



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 ADVISORY COMMENTS
AUGUST 7, 2025

2449 Dwight Way – The Chandler Building

Design Review referral # DRCP2022-0003 for consideration of exterior alterations to a commercial building originally constructed in 1909 and on the Landmark Preservation Commission’s list of potential initiations.

I. Application Basics

- Land Use Designation Telegraph Commercial District (C-T)

A. Parties Involved

- Architect: Jason Andre, Architect
 Studio KDA
 1810 6th St.
 Berkeley, CA 94710
- Applicant & Property Owner: Greg Hoff & Chris Hoff
 6226 La Salle Ave.
 Oakland, CA 94611

B. Staff Recommendation:

Consider proposed project design and provide advisory comments.

Figure 1: Vicinity Map Highlighting nearby City Landmarks

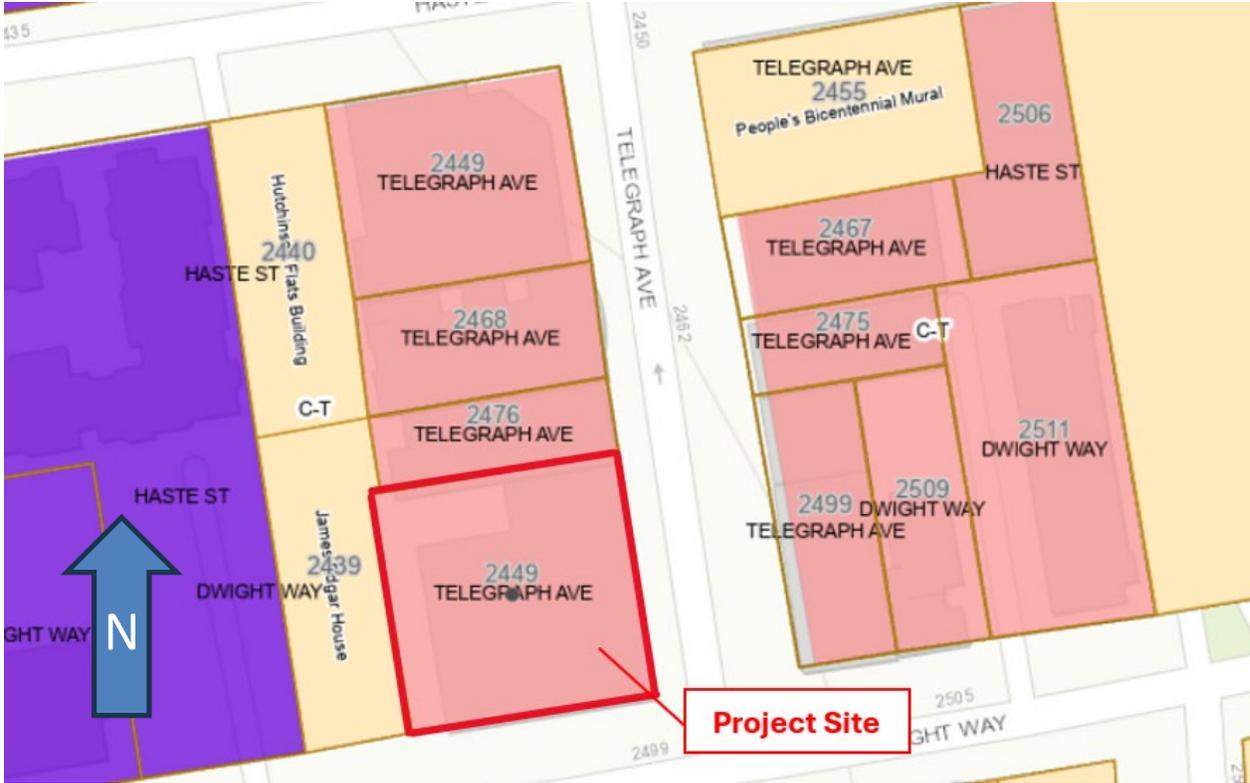


Figure 2: Existing Street View at the corner of Telegraph Avenue and Dwight Way



II. Background

The subject property is located on the north side of Dwight Way and west side of Telegraph Avenue, in the Telegraph Commercial District.

The 10,300 square-foot lot is currently occupied by a four-story, 27,456 square-foot mixed-use structure with a 6,755 square-foot basement and ground floor retail space and 24 rent-controlled apartments. The building was damaged by a fire in November 2015 and the residential units have been vacant due to fire damage. The commercial tenants were able to open for a time but have since closed or relocated and the storefronts are boarded up.

The subject building, which is referred to as the “Chandler Building” was initially built in 1909 as a one-story, six-storefront commercial building. It was designed by architect Edward G. Bolles of San Francisco and built by Henry McCullough of Berkeley. In 1921, under the ownership of Mabel Hewes Chandler, the one-story commercial building at Dwight and Telegraph was enlarged and took on its current form as a three to four-story mixed-use building; apartments over shops. The builder for the project was Frank A. Ernsberger of Oakland, who also served as the designer.

Design features include:

- Rectilinear block-like massing
- Flat roof
- Multi-story height with tall ground level
- Two-tone brick cladding, including decorative panel-like application, on primary and south facades
- Regular/symmetrical pattern of punched window openings with primarily paired double-hung sashes
- Multiple storefronts, with extensive plate glass fenestration and clerestory glazing above, spanning the ground level of the primary facade and wrapping at the southeast corner
- Recessed shop entrances
- Classical ornamentation, including pilasters with Greek Key-patterned trim and capitals with rosettes; corner piers with corbelled capitals; molded intermediate cornice; and main cornice with flat, boxed, and cyma recta moldings.
- Residential entrance on south façade, denoted by ornamental marquee and hex tile floor bearing the name “Chandler” in tilework.

The primary facade faces east onto Telegraph Avenue and is three stories high (with basement below). As described in the Department of Parks and Recreation (DPR) Form prepared by Left Coast Architectural History, the first story, dominated by storefronts, is double-height; the equivalent of two stories at the rear of the building. On the first/second story there are six storefront bays separated by narrow pilasters. The pilasters have a plain rectilinear base, paneled shaft with a vertical band of Greek Key-patterned trim running up the middle, and a rectilinear capital with molded trim and a rosette ornament at the center. Each storefront has a dado at the bottom, plate glass windows, and a band of clerestory windows at the top; however, each bay varies slightly as described in more detail in the DPR Form. The rightmost edge of the facade features

a brick pilaster with a corbeled brick capital at the top, similar to the pier at the opposite end of the facade. The first/second story storefronts are separated from the upper stories by a brick frieze that runs above the clerestory windows and a molded intermediate cornice.

The third and fourth stories of the Telegraph/east facade have vertical panels of decorative brickwork at the right and left ends and similar horizontal panels between the third and fourth stories, corresponding with each window or set of windows. The main field of brick is a light buff color, while the decorative panels use red brick to form a frame filled with diaper and checkerboard patterns. Each window opening has brickwork trim and sills. The third and fourth stories have identical fenestration patterns of vinyl-sash double-hung windows consisting of pairs and single windows. A metal fire escape with landings at each story is affixed to the facade near the center and rises to the roof. A band of soldier-coursed red bricks runs across the top of the facade, which terminates in a prominent cornice that includes flat, boxed, and cyma recta moldings with a brick parapet wall above.

The south facade faces Dwight Way and has four distinct stories on the left side and three stories on the right side that consist of the double-height shop spaces with two stories above. On the left side of the first and second stories there is a brick pilaster with a corbeled brick capital at the top. There are two storefronts on the first story. Both have centered entrances flanked by canted plate glass windows, tile dado, and a band of clerestory windows at the top as on the primary façade

To the right of the rightmost storefront is a recessed residential entrance. The opening of the entry vestibule is flanked by low dados with decorative tile work and some decoratively patterned brick work. The vestibule is accessed by marble-clad steps and has a mosaic tile floor inlaid with the word "Chandler" and surrounded by a border of marble. The vestibule walls have wood paneling and the entry assembly consists of a fully glazed multi-lite wood door flanked by wide multi-lite wood sidelights. The entrance is overhung by an ornate flat marquee that features pendants, finials, and rosette ornaments around the edge. It is suspended from the facade above by diagonal tie rods.

To the right of the entrance is a slightly recessed flush wood or metal door with a louvered metal transom vent. A blank section of brick wall separates the storefronts and entrances on the left from a storefront on the right that correlates to the side of the shop at the left side of the primary facade. This portion of storefront has two sections, each with a brick dado inset with decorative clay tile vents, six-part wood-sash storefront windows (with sliding aluminum sash inserts within both assemblies), a pierced horizontal band, and clerestory windows at the top. As on the primary facade, a decorative pilaster separates the two sections of the storefront, and the canted corner and corner pier described on the left side of the primary facade are found on the right side of the south facade.

