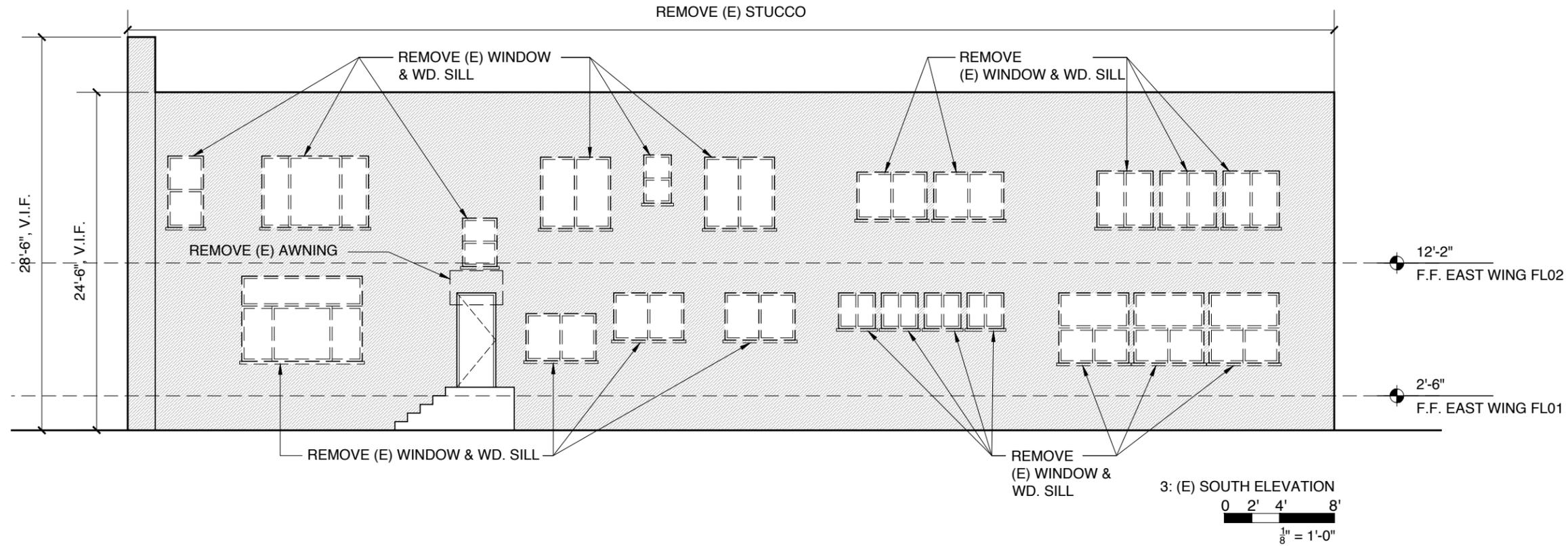
SHEET TITLE  
 ROOF PLAN

**A1.04**  
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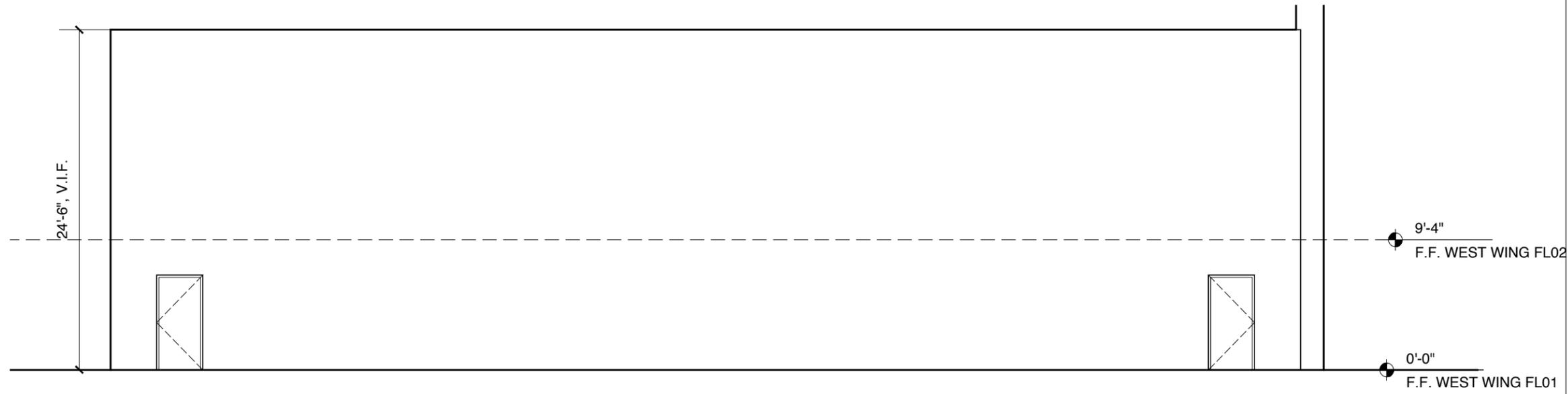
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 EXISTING  
 ELEVATIONS

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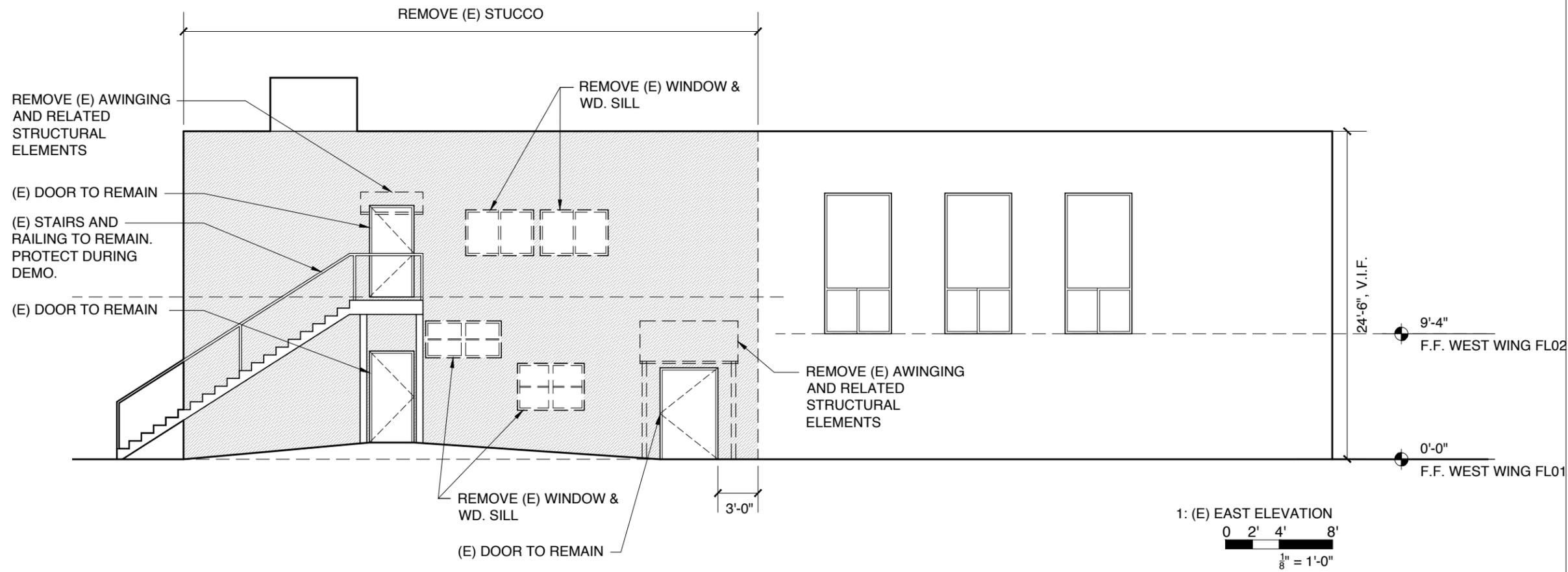
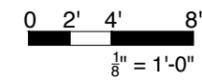
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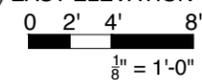
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2: (E) NORTH ELEVATION



