



Office of the City Manager

INFORMATION CALENDAR
July 22, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Landmark Preservation Ordinance Notice of Decision: 2035 Francisco Street/#LMIN2024-0003

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.160, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has designated the subject property as a Structure of Merit. This action is subject to a 15-day appeal period, which began on July 8, 2025, the day after the notice was mailed.

BACKGROUND

BMC/LPO Section 3.24.190 allows the Council to review any action of the Commission in granting or denying Landmark, Structure of Merit, or Historic District status. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by July 22, 2025. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the preservation, rehabilitation and adaptive re-use of historic resources within the City. The rehabilitation of these

resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

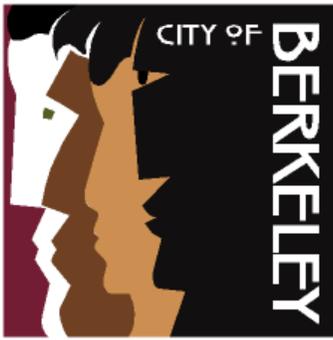
There are no known fiscal impacts associated with this action.

CONTACT PERSON

Allison Riemer, AICP, Senior Planner, Planning and Development, 510-981-7433

Attachments:

1: Notice of Decision – #LMIN2024-0003/2035 Francisco Street



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

N o t i c e o f D e c i s i o n

DATE OF BOARD DECISION: June 5, 2025
DATE NOTICE MAILED: July 7, 2025
APPEAL PERIOD EXPIRATION: July 22, 2025
EFFECTIVE DATE (Barring Appeal or Certification): July 23, 2025¹

2035 Francisco Street – The Byron E. Underwood House

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

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following designation:

- **Structure of Merit designation**

- **Application Author:** Jerri Holan, FAIA
1323 Solano Avenue, Suite 204
Albany, CA 94706
- **Property Owner:** Toni Pinck, David Pinck, and Zack Kahn
2035 Francisco Street
Berkeley, CA 94709

ZONING DISTRICT: Restricted Multiple-Family Residential District (R-2A)

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 15-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0003
2035 Francisco Street
Mailed: July 7, 2025
Page 2 of 4

ENVIRONMENTAL REVIEW STATUS: Categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061.(b)(3) Review for Exemptions.

The application materials for this project is available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS AND APPLICATION MATERIALS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 5-2-0-1

YES: ENCHILL, FINACOM, ORBUCH, PLESE, SCHWARTZ

NO: LEUSCHNER, HALL-MONTGOMERY

ABSTAIN: NONE

ABSENT: CRANDALL

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0003
2035 Francisco Street
Mailed: July 7, 2025
Page 3 of 4

c. The fee for all appeals by Applicants is \$6,000.

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structure of Merit designation will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0003
2035 Francisco Street
Mailed: July 7, 2025
Page 4 of 4

taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Approval
2. Application Materials

ATTEST: 
Anne Hersch, Secretary
Landmarks Preservation Commission

cc: City Clerk
Jerri Holan, 1323 Solano Ave, Ste 204, Albany, CA 94706
Toni Pinck, David Pinck, and Zack Kahn, 2035 Francisco St, Berkeley, CA 94709

ATTACHMENT 1, PART 2

FINDINGS FOR DESIGNATION

JUNE 5, 2025

2035 Francisco Street – The Byron E. Underwood House

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

PROJECT DESCRIPTION

Structure of Merit designation of the property at 2035 Francisco Street.

CEQA FINDINGS

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

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110(B)(2)(b) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2035 Francisco Street is compatible in scale and materials with the Structure of Merit Whitmore/Woodworth House at 2043 Lincoln Street.
2. Pursuant to BMC Section 3.24.110(B)(2)(c), the Commission further finds that the building is a good example of architectural design. The building is an example of residential design in the Colonial Revival style, specifically a hybrid of a Neoclassical Rowhouse and a Shingle Cottage. The subject building was originally completed in 1907 and retains many of the character-defining features of its expression of the Colonial Revival style. Its Neoclassical Rowhouse characteristics include its porch with classical column details, recessed entry, and primary and side elevation bay windows. Its Shingle Cottage details include its central, second-story bay window and shingle exterior. Other Colonial Revival details include its deep eaves and supporting corbels, egg and dart trim, and the diamond pattern leaded glass foyer window. Through the retention of its original design and historic materials, it conveys design, materials, and workmanship aspects of integrity.