The second story is distinctly represented on the left side of the south facade, where there are a series of vinyl-sash double-hung windows with brickwork trim and sills.

Above these second story windows and the clerestory of the first/second story on the right side of the facade there is a brick frieze and a molded intermediate cornice.

As on the primary facade, the third and fourth stories have vertical panels of decorative brickwork at the right and left ends and similar horizontal panels between the third and fourth stories, corresponding with each window or set of windows. The main field of brick is a light buff color, while the decorative panels use red brick to form a frame filled with diaper and checkerboard patterns. Each window opening has brickwork trim and sills. The third and fourth stories have identical fenestration patterns of vinyl-sash double-hung windows. A band of soldier-coursed red bricks runs across the top of the facade, which terminates in a prominent cornice that includes flat, boxed, and cyma recta moldings with a brick parapet wall above.

The west and north façades are less adorned. The west facade of the building faces a paved alley and a neighboring property. It is clad entirely with red brick. At the far left side of the first story is the scored stucco wall of the one-story mass at the northwest corner of the building. The north facade abuts a neighboring building and is not visible except for the small section above the one-story mass at the northwest corner of the building.

The Department of Parks and Recreation Primary Record and Project Impact Analysis are included as attachments to this report. The project plans are also attached for reference.

LPC Referral Requirement

Berkeley Municipal Code (BMC) 23.406.070(F)(1)(A) “**Mandatory Referrals**,” requires applications for design review of projects which involve a building or structure listed on the State Historic Resources Inventory (SHRI), or on the List of Structures or Sites adopted by the Landmarks Preservation Commission (LPC) under Chapter 3.24, be referred to the LPC for comment, prior to approval of the application. This property is on the list of Potential Initiations (item R), which appears at the end of every LPC agenda.

The project involves the partial demolition of the existing structure but retains 50% of the existing exterior façade and is not considered a “demolition” under BMC Chapter 23.502 “**Glossary**.” Because the project does not meet the definition of a demolition pursuant to the BMC, the project is not being referred to Landmark Preservation Commission for a demolition referral.

The Department of Parks and Recreation Forms prepared by Left Coast Architectural History determined that the Chandler Building appears to be eligible for listing in the California Register of Historical Resources under Criteria 1 (Event), 2 (Persons), and 3 (Architecture); as a City of Berkeley Landmark under criteria 1c (Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric), 2 (Cultural Value), and 4 (Historic Value); and as a Structure of Merit under the general criteria and specific criteria c (The structure is a good example of architectural design) and d (The structure has historical significance to the City and/or to the structure’s neighborhood, block, street frontage, or group of buildings). The building retains integrity to its 1921 and circa 1965-1975 periods of significance, the physical character of which

embodies the building's current recognition. That integrity adequately conveys the building's age, use, important associations, and role within the context of the neighborhood and nearby historically significant properties.

Because the property qualifies as a historic resource for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines), a Project Impact Analysis was undertaken to evaluate the potential impacts of the proposed project on the resource pursuant to Section 15064.5(b) of the CEQA Guidelines. The Project Impact Analysis was prepared by Left Coast Architectural History and dated January 21, 2025. The analysis determined that the project complies with the Secretary of the Interior's Standards for Rehabilitation.

III. Project Description

The proposed project at 2449 Dwight Way includes the redevelopment of a commercial parcel with the preservation of the existing façade along Dwight Way and Telegraph Avenue. The project involves the partial demolition of the existing structure, retaining more than 50% of the exterior façade, and the construction of a new 8-story, 58,124 square foot mixed-use building. The building will include 3,800 square feet of commercial space at the ground level and 63 residential units above.

The project is a SB 330 residential development, with a vesting date of July 19, 2021 (date SB 330 application submitted to the City). The project is also a State Density Bonus project; the project applicant seeks a 20 percent Density Bonus (11 units) by providing five (5) percent of the base project units as affordable to Very Low-Income households (3 units).

During construction, the façade will be supported by a cast-in-place concrete frame and temporary steel channels. These structural measures are designed to hold the façade in place at existing support points and maintain character-defining elements. Once the new floor slabs are installed, the temporary supports will be removed, and the concrete frame will integrate into the permanent structure.

The retention of the façade is a key component of the project. The building design respects the site's historical context while meeting modern accessibility, housing, and commercial needs.

Figure 3: Proposed East (Telegraph) Elevation, Sheet A211, Attachment 1



Figure 4: Proposed South (Dwight) Elevation, Sheet A211, Attachment 1



Figure 5: Proposed North Elevation, Sheet A212, Attachment 1

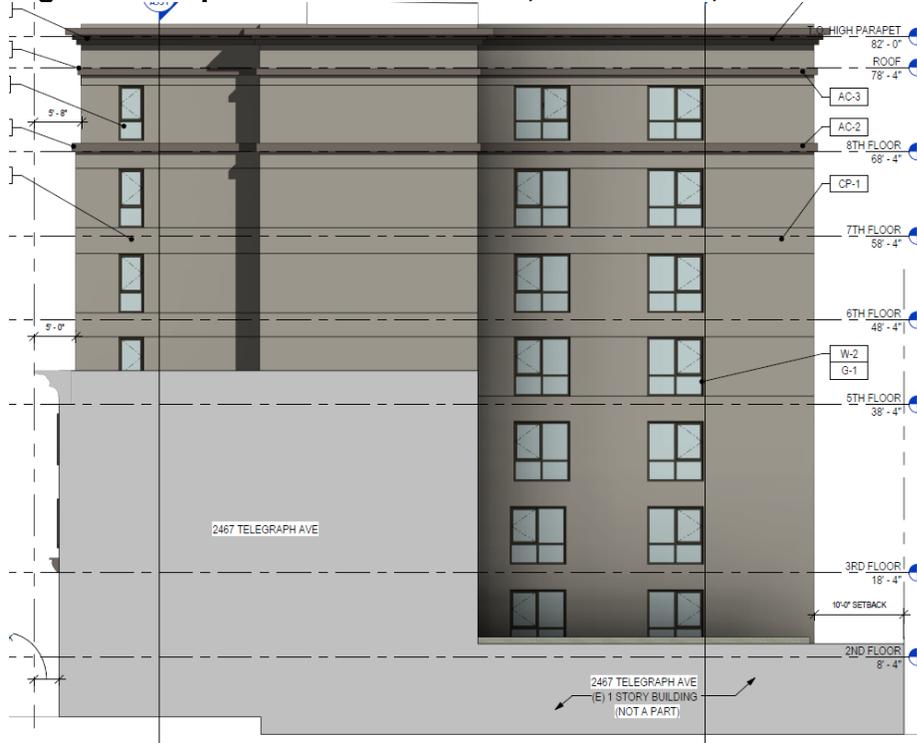
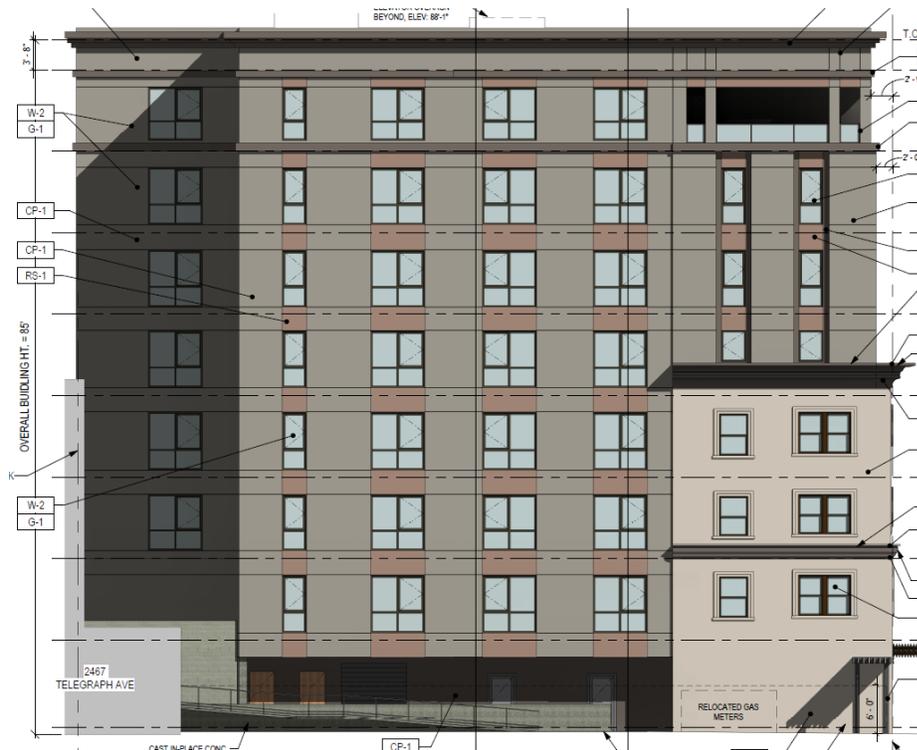


Figure 6: Proposed West Elevation, Sheet A212, Attachment 1



IV. Issues and Analysis

Staff has identified relevant criteria pertinent to this project from the established Design Review practices and general City-wide design guidelines and the Southside Design Guidelines. Excerpts from those documents are outlined below with special attention to those that could benefit from input from the Commission at this time.