1: (E) EAST ELEVATION



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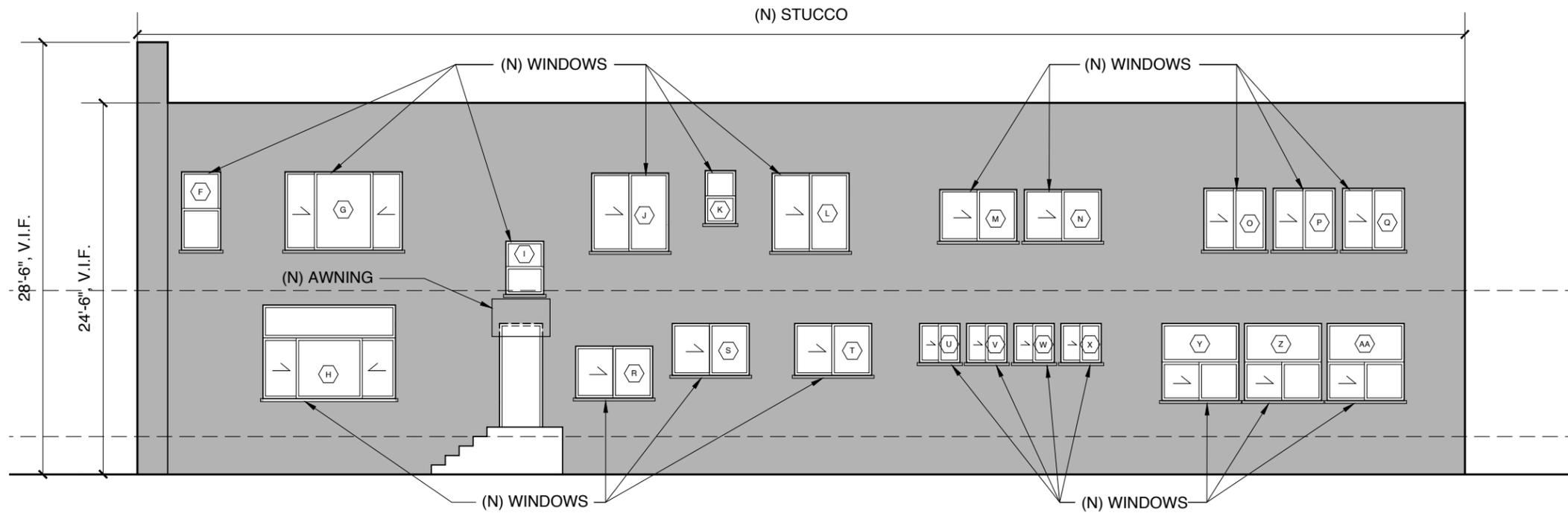
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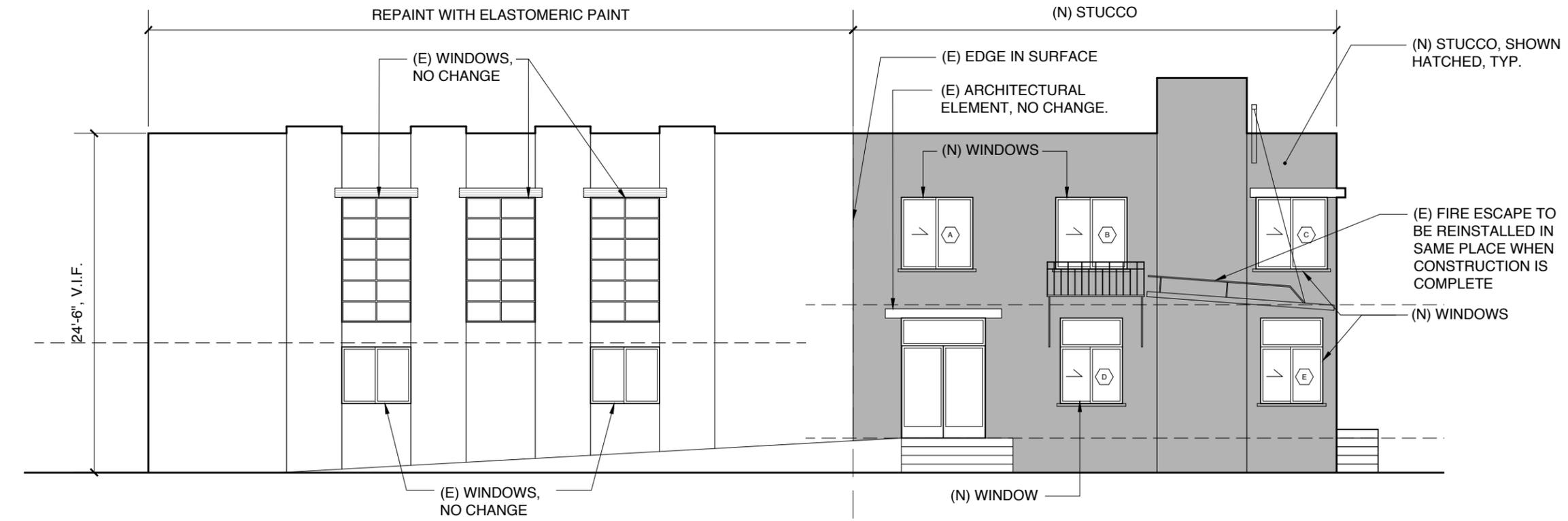
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SHEET TITLE  
 EXISTING  
 ELEVATIONS