FEATURES TO BE PRESERVED

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

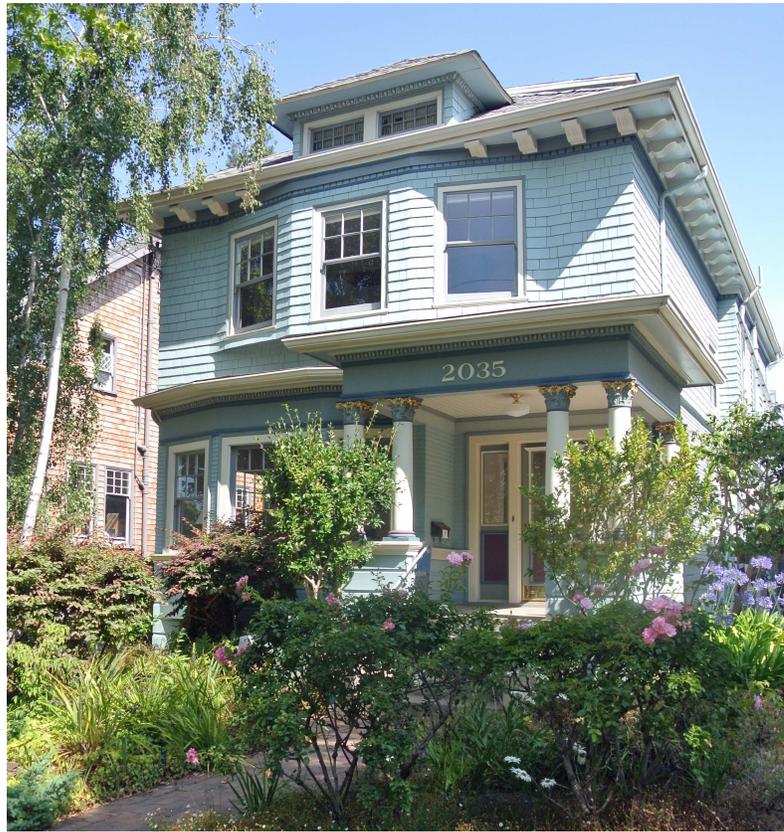
Property/Site

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

Main Building

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

Land Use Planning
Received
November 26, 2024

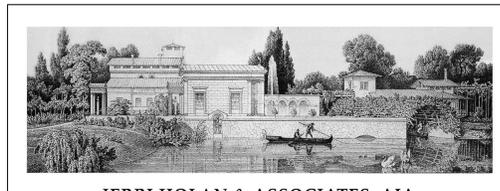


CITY OF BERKELEY LANDMARK APPLICATION

for
2035 Francisco Avenue
Berkeley, California 94709

September 9, 2024

Prepared by:



JERRI HOLAN & ASSOCIATES, AIA
Architects ♦ Engineers ♦ Planners

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

LANDMARK APPLICATION

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

Dimensions: 100.67' x 42'

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

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

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

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

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

14. **DESCRIPTION - Colonial Revival**



FRONT PORCH, 2024

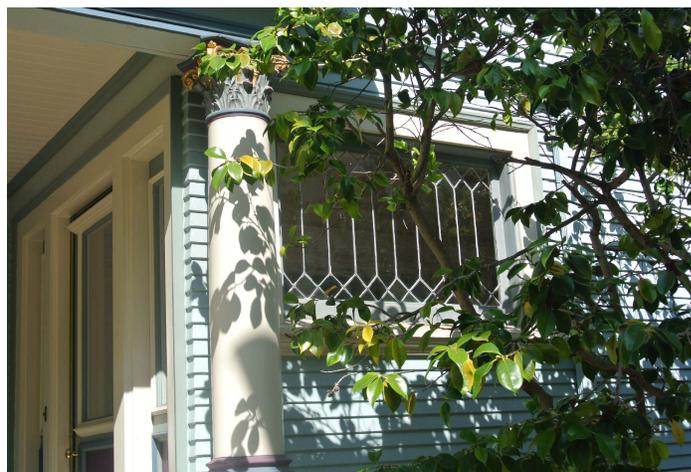
The home at 2035 Francisco Street is a two-story wood-frame residence constructed in the Colonial Revival genre. It has a composition, hipped roof with a central dormer and deep eaves with supporting corbels. The base of the home, below the watermark, is finished with shiplap siding, the first floor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