A. City-Wide Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

Page 1 A) Building and Parking Siting

(1) Setbacks a. *The street facade of commercial streets should be respected, in order to create or maintain the sense of urban space. No new building line facing a street should be significantly in front of, or behind adjacent building facades unless such a variation complements or enhances the immediate urban space.*

Page 2 B) Street Facades

(1) Harmony with Surroundings *The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings. This is especially important when the architectural style of the proposed design is in strong contrast to that of adjacent structures. Form, color, materials and texture of existing buildings should be considered in design of new structures. Landscaping should also be compatible with surroundings.*

(2) Articulation. *Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.*

(3) Window and Door Treatment. *Window and door placement, size, grouping and shape should be sensitive to the neighborhood pattern, and should relate to design characteristics of surrounding buildings, especially when adjacent to historic structures. Security devices and grillwork visible from the street should be integrated into the overall building design.*

(5) Heights. *In general, the height of adjacent buildings especially historic structures should be respected in the design of new buildings. Abrupt changes in height may be appropriate, even desirable, in certain situations, such as the need for focal points, landmarks, and the closure of long views. Such techniques as setbacks and terraces may be used to reduce the visual impact of differing heights, if the impact is negative.*

Staff Analysis: The use of the City-Wide Design Guidelines is mandated by BMC Section 23.406.070(G)(2) “**Design Guidelines**” in the review of project proposing exterior changes to buildings in non-residential districts. One of the purposes of Design Review listed in the Ordinance is to “*ensure that development is compatible with its urban context*” and “*provide a pleasing urban environment...*”.

The appearance of the existing façades will be maintained and existing storefronts, including the existing articulation, will be reinstalled, repaired or replaced in-kind. The ground level will maintain the existing pedestrian scale elements. Window placement on the upper stories will mimic the existing window placement pattern of the existing lower stories and is therefore sensitive to the existing building characteristics. As discussed in the Project Impact Analysis, the four-story addition will be slightly smaller than the existing building footprint; incorporating setbacks above the east and south facades in deference to the historic fabric and character present there. The project will involve increasing the height of the existing four-story building by four more stories, which will mean that the addition does not exceed the existing building in its own height, thus keeping it within reasonable proportion. Visually, the two masses (original base and upper addition) will be well defined visually, by materials and color, so as to keep a distinct sense of the two masses, the upper of which will be downplayed by simplicity of design and dark color palette. Staff finds that the project proposed upholds the objectives of Design Review as stated in the Ordinance, and as prescribed by the City-Wide Guidelines.

Page 2 C) Landscaping and Open Space

(2) New Development. *The provision of planters, trees, ground covers, and shrubs with automatic watering systems is encouraged where they do not impede pedestrian movement and where the building owner and/or tenant will provide continuing maintenance. The City's Public Works Department and Parks/Marina Office should be consulted regarding the provision of sidewalk landscaping.*

Staff Analysis: The project will provide new tree planters and trees along Telegraph Avenue and Dwight Way.

B. Southside Design Guidelines are applicable for this project. Excerpts from the City-wide Southside Design Guidelines are included below for your reference:

Building Mass and Height

- Building heights should respect the general heights in the Commercial Subareas.
- New construction in the Telegraph Commercial Subarea should reflect the scale and massing established by the older three to five story buildings in the subarea.
- During the design phase of project development in the Commercial Subareas, evaluate impacts of proposed buildings exceeding three stories to determine wind corridor and shadow impacts on the shadow impacts on the public sidewalk.
- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space.

Building Design and Facades

- The proportions, rhythm, and attention to detailing established by the facades of older historic buildings should be reflected and reinforced in new construction.
- Street facades in general and the ground-floor level in particular should include elements of pedestrian scale and interest.
- Architecturally distinguish the floors to form a defined hierarchy of base, middle, and top. Architecturally distinguish the top of the building to provide a visual termination.
- Retain and repair original façades and building elements, and in particular on designated or listed historic buildings and buildings which contribute to the architectural character of the Commercial Subareas.

Storefronts

- Reflect the traditional storefront rhythm and proportion found throughout the Commercial Subareas. Emulate traditional elements such as large display windows of clear glass, bulkheads below the storefront windows and clerestory windows above, recessed front entries, and appropriate locations for signs and awnings.
- Provide a level of detailing that complements the character of the historic buildings in these subareas.
- Clearly distinguish entrances to upper floors from storefront entrances through differentiated architectural treatment and materials.
- Include architectural features such as awnings, canopies, and recessed entries that can protect pedestrians from inclement weather. Design these features as integral parts of the building.

Roof Shape and Lines

- On new buildings, there should be some form of articulation or detailing where the roof meets the wall.

Materials

- Utilize materials that provide a sense of continuity with the existing area structures, such as brick, smooth-faced cement plaster, finished concrete, tile and stone.
- Use high quality durable materials that convey a sense of permanence, are easily cleaned, and cannot be permanently damaged by graffiti or heavy cleaning.
- Preserve existing unique and high-quality materials and details.
- Retain and repair existing original materials or materials that are durable and contribute to the character of the building, whenever possible.

Staff Analysis: Several of the design guidelines are similar to the Citywide standards, including requirements for building mass and height, building design and facades and storefronts. The analysis of consistency with these guidelines is included in the previous analysis of the Citywide standards. Regarding roof shapes and lines, cornices have been added at the top of building and above the seventh floor of the building, mimicking the dual cornices on the original façade. The proposed materials for the addition include brick, cement plaster and tile. The

project preserves existing unique and materials and details of the original façade. Staff finds that the project proposed by the applicant upholds the objectives of Design Review as stated in the Ordinance, and as prescribed by the Southside Design Guidelines.

The complete Southside Design Guidelines can be found online here: [Southside Design Guidelines](#).

V. Discussion Items

Consistent with the City's established practices for Design Review, Staff recommends that the Commission study and consider the following aspects of this design proposal:

Proposed Addition

- Potential impacts to historical integrity.

Existing Mural

- An existing mural is located on the south elevation facing Dwight Way. The Economic Development Department provided a grant to the artist to paint the mural on the wall. The removal of the mural should be consistent with any required notification to the artist.
- The murals on the boards along the storefronts are intended to be temporary.



VI. Recommendation

Staff recommends that the Commission review the proposed alterations and provide advisory comments to staff for the pending Committee Level Design Review application, in accordance with BMC Section 23.406.070(F)(1)(A) "**Mandatory Referrals.**"

LANDMARKS PRESERVATION COMMISSION
July 7, 2025

2449 DWIGHT AVENUE
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Attachments

1. Proposed Project Plans, received July 28, 2025
2. Department of Parks and Recreation Forms, prepared by Left Coast Architectural History, dated April 2019, revised September 2022
3. Project Impact Analysis, prepared by Left Coast Architectural History, dated January 21, 2025
4. Façade Preservation Study, prepared by DCI Engineers, dated February 11, 2025

Prepared by: Lisa Gordon, Contract Planner; lgordon@rinconconsultants.com;

Reviewed by: Allison Riemer, AICP, Senior Planner; ariemer@berkeleyca.gov; 510-981-7433



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**CHANDLER
BLDG. ADDITION**

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA



**DESIGN REVIEW
/ USE PERMIT**

RENT CONTROL: EXISTING & RECONSTRUCTED UNITS TABLE**										
EXISTING UNITS					RENOVATED UNITS					
	STUDIO	1 BEDRM	2 BEDRM	4 BEDRM		STUDIO	1 BEDRM	2 BEDRM	3 BEDRM	4 BEDRM
LEVEL 1	-	-	-	-	LEVEL 1	-	-	-	-	-
LEVEL 2	3	0	1	0	LEVEL 2	1	1	-	-	-
LEVEL 3	6	4	0	0	LEVEL 3	3	1	-	-	-
LEVEL 4	6	4	0	0	LEVEL 4	2	1	1	-	-
	-	-	-	-	LEVEL 5	2	2	-	-	-
	-	-	-	-	LEVEL 6	3	1	-	-	-
	-	-	-	-	LEVEL 7	2	1	-	-	-
	-	-	-	-	LEVEL 8	2	1	-	-	-
TOTAL UNITS:	15	8	1	0	TOTAL UNITS:	15	8	1	0	0
TOTAL BEDROOMS:	15	8	2	0	TOTAL BEDROOMS:	15	8	2	0	0
				TOTAL UNITS: 24						TOTAL UNITS: 24
				TOTAL BEDROOMS: 25						TOTAL BEDROOMS: 25

**PER BMC 23.328350 (F)(2) A RESIDENTIAL UNIT THAT REPLACES AN EXISTING UNIT DESTROYED BY FIRE SHALL BE EXEMPT FROM BMC CHAPTER 23.328. ALL EXISTING RENT CONTROLLED UNITS SHALL BE RECONSTRUCTED AS UNITS OF SIMILAR SIZE (BEDROOMS) AND MAINTAIN EXISTING STATUS AS RENT CONTROLLED UNITS AS DEFINED IN BMC CHAPTER 13.26 & STATE DENSITY BONUS LAW CA GOVT CODE 65915, ETC.