**A2.01**  
 SHEET NO.



3: SOUTH ELEVATION  
 0 2' 4' 8'  
 $\frac{1}{8}'' = 1'-0''$



1: WEST ELEVATION  
 0 2' 4' 8'  
 $\frac{1}{8}'' = 1'-0''$

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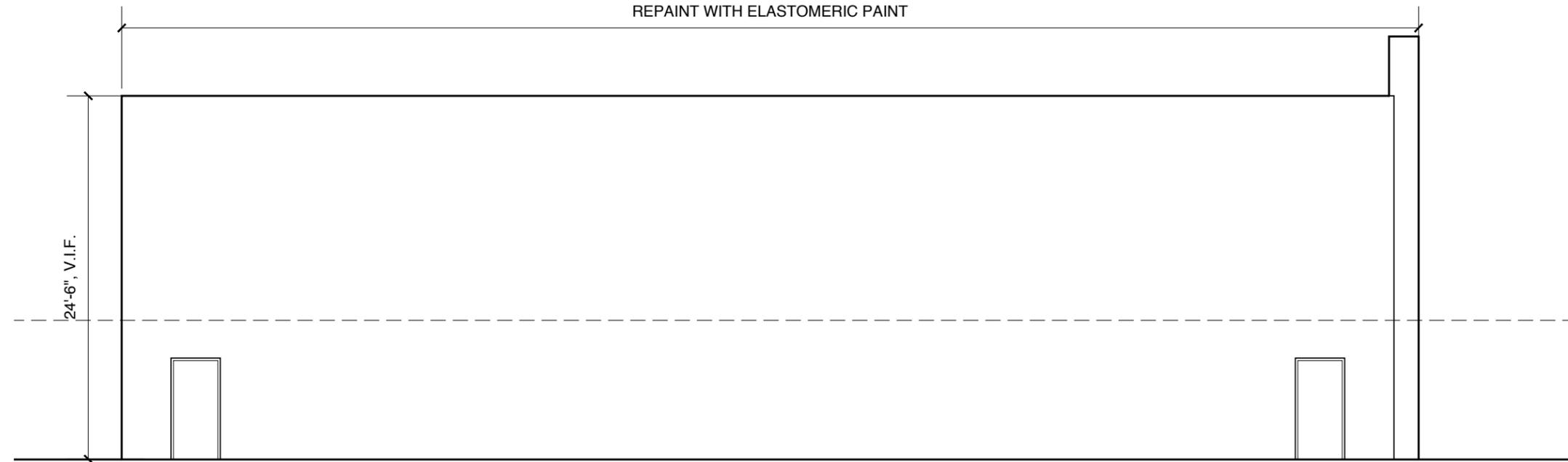
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 PROPOSED  
 ELEVATIONS

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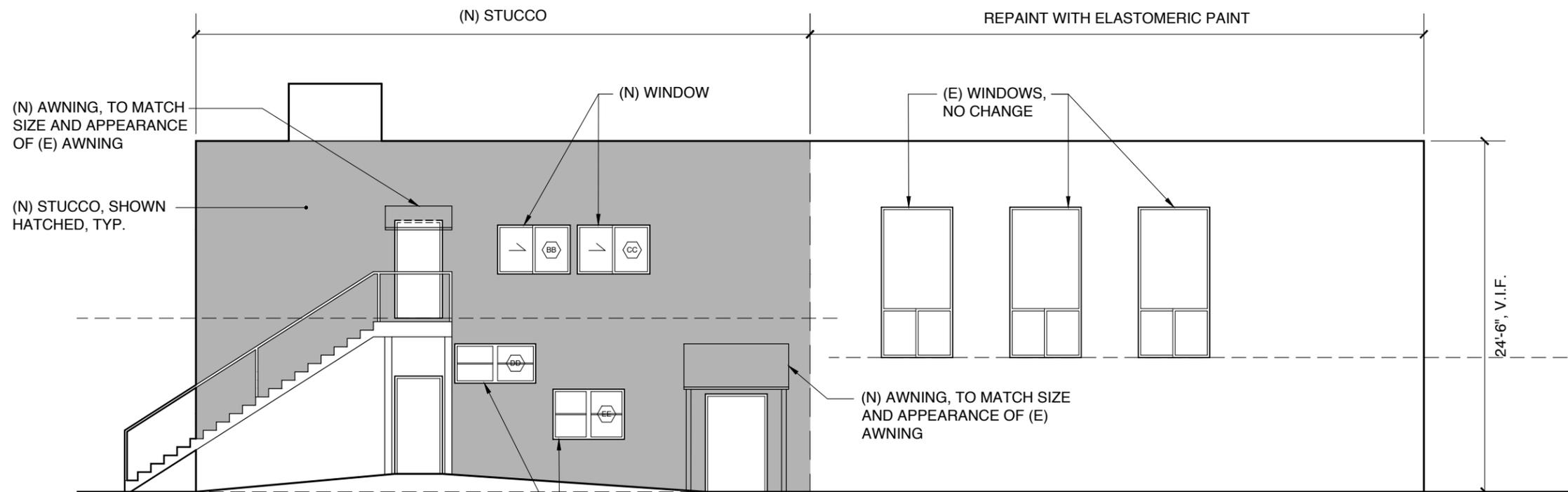
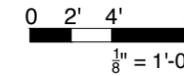
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2: NORTH ELEVATION



1: EAST ELEVATION



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 24008 01.15.2025

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2009 TENTH ST  
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SHEET TITLE  
 PROPOSED  
 ELEVATIONS