Page 12 of 24
LANDMARK APPLICATION
2035 Francisco Street, Berkeley, California

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



WEST ELEVATION, 2024



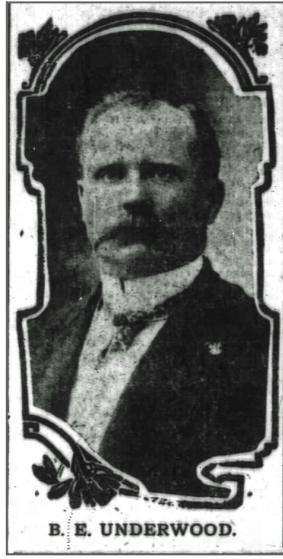
EAST FOYER WINDOW, 2024

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

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

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

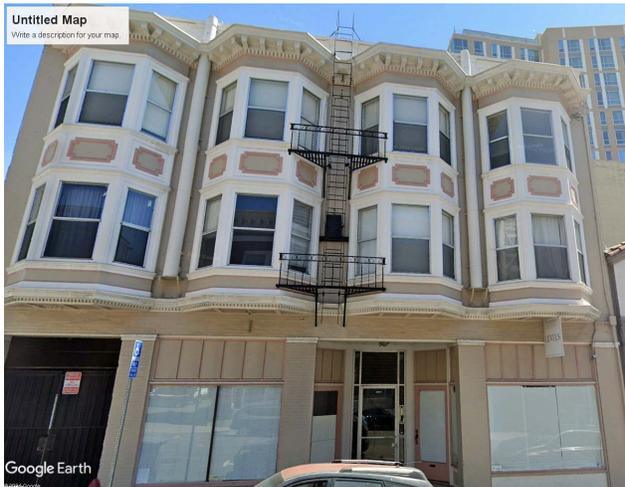
15. HISTORY - Byron Edward Underwood and Alphonso Herman Broad



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

B.E.UNDERWOOD
Oakland, Tribune, 1908

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



2110-2114 ADDISON STREET, CA. 2023



2041 FRANCISCO STREET, CA. 1956

Page 14 of 24
LANDMARK APPLICATION
2035 Francisco Street, Berkeley, California

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

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



UNDERWOOD ESTATE FROM 1911 SANBORN MAP

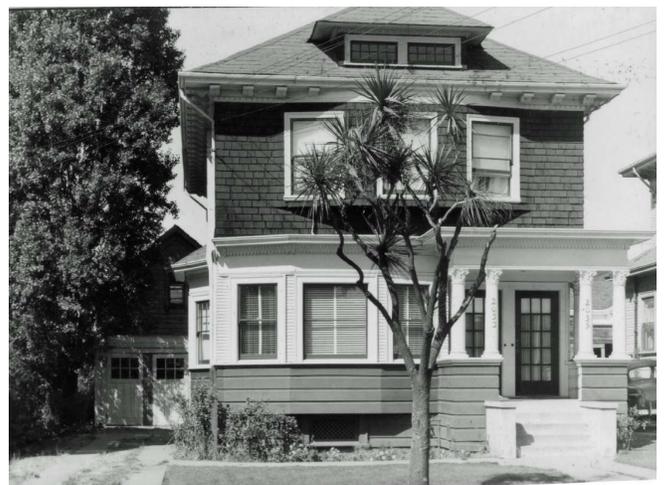
In 1903, Byron Underwood purchased the adjacent Lot 13 of Block C of Janes Tract where he built two Colonial Revival style apartment buildings in 1906-07. Along with his

Page 15 of 24
LANDMARK APPLICATION
2035 Francisco Street, Berkeley, California

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



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



2033-35 FRANCISCO STREET, CA. 1955

Page 16 of 24
LANDMARK APPLICATION
2035 Francisco Street, Berkeley, California



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

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

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

Alphonso H. Broad

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

Page 17 of 24
LANDMARK APPLICATION
2035 Francisco Street, Berkeley, California

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



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

A.H. BROAD
Berkeley Historical Society

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

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

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



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

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

16. SIGNIFICANCE

Historic Value: City & Neighborhood

Architectural Value: County & City & Neighborhood

CRITERIA FOR BERKELEY LANDMARKS

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

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

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

CRITERION 1 - Events

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

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

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

CRITERION 2 - Persons

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

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

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

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

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

CRITERION 3 - Design

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

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

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

CRITERION 4 - Information

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

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

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

17. **Is Property Engangered:** No

18. **Photographs:**

Current: Jerri Holan

Historical: Berkeley Architectural Heritage Association Archives

Repositories:

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

19. **Bibliography:**

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

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

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

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

Berkeley Gazette, 1895 - 1965

Oakland Tribune, 1925 - 1950

San Francisco Call, 1893 - 1950

20. **Recorders:**

Jerri Holan, FAIA

Jerri Holan & Associates, 2024

David & Toni Pinck

Owners, 2024

APPENDIX A

Transcript

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

Detail

May 11, 1937

Source information

Title

Berkeley Daily Gazette

APPENDIX B

Oakland_Tribune_Thu_Jan_25_1940_

Funeral Saturday For Mrs. Underwood

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

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

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

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

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

📅 Date: 1/21/2018 9:56:52 AM

APPENDIX C

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)	
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation	
4CM	Master List - State Owned Properties – PRC §5024.
5 Properties Recognized as Historically Significant by Local Government	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6 Not Eligible for Listing or Designation as specified	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003