II. RENT CONTROL: EXISTING & RECONSTRUCTED UNITS TABLE

ZONING CODE INFORMATION				
SITE INFORMATION				
PROJECT ADDRESS:		2449 DWIGHT WAY -2482 TELEGRAPH AVENUE		
APN:		055 188100400		
SEISMIC SAFTY				
EARTHQUAKE FAULT RUPTURE ZONE:		NO		
LANDSLIDE ZONE:		NO		
LIQUEFACTION ZONE:		NO		
UN-REINFORCED MASONRY BLDG INVENTORY:		YES		
HISTORICAL PRESERVATION				
LANDMARK OR STRUCTURE OF MERIT:		NO		
STRUCTURE GREATER THAN 40 YEARS OLD:		YES		
ENVIRONMENTAL SAFETY				
CREEK BUFFER:		NO		
ENVIRONMENTAL AREA:		NO		
FIRE ZONE:		1		
FLOOD ZONE (100-YEAR OR 1%):		NO		
PARCEL CONDITIONS				
ZONING DISTRICT:		C-T TELEGRAPH AVE COMMERCIAL DISTRICT		
GENERAL PLAN AREA:		BC		
SPECIAL ZONING OVERLAYS:		N/A		
ZONING ADJACENCIES:		NORTH C-T EAST C-T SOUTH C-T WEST C-T		
HEIGHT				
TOTAL LOT AREA (SQ.FT.):		10,300	10,300	N/A
MIN. BUILDING HEIGHT (FT.):				35'
MAX. BUILDING HEIGHT (FT.):		44'	84'-5"	65**
# STORIES:		4	8	6**
FRONT (TELEGRAPH):		3'-0"	3'-0"	0'
REAR (WEST):		10'-0"	10'-0"	10'
STREET SIDE (DWIGHT):		0'-0"	0'-0"	0'
(NORTH) INTERIOR SIDE:		0'-0"	0'-0"	0'
FLOOR AREA RATIO (FAR):		2.72	4.80	5**

BUILDING AREA INFORMATION:				
	EXISTING	PROPOSED (DENSITY PROJECT)	PERMITTED / REQUIRED	
COMMERCIAL (RETAIL):	6,755	2,627	N/A	
RESIDENTIAL:	21,232	46,827	N/A	
PARKING:	0	0	0	
TOTAL GSF:	27,987	49,454		

EXISTING BUILDING:				
	UNITS	RESIDENTIAL USE	COMMERCIAL USE	PARKING USE
LEVEL 1	0	3,072	6,755	0
LEVEL 2	4	2,936		
LEVEL 3	10	7,612		
LEVEL 4	10	7,612		
TOTAL:	24	21,232	6,755	0

PROPOSED BUILDING:				
	UNITS	RESIDENTIAL USE	COMMERCIAL USE	PARKING USE
LEVEL 1	0	2,482	2,627	0
LEVEL 2	4	3,465		
LEVEL 3	10	7,167		
LEVEL 4	10	7,167		
LEVEL 5	10	6,760		
LEVEL 6	10	6,760		
LEVEL 7	10	6,760		
LEVEL 8	9	6,266		
TOTAL:	63	46,827	2,627	0

OPEN SPACE CALCULATIONS**:				
	UNITS	SF PER UNIT	U.O.S. REQUIRED	U.O.S. PROVIDED
U.O.S. 3rd FLOOR ROOF DECK				477
RESIDENTIAL AREA:	63	40	2,520	
TOTAL:	63		2,520	477
LANDSCAPED AREA**:		40% OF U.O.S.	1,008	115

PARKING REQUIREMENTS:				
	SQ. FT.	RATIO	SPACES REQ'D	SPACES PROVIDED
OFF-STREET VEHICLE PARKING:				
GROSS FLOOR AREA (RESIDENTIAL)	46,827	NOT REQUIRED	0	0
GROSS FLOOR AREA (COMMERCIAL)	2,627	NOT REQUIRED	0	0
TOTAL SPACES			0	0

LOADING SPACES:				
BICYCLE PARKING:				
	RESIDENTIAL	BEDROOMS	RATIO	REQUIRED
SHORT TERM	100	1 BIKE / 40 BEDROOMS		2
LONG TERM	100	1 BIKE / 3 BEDROOMS		34
TOTAL:				36
	COMMERCIAL	SQ. FT.	RATIO	REQUIRED
SHORT TERM	2,627		NOT REQUIRED	0
LONG TERM	2,627		NOT REQUIRED	0
TOTAL:				0

NOTES:

** PER DEVELOPMENT STANDARDS AT TIME OF PRE-APPLICATION SUBMITTAL

NOTES:

NOTES:

SEE DENSITY BONUS FOR EXISTING UNIT INFO

NOTES:

SEE DENSITY BONUS FOR UNIT MIX AND MORE UNIT INFO

PER BMC 23.304.090 B.

PER BMC 23.304.090 A.1(a)

*MIN. 40% OF TOTAL REQUIRED OPEN SPACE TO BE LANDSCAPED

**WHEN MORE THAN 10 UNITS

5 EXISTING (TELEGRAPH) + 3 PROPOSED (DWIGHT)

PROJECT ISSUE RECORD:		
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 3/25/2024

ZONING & PROJECT INFORMATION

CITY OF BERKELEY ZONING TABULATIONS						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED)**	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
ZONING	C-T	C-T	C-T	C-T	C-T	N/A
LOT AREA	10,300	10,300	10,300	10,300	-	N/A
LOT AREA (ACRES)	0.24	0.24	0.24	0.24	-	N/A
NUMBER OF DWELLING UNITS	24	52	52	63	-	COMPLIES
GROUND LEVEL UNITS	0	0	0	0	-	COMPLIES
BEDROOMS	25	N/A	N/A	100	-	N/A
RESIDENTIAL GFA	21,232	41,444	41,444	46,827	-	N/A
COMMERCIAL GFA	6,755	2,627	2,627	2,627	-	N/A
GROSS FLOOR AREA	27,987	44,071	44,071	49,454	-	COMPLIES
PROJECT F.A.R. (SEE TABLE)	2.72	4.28	4.28	4.80	6.00	COMPLIES
PARKING	0	0	0	0	0	COMPLIES
BIKE PARKING - LONG TERM (SEE...)	0	N/A	N/A	34	34	COMPLIES
BIKE PARKING- SHORT TERM (SEE...)	0	N/A	N/A	8	3	COMPLIES
FRONT YARD SETBACK...	3'	3'	3'	3'	0'	COMPLIES
SIDE YARD SETBACK (NORTH)	0'	0'	0'	0'	0'	COMPLIES
STREET SIDE SETBACK (DWIGHT)	0'	10'	10'	10'	10'	COMPLIES
REAR YARD SETBACK (WEST)	10'	10'	10'	10'	10'	COMPLIES
BUILDING HEIGHT (AVG. ROOF HT...)	44'	65'	75**	84'-5"	75'	COMPLIES W/ WAVIER
BUILDING STORIES	4	6	7	8	7	COMPLIES W/ WAVIER
BUILDING FOOTPRINT	9,000	9,000	9,000	9,000	-	COMPLIES
LOT COVERAGE	88%	88%	88%	88%	100%	COMPLIES
USEABLE OPEN SPACE (SEE TABLE)	0	2,080	2,080	477	2,520 sqft	COMPLIES W/ WAVIER
U.O.S. - LANDSCAPING (SEE TABLE)	0	832	832	115	1,008 sqft	COMPLIES W/ WAVIER

FAR CALCULATIONS						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED)**	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
LOT AREA	10,300	10,300	10,300	10,300	-	N/A
GROSS FLOOR AREA (RES + COMM...)	27,987	44,071	44,071	49,454	-	N/A
FAR (GFA / LOT AREA)	2.72	4.28	4.28	4.80	6.00	COMPLIES

BIKE PARKING						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED)**	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
LONG TERM: (1 SPACE / 3 BEDROOMS)	24	N/A	N/A	100	-	N/A
LONG TERM BIKE PARKING:	0	N/A	N/A	34	34	COMPLIES
SHORT TERM: (1 SPACE / 40 BEDROOMS)	24	N/A	N/A	100	-	COMPLIES
BEDROOMS	24	N/A	N/A	100	-	COMPLIES
COMMERCIAL AREA	6755 SF	N/A	N/A	2,627 SF	0	COMPLIES
SHORT TERM BIKE PARKING:	0	N/A	N/A	8	3	COMPLIES