**A2.03**  
 SHEET NO.

EXISTING EXTERIOR FROM STREET



PROPOSED EXTERIOR FROM STREET



ACCENT PAINT

(N) FIBERGLASS WINDOW WITH BRONZE FINISH



REPAINT COLOR TO BE WARM WHITE



ACCENT PAINT TO BE IN LIGHT GREEN



FIBERGLASS WINDOW FINISH IN BRONZE

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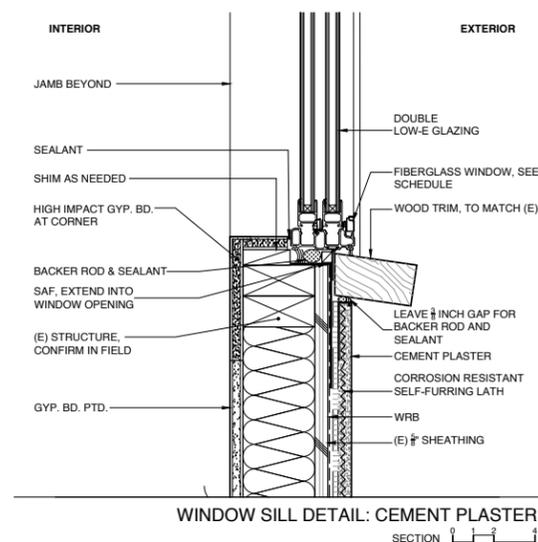
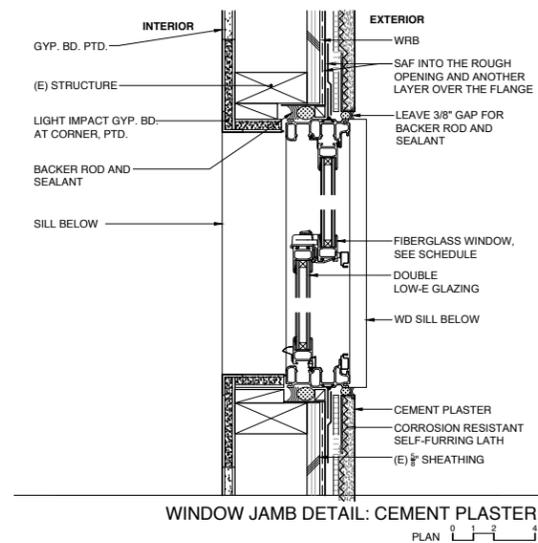
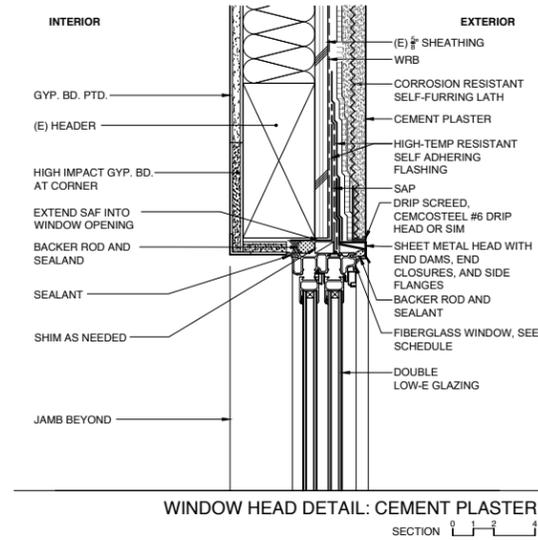
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SHEET TITLE  
 COLORS AND MATERIALS

**A4.00**  
 SHEET NO.



\* NOTES: FRAME WINDOW TOWARD EXTERIOR FACE OF WALL TO MAINTAIN WATER PROOFING INTEGRITY.

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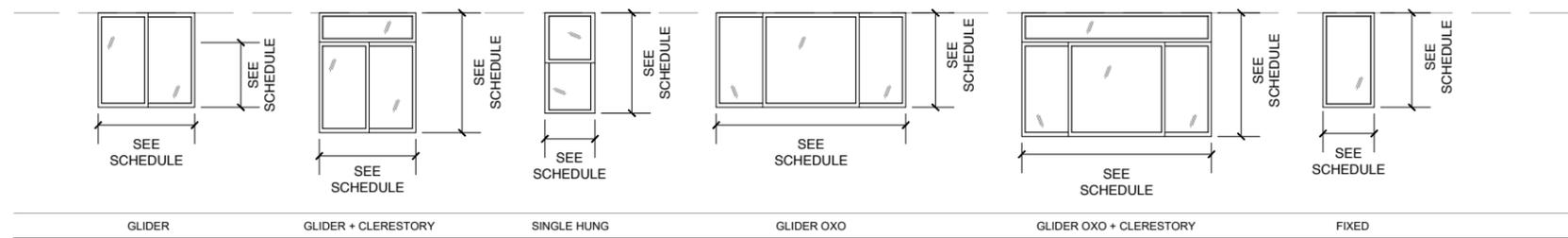
SHEET TITLE  
 DETAILS

**A5.00**  
 SHEET NO.

WINDOW MARK	MANUFACTURER & LINE	UNIT FRAME SIZE (WxH)	ESCAPE	HEAD HT AFF	MATERIAL		FINISH		OPERATION	GLAZING		DIVIDED LITES	SCREEN	HARDWARE		DETAIL			NOTES
					EXTERIOR	INTERIOR	EXTERIOR	INTERIOR		ENERGY RATING	SAFETY RATING*			TYPE	FINISH	HEAD	SILL	JAMB	
A	MARVIN: ESSENTIALS	5'-1" x 5'-2"	-	7'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
B	MARVIN: ESSENTIALS	5'-1" x 5'-2"	-	7'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
C	MARVIN: ESSENTIALS	5'-2" x 5'-2"	-	7'-9"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
D	MARVIN: ESSENTIALS	4'-6" x 6'-2"	-	8'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER + FIXED CLERESTORY			NONE		PER MANUF.	-				
E	MARVIN: ESSENTIALS	4'-6" x 6'-2"	-	8'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER + FIXED CLERESTORY			NONE		PER MANUF.	-				
F	MARVIN: ESSENTIALS	2'-7" x 5'-2"	-	7'-9"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	SINGLE HUNG			NONE		PER MANUF.	-				
G	MARVIN: ESSENTIALS	7'-9" x 5'-1"	-	7'-9"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER - OXO			NONE		PER MANUF.	-				
H	MARVIN: ESSENTIALS	8'-9" x 6'-2"	-	8'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER OXO + CLERESTORY FIXED			NONE		PER MANUF.	-				
I	MARVIN: ESSENTIALS	2'-6" x 3'-6"	-	N/A	FIBERGLASS	FIBERGLASS	BRONZE	TBD	FIXED			NONE		PER MANUF.	-				
J	MARVIN: ESSENTIALS	5'-1" x 5'-2"	-	7'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
K	MARVIN: ESSENTIALS	1'-9" x 3'-6"	-	7'-10"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	FIXED			NONE		PER MANUF.	-				
L	MARVIN: ESSENTIALS	5'-1" x 5'-2"	-	7'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
M	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	6'-7"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
N	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	6'-7"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
O	MARVIN: ESSENTIALS	4'-1" x 4'-1"	-	6'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
P	MARVIN: ESSENTIALS	4'-1" x 4'-1"	-	6'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
Q	MARVIN: ESSENTIALS	4'-1" x 4'-1"	-	6'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
R	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	8'-3"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
S	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	9'-7"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
T	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	9'-7"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
U	MARVIN: ESSENTIALS	2'-8" x 2'-7"	-	9'-4"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
V	MARVIN: ESSENTIALS	2'-8" x 2'-7"	-	9'-4"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
W	MARVIN: ESSENTIALS	2'-8" x 2'-7"	-	9'-4"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
X	MARVIN: ESSENTIALS	2'-8" x 2'-7"	-	9'-4"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
Y	MARVIN: ESSENTIALS	5'-1" x 5'-1"	-	9'-0"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER + CLERESTORY			NONE		PER MANUF.	-				
Z	MARVIN: ESSENTIALS	5'-1" x 5'-1"	-	9'-0"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER + CLERESTORY			NONE		PER MANUF.	-				
AA	MARVIN: ESSENTIALS	5'-1" x 5'-1"	-	9'-0"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER + CLERESTORY			NONE		PER MANUF.	-				
BB	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	6'-6"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
CC	MARVIN: ESSENTIALS	5'-1" x 3'-5"	-	6'-6"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	GLIDER			NONE		PER MANUF.	-				
DD	MARVIN: ESSENTIALS	5'-8" x 2'-9"	-	9'-1"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	FIXED			NONE		PER MANUF.	-				
EE	MARVIN: ESSENTIALS	5'-1" x 3'-6"	-	6'-8"	FIBERGLASS	FIBERGLASS	BRONZE	TBD	FIXED			NONE		PER MANUF.	-				

\*NONE = NO SAFETY RATING;  
TEMPERED = BOTH PANE'S TEMPERED;  
WUI = AT LEAST ONE PANE MUST BE TEMPERED PER CBC SEC 2406 - MUST BE IDENTIFIED W/ ETCHED LABEL

WINDOW SCHEDULE  
UNIT DIMENSIONS ARE NOMINAL, CONTRACTOR TO VERIFY MANUFACTURERS' ACTUAL UNIT DIMENSIONS



WINDOW TYPES

\* UNIT DIMENSIONS ARE NOMINAL, CONTRACTOR TO VERIFY MANUFACTURERS' ACTUAL UNIT DIMENSIONS

SIDELL PAKRAVAN ARCHITECTS

sidellpakravan.com  
info@sidellpakravan.com

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DRAWN CJ CHECKED VM

PROJECT NO. 24008 DATE 01.15.2025

YMCA HEAD START

2009 TENTH ST  
BERKELEY, CA 94710

SHEET TITLE  
WINDOW SCHEDULE

A6.00  
SHEET NO.

**Applicant's Statement**

**Exterior Alterations to West Berkeley YMCA, 2009 Tenth Street, Berkeley, California  
03.20.2025**

**Project Summary:**

The project involves the replastering of the existing exterior walls, the replacement of windows, and the replacement of existing awnings for the purpose of improving waterproofing and energy efficiency. These changes will primarily address the functional integrity of the building, enhancing its durability and sustainability, while preserving its historic appearance. The proposed alterations aim to address issues related to weathering, energy efficiency, and long-term maintenance, without altering the overall aesthetic or character of the structure.

**Existing Conditions and Proposed Alterations:**

The building, as it stands, has aging plaster that is no longer performing optimally in terms of waterproofing. Additionally, the windows are old and inefficient, are actively leaking, and contributing to heat loss and poor energy performance. The existing awnings are also deteriorating and have been contributing to the water intrusion issue and require replacement. The exterior, however, will largely remain unchanged. The proposed scope of work includes:

1. **Replastering of the Exterior Walls:** The existing stucco on the south half of the building will be replaced with a new layer of plaster to improve waterproofing and prevent water intrusion. This work will be done in a manner that respects the building's original appearance, with no alteration to the overall design or texture of the exterior surface.
2. **New Coat of Elastomeric Paint:** The existing stucco on the north half of the building is largely intact so a new coat of elastomeric paint that matches the new stucco will be applied.
3. **Replacement of Windows:** The windows on the south half of the building will be replaced with energy-efficient units that are compatible with the building's historic design. The new windows will match the existing window patterns and profiles to ensure continuity in appearance while improving energy efficiency and comfort for building occupants.
4. **Replacement of Awnings:** The awnings will be replaced with similar ones that respect the original design intent, offering improved functionality and durability.

**Project Rationale:**

The need for these alterations arises from the building's aging materials and systems, which no longer meet modern standards for energy efficiency or weatherproofing. There are multiple locations with water intrusion issues along the south facade. The primary goals of the project are to enhance the building's long-term sustainability, improve energy efficiency, and preserve the structure from further deterioration caused by weather exposure. The proposed improvements will not alter the building's significant architectural features or its overall character. Instead, they will preserve the building's integrity while providing necessary updates that will ensure its longevity and continued functionality. Leaving the building in its current deteriorated state could weaken its historical integrity, as ongoing exposure to the elements could further compromise the existing materials and character of the building. The work being proposed is designed to make the building

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more functional as a historic property while ensuring that its historical significance is maintained.

**Project Benefits:**

The proposed project will offer several important benefits:

- **Preservation of Historic Character:** By carefully maintaining the existing design and features, the project will ensure the historic character of the building is preserved.
- **Improved Building Efficiency:** Replacing the windows will significantly improve the building's energy performance, reducing energy consumption and making the building more sustainable.
- **Enhanced Durability:** Replastering the exterior walls will prevent further weathering, ensuring the building remains structurally sound and watertight for many years to come.
- **Restoration of Aesthetic Appeal:** The new awnings will restore the building's exterior aesthetic, providing visual cohesion with the historic design while offering better functionality.

**Compliance with Berkeley Municipal Code and Secretary of the Interior's Standards:**

The proposed project is consistent with the goals outlined in the **Berkeley Municipal Code, Chapter 3.24** and the **Secretary of the Interior's Standards for the Treatment of Historic Properties**.

1. **Preservation of Historic Fabric:** The project adheres to the principle of preserving the building's historic fabric by retaining key architectural features. The replastering will not alter the exterior design but will improve its protective qualities. The window replacements will match the original design to ensure the building's visual integrity remains intact. The awnings will be replaced in kind, respecting the original design intent.
2. **Minimal Intervention:** The changes to the building are minimal, focusing primarily on maintenance and upgrading elements that have naturally aged over time. There will be no significant alterations to the structure or interior of the building, and the project will not change the fundamental character of the property.
3. **Energy Efficiency and Sustainability:** The replacement of windows for improved energy efficiency is in line with current preservation practices that balance sustainability with historic integrity. The updated windows will provide modern energy performance while respecting the building's original appearance.

**Assessment of Secretary of Interior's Standards:**

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

Finding: The property will continue to be used as YMCA Head Start. There will be no change in the building program, the site, or the environment. The building's defining characteristics like the art deco window awnings and vertical plaster reliefs will be replaced in kind.

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

Finding: The historic character of the property will be retained and preserved. There are

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no interior or spacial alterations to the building. The windows being replaced are an in-kind replacement aimed at improving energy efficiency without disrupting the building's aesthetic. The murals, which were added in the late 2000s were not part of the original design and the new stucco work will restore the building's original art deco character.