USEABLE OPEN SPACE						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED)**	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
USEABLE OPEN SPACE: (40 SF x UNIT)	N/A	52	52	63	63	N/A
USEABLE OPEN SPACE	N/A	2,080	2,080	477	2,520 SF	COMPLIES W/ WAVIER
LANDSCAPED U.O.S.	N/A	832	832	115	1,008 SF	COMPLIES W/ WAVIER
40% OF REQ'D USEABLE OPEN...	N/A					** WITH USE PERMIT, PER DEVELOPMENT STANDARDS AT TIME OF APPLICATION SUBMITTAL

III. BERKELEY ZONING COMPLIANCE TABLE

I. BERKELEY ZONING CODE INFORMATION

G002



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 BLDG. ADDITION**

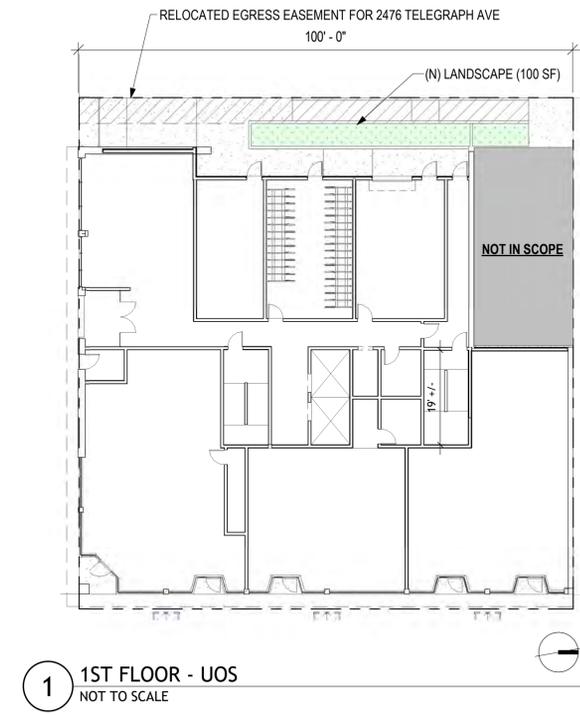
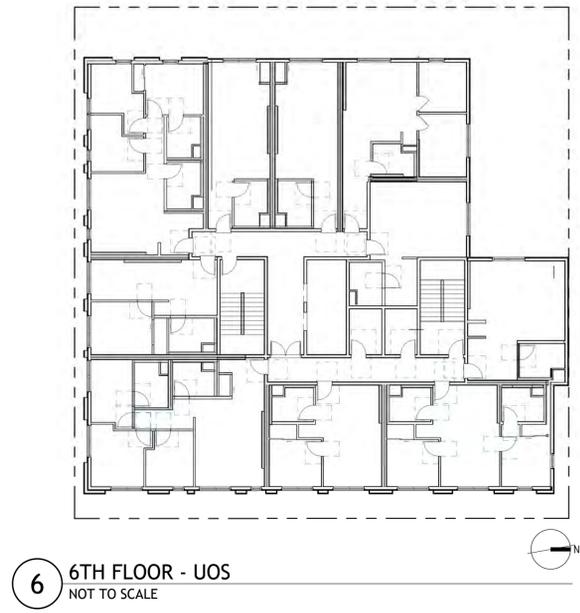
2445-2449 DWIGHT WAY
 2482-2498 TELEGRAPH AVE
 BERKELEY, CA



**DESIGN REVIEW
 / USE PERMIT**

USEABLE OPEN SPACE AREA TABLE										
LEVEL:	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	ROOF	TOTAL PROVIDED
OPEN SPACE AREA 8TH FLOOR PATIO								477		477 SF
TOTAL										477 SF
TOTAL REQUIRED 40 SF X UNIT = 63 UNITS X 40 SF = 2,520 SF										
LANDSCAPED U.O.S. AREA TABLE										
LANDSCAPE AREA GROUND FLOOR	0									0 SF
LANDSCAPE AREA 8TH FLOOR PATIO								115		115 SF
TOTAL										115 SF
TOTAL REQUIRED 40% OF U.O.S. = 2,520 SF x 40% = 1,008 SF										

- USEABLE OPEN SPACE
- U.O.S. LANDSCAPING
- NON-U.O.S. LANDSCAPING



PROJECT ISSUE RECORD:		
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
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PROJECT #: EPC07
 ISSUE DATE: 3/25/2025

USABLE OPEN SPACE
 DIAGRAMS

G005



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 ISSUE DATE: 8/29/22

STREET ELEVATIONS

1 PROPOSED DWIGHT STREET ELEVATION1
 NTS

G008



① DWIGHT & TELEGRAPH VIEW - LOOKING NORTHWEST
 NTS



② DWIGHT WAY VIEW - LOOKING EAST
 NTS



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△ PROJECT ISSUE RECORD:

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PHOTO RENDERINGS

G009A



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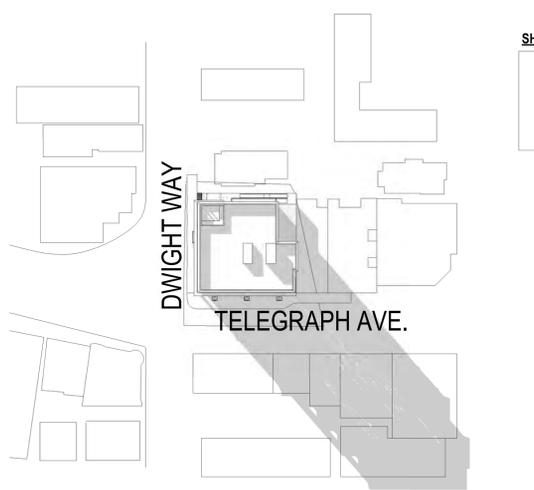
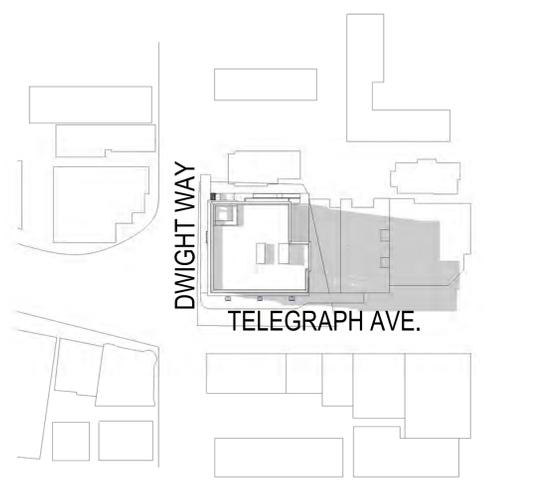
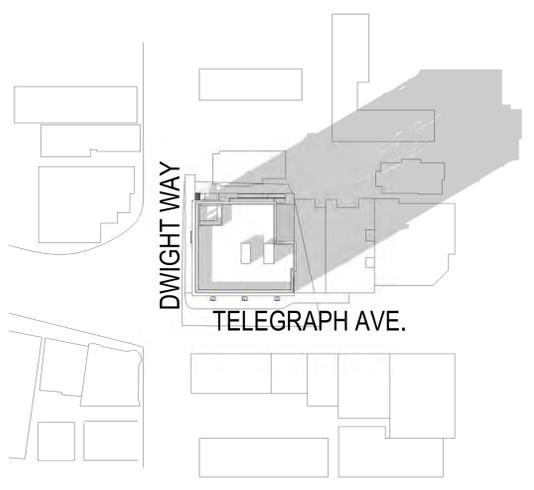
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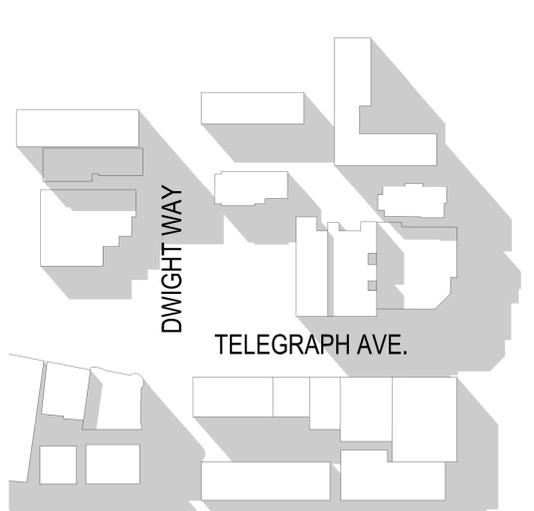
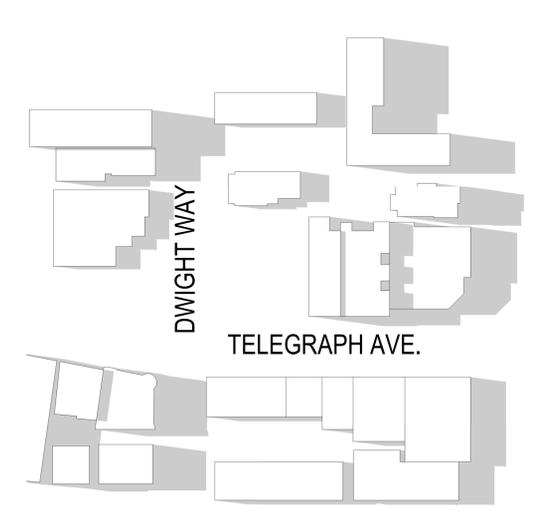
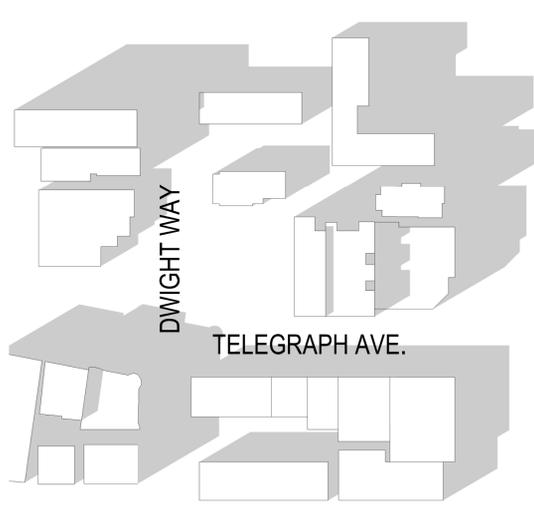
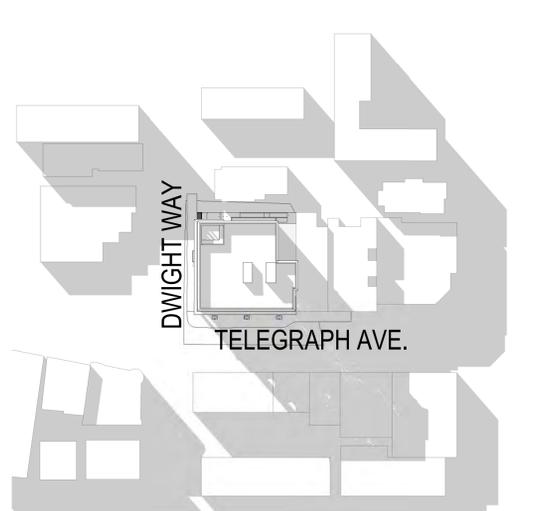
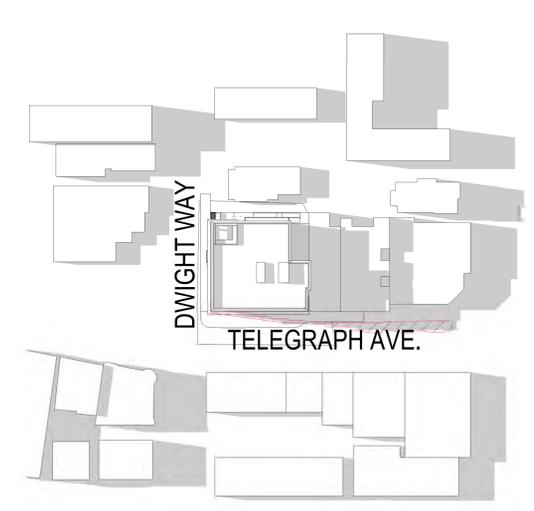
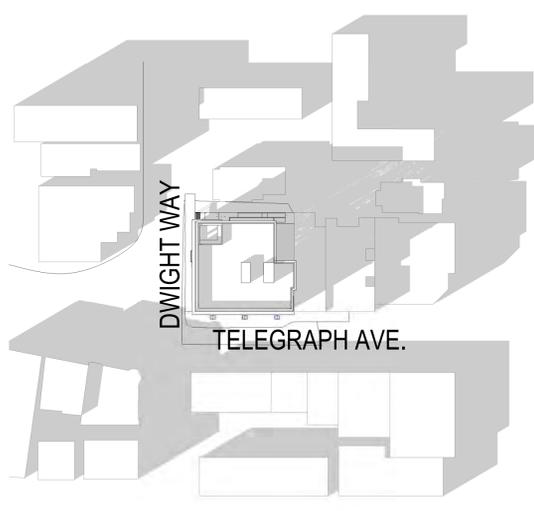
SHADOW STUDIES - JUNE
 21

G010



SHADOW STUDY LEGEND

- NEW PROPOSED SHADOW
- NEW SHADOW AT RESIDENTIAL BUILDING



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**CHANDLER
 BLDG. ADDITION**

2445-2449 DWIGHT WAY
 2482-2498 TELEGRAPH AVE
 BERKELEY, CA



**DESIGN REVIEW
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PROJECT ISSUE RECORD:

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SHADOW STUDIES -
 DECEMBER 21

G011



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**CHANDLER
BLDG. ADDITION**

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA



**DESIGN REVIEW
/ USE PERMIT**

2449 Dwight Way									
Project Address:	Base Project	Base Project Units	% VLI Units	# VLI Units	# VLI Units	% Bonus	# Bonus Units	# Bonus Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
38,944	749	52.00	5%	2.60	3.00	20.00%	10.40	11.00	63

Base & Proposed Project Area		
Base Project (SF)	Floor Level	Proposed Project (SF)
N/A	Basement	N/A
2,208	1st	2,482
3,025	2nd	3,465
6,517	3rd	7,167
6,517	4th	7,167
6,517	5th	6,760
6,517	6th	6,760
	7th	6,760
	8th	6,266
38,944	TOTAL	46,827

Base & Proposed Project Area		
Base Project (SF)	Floor Level	Proposed Project (SF)
N/A	Basement	N/A
0	1st	0
4	2nd	4
10	3rd	10
10	4th	10
10	5th	10
10	6th	10
	7th	10
	8th	10
44	TOTAL	63

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.75%
13%	42.50%
14%	46.25%
15%	50.00%

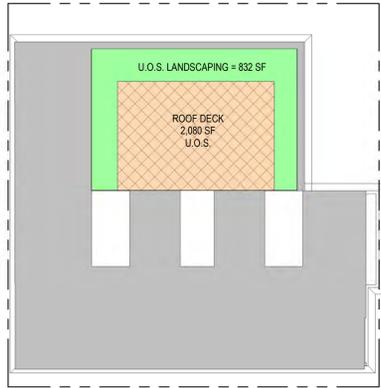
PROPOSED RESIDENTIAL AREA	46,827
PROPOSED UNITS	63
AVERAGE UNIT SIZE	743

BASE PROJECT - USEABLE OPEN SPACE
40 SF OF USEABLE OPEN SPACE PER UNIT
BASE PROJECT UNITS: 52

52 UNITS X 40 SQFT = 2,080 SF U.O.S. REQUIRED

USEABLE OPEN SPACE PROVIDED:
ROOF DECK: 2,080 SF
TOTAL REGULAR U.O.S. PROVIDED: 2,080 SF

LANDSCAPED USEABLE OPEN SPACE (PER BMC 23.304.090 B, 7.)
2,080 SF U.O.S. X 40% = 832 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 832 SF



6 BASE PROJECT PLAN - ROOF
3/64" = 1'-0"



3 BASE PROJECT PLAN - 2ND FLOOR
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA QUALIFYING: 3,025 SF
4 UNITS
TOTAL RESIDENTIAL AREA NON-QUALIFYING: 677 SF



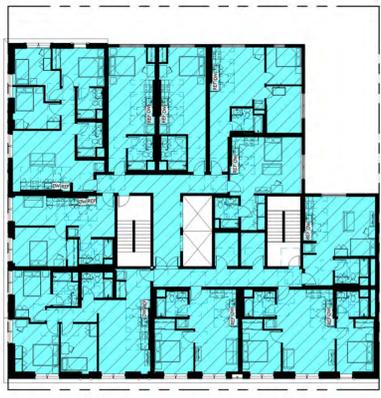
5 BASE PROJECT PLAN - 5TH & 6TH FLOORS
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA QUALIFYING: 6,517 SF
10 UNITS
TOTAL RESIDENTIAL AREA NON-QUALIFYING: 619 SF



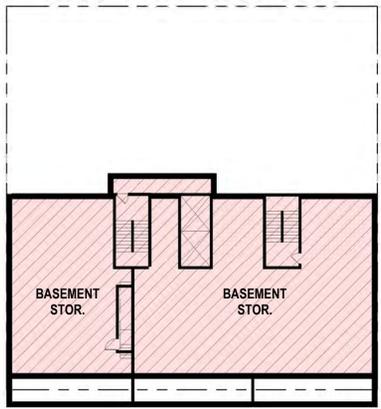
2 BASE PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA QUALIFYING: 2,208 SF
0 UNITS
TOTAL RESIDENTIAL AREA NON-QUALIFYING: 847 SF