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

Finding: Current windows that are to be replaced are not original to the building and are in deteriorated condition, causing occupants of the building discomfort. The new windows will be in-kind replacements that will not add any false sense of historical development. The original factory windows on the street facade will remain.

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

Finding: The spatial use, program, layout, and art deco features that are significant architectural elements of the original building will be retained and preserved, ensuring that the property's historic integrity is maintained.

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

Finding: The current murals and windows being replaced are not the original features of the building and do not contribute to its historic character. The distinctive tall lited windows on the left side of the west elevation that contribute to the Art Deco Style of the building will not change and remain intact.

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

Finding: The deteriorated vinyl windows are not historical features of the building. The deteriorated stucco and the stucco architectural details will be replaced in kind. The proposed repairs of new plaster and windows will enhance the building's waterproofing and thermal performance and increase occupant comfort while maintaining the original style of the building. The replacement of existing murals and the accentuation of the pilasters with subtle light sage color will help to restore the Art Deco style of the building.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Finding: All repair and window replacements will be performed using the gentlest methods to avoid damaging historic materials that are to remain. No harsh chemical or physical treatment will be used for the stucco repair work.

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

Finding: There are no known archeological resources on the site. If any are discovered during the project, appropriate mitigation measures will be taken in accordance with

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preservation standards.

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

Findings: The proposed exterior alterations, including the new stucco and window replacements, will not disrupt the building's historic character. The new stucco will be applied in a light cream color as a base, with light sage accents for the pilasters on the west elevation. All windows will maintain the current opening sizes and operations, ensuring the massing, size, and scale of the building remain unchanged.

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

Finding: The repaired stucco could be repainted and the new energy-efficient windows could be removed and replaced in the future, and will allow the building to retain its original character. If left in its current deteriorated condition, however, the building's integrity would be compromised by ongoing water damage and material decay. The proposed alterations will make the building more functional, sustainable, and comfortable for its modern use, which, in turn, will ensure its continued preservation as a historic property.

Based on these considerations, the proposed project can be found consistent with the relevant preservation standards, and we respectfully request approval from the Landmark Preservation Commission to move forward with these necessary improvements.

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MALIGAYANG PAGDATING 환영  
ودعما KARIBU सवागत हो  
Witamy Welkom dobrog FÄLTE  
• Доброгаду Bienvenue  
• Bienvenido 你好 歡迎  
• BIENVENIDO வரவிறப்பு  
• Вiтн Вiтн ВÄLKOMMEN Καλως Οπισατε

**YMCA**  
Early Education & Care

INSCRIBIENDO  
AHORA

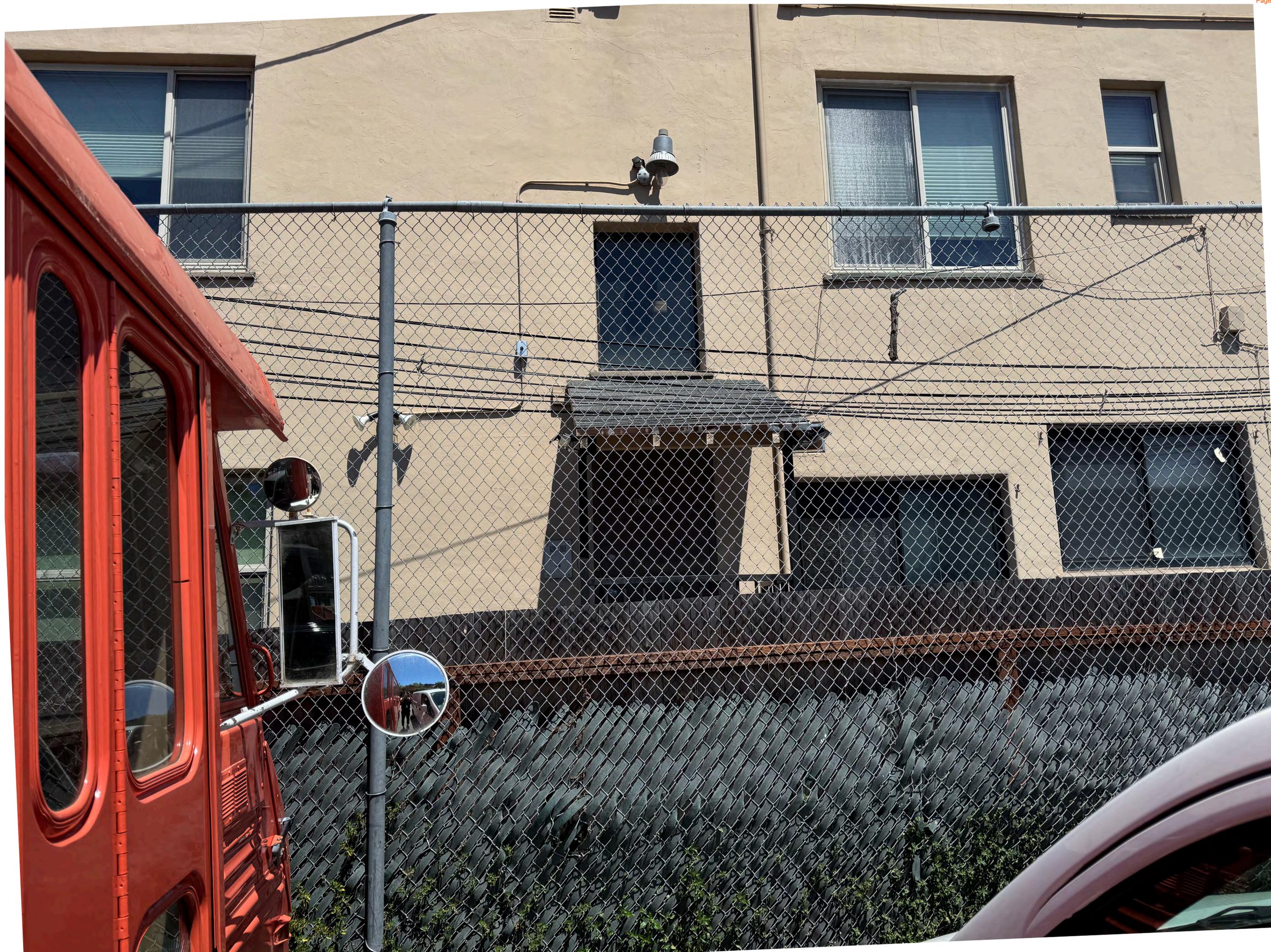
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LPC 2025-06-05  
Page 7 of 8





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CITY OF BERKELEY  
Ordinance 4694-N.S.  
LANDMARK APPLICATION

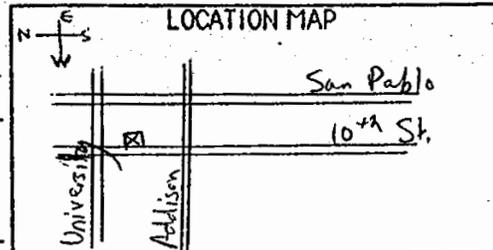
1. Street Address 2009 Tenth Street zip code 94710

County Alameda City Berkeley

2. Assessors Parcel Number: Block #      Lot     

Dimensions:      Irregular     

Cross street (s) University



3. Is property on any survey? no Neighborhood no

State Inventory no National Register no

4. Application for Landmark includes:

a. Building (s) yes Gardens      Other Features     

b. Landscape or Open Space      Natural      Designed      Other     

c. Historic Site      d. District     

e. Other     

5. a. Historic Name of property West Berkeley YMCA

b. Commonly Known Name same

6. Date of Construction 1938-39 a. Factual yes b. Approximate     

Source of Information: Architect's drawings

7. Architect W. Ratcliff Jr Builder W. Lyon

8. Style Art Deco (Moderne)

9. Original Owner Berkeley YMCA Original Use Recreation/social center

10. Present owner Berkeley YMCA Address 2001 Allston Way, Berkeley 94704

Private yes public      Institutional yes Commercial     

11. Current Zoning Status R-3 Adjacent Property Zoning R-3 and C-1  
Present Occupant YMCA Present Use childcare center

Residential:      Single Family      Duplex      Multiple     

Commercial:      Office      Store      Industrial      Hotel     

Institutional: x School      Church      Hospital      Park     

12. Present condition of property: Exterior: excellent x good x fair      poor     

Interior: excellent x good x fair      poor     

Grounds: excellent      good      fair      poor     

13. Is the property endangered? yes x no      explain if yes

Pending demolition permit

## 14. Description



The West Berkeley YMCA, designed by Walter Ratcliff, Jr., is one of the few remaining examples of the Art Deco style in West Berkeley. The Art Deco style (also known as Moderne) was being chosen for fine commercial and public buildings of the 1930's at the same time that private homes were imitating older styles of architecture. Many outstanding examples of this type of architecture are to be found in Central Berkeley: the Berkeley Public Library, the Berkeley High auditorium and the Farm Credit Building are just a few. Curved lines, geometric shapes, and facades with molded ornament are common features of this architectural style. While earlier examples of Art Deco are known for a wealth of decorative treatments, such as zigzag

friezes, later examples are characterized by cleaner lines and masses. Built in 1938, the West Berkeley Y exemplifies this later phase of the style.

The West Berkeley YMCA is a well-proportioned Art Deco building. The northern section of the facade is divided by four vertical slabs extending from the base of the building to the roofline. Three large windows alternate with the slabs, visually balanced by five smaller windows clustered on the other side of the main entrance. This entrance is placed off-center and is accentuated by massive curved indentations in the walls. The flat, curved-edged canopy over the main entrance is selectively echoed by canopies over the three large windows and the second story southernmost window. The original plans call for a color accent on these canopies, a detail which is lost in the current monochromatic color scheme.

Structurally and functionally, the building is divided into two halves. A maple-floor gymnasium with a spectacular barrel truss roof on the north side of the building extends the full height and depth of the building, while the south side of the building is developed with lockers and shower rooms on the ground floor, and office and club room space at the second story level. Since 1985 the building has been used for Headstart classes in temporary classrooms constructed in the gym. The second story offices are used for the Headstart offices. Except for the temporary classrooms, the original floor plan remains intact.

---

## 15. History

The West Berkeley YMCA opened its doors in 1939. From that time forward, it functioned as an educational and youth recreational center. During its tenure as a full-service Y, it was home to a basketball team that was part of the Berkeley school league and was the pride of the neighborhood. There was a drop-in center for teenagers, weekly dances, music classes, and several dedicated directors in succession overseeing the flourishing programs. Since 1985 the facility has been used for the West Berkeley Headstart program for pre-school children and Vista College classes.

## 16. Significance

The West Berkeley YMCA on 10th Street is significant as one of the only Art Deco buildings in West Berkeley and the only Art Deco YMCA in the East Bay. It is also significant for its architect Walter Ratcliff, Jr., whose career spanned over forty years, and who is acknowledged as a major Berkeley architect. It is one of his last public buildings and possibly the only Art Deco structure designed by him. As such it supports the body of his work and his versatility and responsiveness to the architectural developments of his time.

Walter Ratcliff, Jr. (1881-1973) was born in England, moved to California and to Berkeley in 1898, graduated from the University of California in 1903, travelled and studied in Europe and under Bernard Maybeck, and returned to Berkeley and his first job in the offices of John Galen Howard. He was Berkeley City architect from 1913 to 1920.

Although his earlier works are well-documented, there is scant record of his work of the 1930's and 40's. According to the listing compiled by the Berkeley Architectural Heritage Association, he designed only three public buildings after the YMCA.

Many of the works of Walter Ratcliff, Jr., have already been designated landmarks by the City of Berkeley. These include the Mason-McDuffie Building, 2101 Shattuck Avenue (1928), the UC Garage, Oxford Street, (1930), and the Elks Club, 2018 Allston Way (1913). Other notable buildings in Berkeley by Ratcliff include the Wells Fargo Building, and the Armstrong and Edison Schools. He also designed many historical buildings in Oakland.

The West Berkeley YMCA is also significant because it is in a neighborhood whose relative importance to the architectural heritage of Berkeley is similar to that of the adjacent Ocean View area. Among the important structures in its vicinity are the Berkeley Day Nursery at 2031 6th Street, also designed by Walter Ratcliff, Jr., the UC Hotel at University and 10th (1926) and the homes on the 2000 block of 10th Street itself. These homes include the August Peterson house at 2010 10th St. (1882), the Colonial Revival house at 2012 10th St. (1900-1910), the Queen Anne cottage at 2016 10th (1890-1900), and the house at 2021 10th St., next to the Y, one of the earliest stucco homes, attributed to Frank Hudson Morganbeck. Walter Ratcliff, Jr. designed the Y building in a manner that respects the scale and rhythm of these neighboring structures.

News accounts of the recent fire placed Walter Ratcliff, Jr. in the ranks of Julia Morgan and Bernard Maybeck, as noted architects whose works were destroyed or threatened (see Oakland Tribune, Monday, October 28, 1991, Lost Treasures, p. A-1). The losses of the fire remind us of how dear these architectural treasures truly are to us.