4 BASE PROJECT PLAN - 3RD & 4TH FLOORS
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA QUALIFYING: 6,517 SF
10 UNITS
TOTAL RESIDENTIAL AREA NON-QUALIFYING: 619 SF



1 BASE PROJECT PLAN - BASEMENT
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA QUALIFYING: 0 SF
0 UNITS
TOTAL RESIDENTIAL AREA NON-QUALIFYING: 0 SF

B BASE PROJECT CALCS



A BASE PROJECT DIAGRAM

- PROPOSED ADDITION (BASE PROJECT): 28 UNITS
 - RECONSTRUCTED EXISTING (BASE PROJECT): 24 UNITS
 - MIXED USE
 - BASEMENT
 - USEABLE OPEN SPACE (PER BMC 23.304.090)
 - LANDSCAPING (PER BMC 23.304.090 B & C)
 - NON-QUALIFYING RESIDENTIAL AREA
- TOTAL UNITS: 52 UNITS

PROJECT ISSUE RECORD:		
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PROJECT #: EPC07
ISSUE DATE: 3/25/2025

DENSITY BONUS
CALCULATIONS BASE
PROJECT

G015



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**CHANDLER
BLDG. ADDITION**

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA



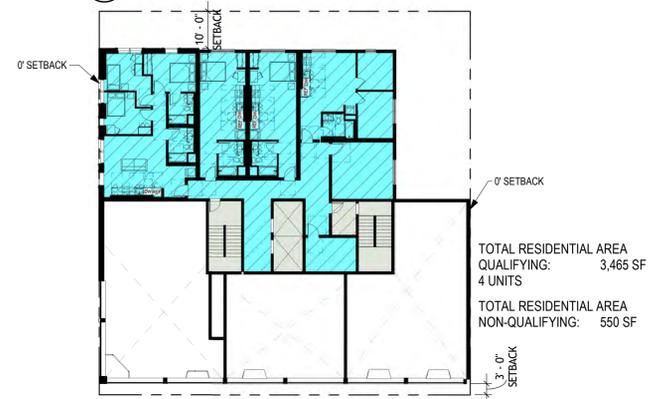
**DESIGN REVIEW
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4 PROPOSED PROJECT PLAN - 3RD & 4TH FLOORS
3/16" = 1'-0"



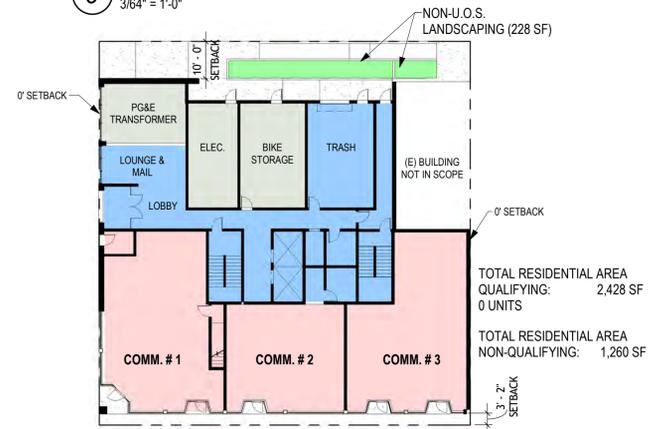
7 PROPOSED PROJECT PLAN - 8TH FLOOR
3/16" = 1'-0"



3 PROPOSED PROJECT PLAN - 2ND FLOOR
3/16" = 1'-0"



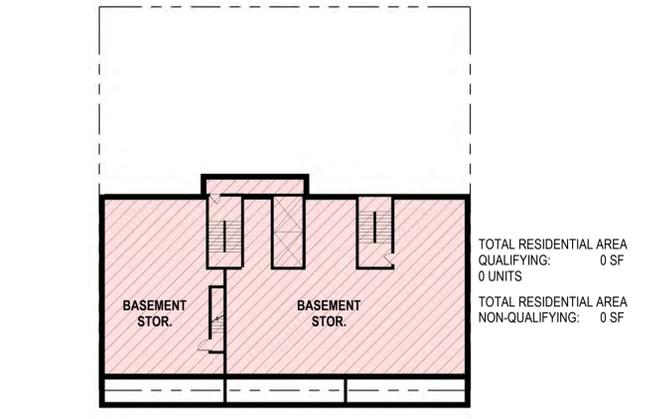
6 PROPOSED PROJECT PLAN - 7TH FLOOR
3/16" = 1'-0"



2 PROPOSED PROJECT PLAN - 1ST FLOOR
3/16" = 1'-0"



5 PROPOSED PROJECT PLAN - 5TH, 6TH & FLOORS
3/16" = 1'-0"



1 PROPOSED PROJECT PLAN - BASEMENT
3/16" = 1'-0"

Project Address:	2449 Dwight Way								
Base Project	Base Project Units	Base Project Units	% VLI Units	# VLI Units	# VLI Units	% Bonus	# Bonus Units	# Bonus Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
38,944	749	52.00	5%	2.60	3.00	20.00%	10.40	11.00	63

Base & Proposed Project Area		
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6,517	6th	6,760
6,517	7th	6,760
6,517	8th	6,266
38,944	TOTAL	46,827

Base & Proposed Project Area		
Base Project (SF)	Floor Level	Proposed Project (SF)
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0	1st	0
4	2nd	4
10	3rd	10
10	4th	10
10	5th	10
10	6th	10
10	7th	10
10	8th	10
44	TOTAL	63

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.75%
13%	42.50%
14%	46.25%
15%	50.00%

DENSITY BONUS BMR (VLI) UNIT MIX
5% VLI FOR 20.0% DENSITY BONUS
5% VLI UNITS OF 52 UNIT BASE UNITS = 2.6 = 3 VLI UNITS

PROPOSED RESIDENTIAL AREA: 46,827
PROPOSED UNITS: 63
AVERAGE UNIT SIZE: 743

	MKT. RATE	VLI	TOTAL
STUDIO:	25	1	26
1B:	11	1	12
2B:	12	1	13
3B:	12	0	12
TOTAL:	60	3	63

DENSITY PROJECT - USEABLE OPEN SPACE (PER BMC 23.304.090 A.1(a))
40 SF OF USEABLE OPEN SPACE PER UNIT
DENSITY BONUS PROJECT UNITS: 63

63 UNITS X 40 SQFT = 2,520 SF U.O.S. REQUIRED

8th FLOOR ROOF DECK: 477 SF
TOTAL REGULAR U.O.S. PROVIDED: 477 SF
TOTAL U.O.S. PROVIDED: 477 SF

LANDSCAPED USEABLE OPEN SPACE
2,520 SF REQD U.O.S. X 40% = 1,008 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 115 SF

WAIVERS & CONCESSIONS

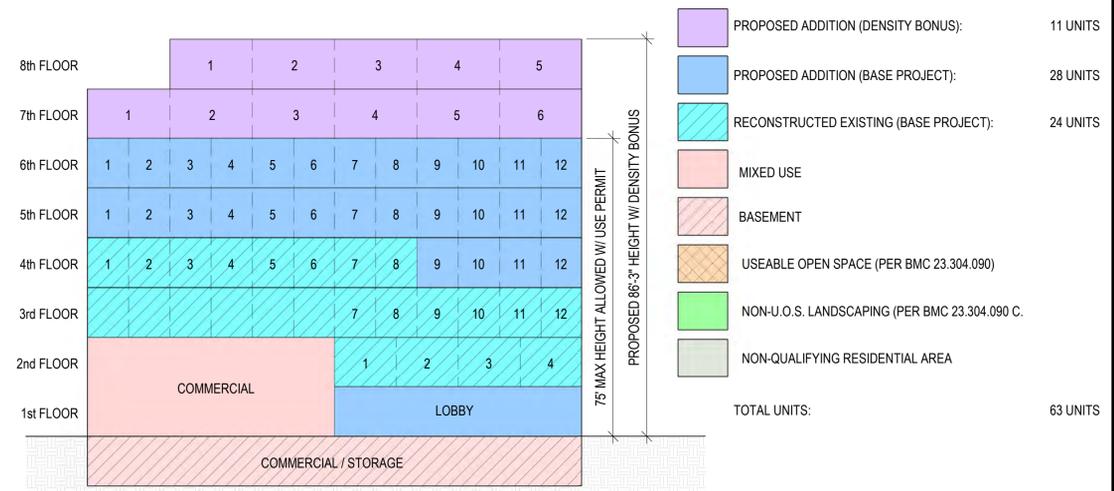
WAIVERS & DEVELOPMENT STANDARDS REDUCTIONS

- i. INCREASE BUILDING HEIGHT TO 8 STORIES & 84'-5" TO TOP OF ROOF (T.O. PARAPET @ 87'-11")
- ii. DECREASE REQUIRED USEABLE OPEN SPACE TO 447 SF
- iii. DECREASE REQUIRED LANDSCAPED USEABLE OPEN SPACE TO 115 SF.