Historical value:	National <input type="checkbox"/>	State <input checked="" type="checkbox"/>	County <input checked="" type="checkbox"/>	City <input checked="" type="checkbox"/>	Neighborhood <input checked="" type="checkbox"/>
Architectural value:	National <input type="checkbox"/>	State <input checked="" type="checkbox"/>	County <input checked="" type="checkbox"/>	City <input checked="" type="checkbox"/>	Neighborhood <input checked="" type="checkbox"/>

17. Photograph(s) or copies of photographs

Contemporary yes Date Oct. 1991 Historic \_\_\_\_\_  
Photographer D. Mazor Photographer \_\_\_\_\_  
Repository \_\_\_\_\_ Repository \_\_\_\_\_

18. Bibliography See below

Published Sources \_\_\_\_\_ Public Records \_\_\_\_\_  
Interviews Art Stewart Other \_\_\_\_\_

19. Recorder: Name Deborah Marks

Date 10/29/91

Address 2012 Tenth Street

Telephone 644-3487

Do you represent an organization? no

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Bibliography:

Walter Ratcliff Jr, Residential Works in Berkeley, Berkeley Architectural Heritage Association, 1980.

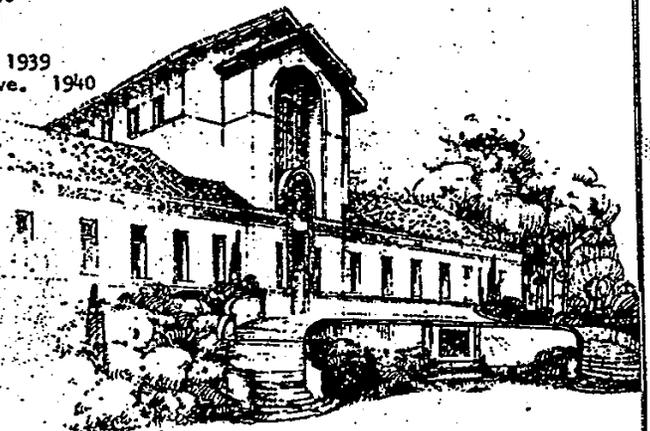
"Portfolio of Recent Work of W.H. Ratcliff, Jr.", Architect and Engineer, February 1926, pp. 88-113.

The Ratcliff Architects in Berkeley Since 1909, Robert W. Ratcliff, 1990.

A Living Legacy, Historic Architecture of the East Bay, Mark A. Wilson, 1987.

Walter Ratcliff Buildings in Berkeley

Berkeley Tennis Club 1908  
Channing Apartments, 2409 College Ave. 1912  
Elks Club, 2018 Allsont Way 1913  
Waste/Clark Apartments, 2126 Bancroft Way 1913  
Cambridge Apartments, 2500 Durant Ave. 1914  
Firehouse #7, 2911 Claremont Ave. 1914  
Corporation Yard, 1326 Allston Way 1914  
Edison School, 1720 Oregon Street 1915  
Williams Apartments 3121 College Ave. 1916  
Edison School Gym, 1720 Russell St. 1919  
Armstrong School, 2222 Harold Way 1920  
H. Brasfield Apartments, 2532 Durant Ave. 1921  
A.S. Brasfield Apartments, 2515 Channing Way. 1921  
Prey Apartments, 2515 Piedmont Ave., 1922  
J.J. Wessel Apartments, 2419 Durant Ave. 1923  
Wright Apartments, 2503-05 Hilgard Ave. 1924  
St. Mark's Church, Spruce and Cedar 1924  
J.O. Davis Apartments 1525 Arch St. 1924  
Pacific School of Religion  
Holbrook Memorial Library and Administration Building 1925  
Benton Hall Dormatory 1925  
Mercantile Trust Company (Wells Fargo Bank) 2959 College Ave. 1925  
McCarron Garage, 2655 Shattuck Ave. 1925  
Mercantile Trust Building (Wells Fargo Bank) 2144 Shattuck Ave. 1925  
Fidelity Mortgage Company, 2323 Shattuck Ave. 1925  
Hillside School, 1581 LeRoy Ave. 1925  
Alpha Phi Sorority, 2830 Bancroft Steps 1926  
Anna Head Alumni Hall, 2537 Haste St. 1926  
Westminster House, 2700 Bancroft Way 1926  
Morrison Memorial Reading Room, Doe Library, University of California 1927  
Berkeley Day Nursery, 2031 Sixth Street 1927  
Mason-McDuffie Building, 2101 Shattuck Ave. 1928  
University Christian Church, 2410 Le Conte 1929  
Church Divinity School of the Pacific, 2115 Ridge Rd...  
Residence Hall 1929  
Dean's House 1934  
Chapel 1937  
Reading Rooms 1939  
St. Margaret's House, Hearst and Scenic 1930  
U.C. Garage, Oxford and Berkeley Way 1930  
University Chevrolet, Shattuck Ave. 1931  
West Berkeley YHCA, 2009 Tenth St. 1938  
Zeta Tau Alpha House, 2311 Warring St. 1939  
Sather Gate Book Store, 2335 Telegraph Ave. 1940  
Fernwald Dormitories 1946  
Hills College, Oakland  
Warren Hall 1917  
Orchard Meadow Hall 1919  
Art Gallery and Studios 1925  
Ethel Moore Hall 1926  
Wetmore Gate and Pool 1926  
Music Building 1928  
Norman Bridge Health Center 1930  
Lisser Hall 1930  
Mary Morse Hall 1935





# City of Berkeley



Landmarks Preservation Commission  
Martin Luther King, Jr.  
Civic Center Building  
2180 Milvia Street  
Berkeley, California 94704  
Telecommunications Device for the Deaf (415) 644-6915

(415) 644-6570

## NOTICE OF DECISION

For Meeting of January 6, 1992

PROPERTY ADDRESS: 2009 10th Street  
Also known as: West Berkeley YMCA

OWNER OF PROPERTY: Berkeley-Albany YMCA  
2014 Center Street

APPLICANT: Resources for Community Development  
2131 University Avenue, Suite 422  
Berkeley 94704

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to designate the West Berkeley YMCA, a City of Berkeley structure of merit, for the following reasons:

- 1) The building is a fine example of the Art Deco style.
- 2) The building is an example of the architectural legacy of Walter H. Ratcliff, Jr., Architect.
- 3) The building contributes architecturally to the neighborhood and street frontage.
- 4) It is culturally significant in that it is an example of a building built for community use with funds raised by neighborhood conscription.

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

VOTE: Ayes: Bright, Cerny, Gordon, Grove, Kusmierski, McGlibery, Rhodes, Starn Absent: Marsh

Notice Mailed January 14, 1992. Appeal Period Expires January 30, 1992.  
(File appeal with City Clerk by this date)

cc: City Clerk

ATTEST:

*A. Grube*  
Secretary

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