REQUESTED CONCESSIONS

- i. REQUEST EXEMPTION FROM BMC 23.316, PERCENTAGE FOR PUBLIC ART ON PRIVATE PROJECTS

A DENSITY BONUS PROJECT CALCS



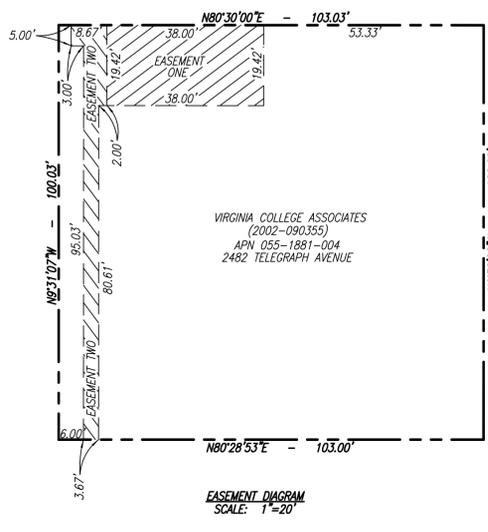
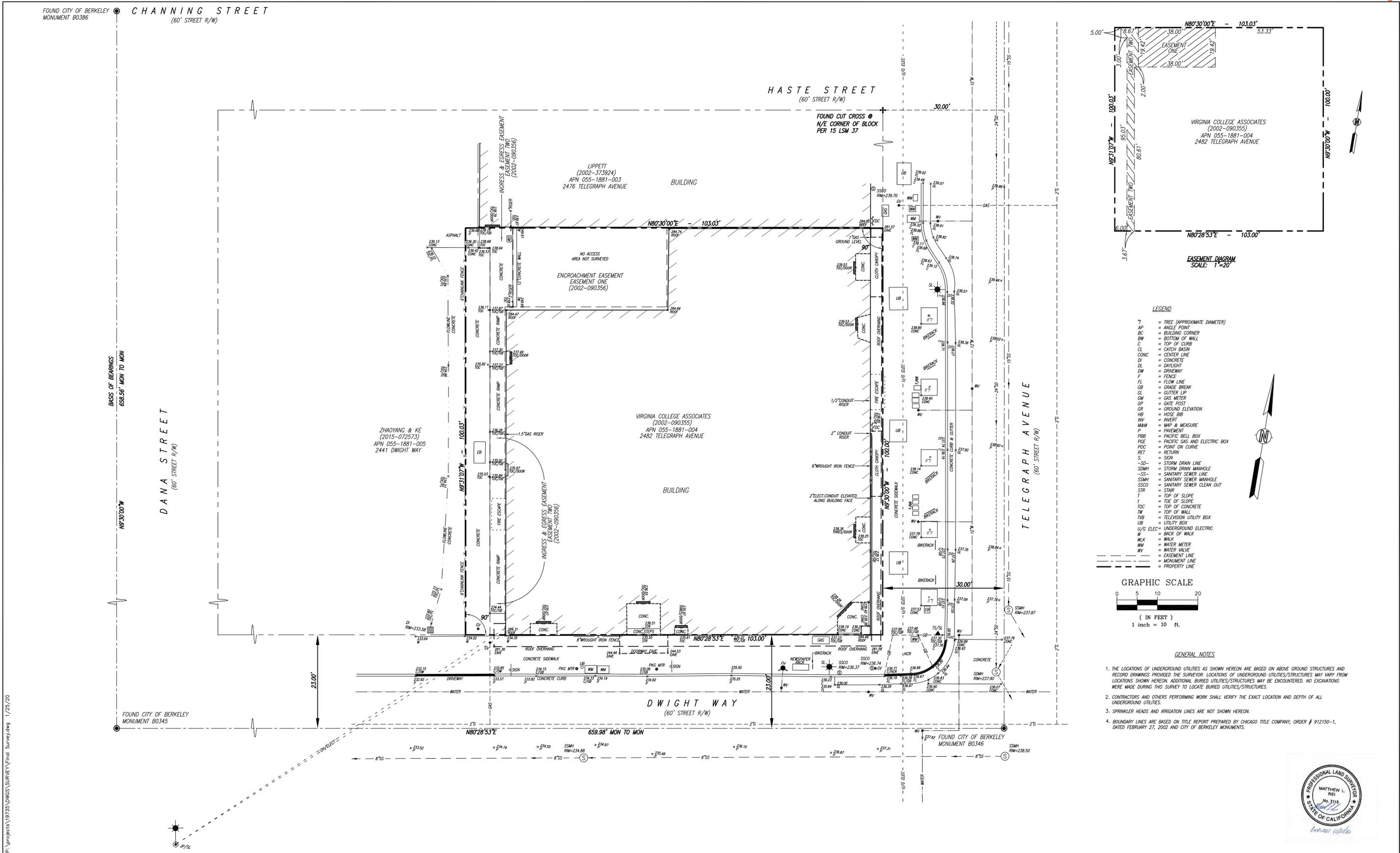
B DENSITY BONUS DIAGRAM
1/16" = 1'-0"

PROJECT ISSUE RECORD:		
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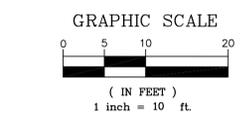
PROJECT #: EPC07
ISSUE DATE: 8/29/22

DENSITY BONUS
CALCULATIONS
PROPOSED PROJECT

G016



- LEGEND**
- T = TREE (APPROXIMATE DIAMETER)
 - AP = ANGLE POINT
 - BC = BUILDING CORNER
 - BW = BOTTOM OF WALL
 - C = TOP OF CURB
 - CL = CATCH BASIN
 - CONC = CONCRETE
 - DI = DIALIGHT
 - DL = DRIVEWAY
 - FL = FLOW LINE
 - GB = GRADE BREAK
 - GL = GUTTER LIP
 - GM = GAS METER
 - GP = GATE POST
 - GR = GROUND ELEVATION
 - HB = HOSE BIB
 - INVT = INVERT
 - MEM = MAP & MEASURE
 - P = PAVEMENT
 - PBB = PACIFIC BELL BOX
 - PGE = PACIFIC GAS AND ELECTRIC BOX
 - POC = POINT ON CURVE
 - RET = RETURN
 - SL = STORM DRAIN LINE
 - SDMH = STORM DRAIN MANHOLE
 - SSL = SANITARY SEWER LINE
 - SSMH = SANITARY SEWER MANHOLE
 - SSCO = SANITARY SEWER CLEAN OUT
 - STR = STAIR
 - T = TOP OF SLOPE
 - TOE = TOE OF SLOPE
 - TOC = TOP OF CONCRETE
 - TW = TOP OF WALL
 - TWB = TELEVISION UTILITY BOX
 - UB = UTILITY BOX
 - U/G ELEC = UNDERGROUND ELECTRIC
 - W = BACK OF WALK
 - WLK = WALK
 - WM = WATER METER
 - WV = WATER VALVE
 - EW = EASEMENT LINE
 - ML = MONUMENT LINE
 - PL = PROPERTY LINE



- GENERAL NOTES**
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
 3. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 4. BOUNDARY LINES ARE BASED ON TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER # 912150-1, DATED FEBRUARY 27, 2002 AND CITY OF BERKELEY MONUMENTS.



P:\projects\19735\DWGS\SURVEY\Final_Survey.dwg 1/25/20

<p>REFERENCES</p> <p>FIELD BOOK No.</p> <p>FILE MAP:</p> <p>TITLE CO.:</p> <p>POLICY No.:</p> <p>DATUM: CITY OF BERKELEY</p> <p>MISC. REF.: 19914</p>	<p>REVISIONS</p> <p>1/27/20: FINAL SURVEY</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS</p> <p>825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p>	<p>DESCRIPTION</p> <p>BOUNDARY & TOPOGRAPHIC SURVEY</p> <p>APN 055-1881-004 PORTION OF LOT 4, BLOCK 6 PROPERTY OF THE COLLEGE HOMESTEAD ASSOCIATION</p>
		<p>FOR: VIRGINIA COLLEGE ASSOCIATES</p> <p>SCALE: 1"=10'</p> <p>DATE: DECEMBER 2, 2016</p> <p>DWG No. X-4077</p>	<p>JOB No. 19735</p> <p>BERKELEY CALIFORNIA</p>

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.



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**CHANDLER BLDG.
RENOVATION & ADDITION**

**2449 DWIGHT WAY
BERKELEY, CA**

KSR CIVIL ENGINEERING
P.O. BOX 6784
MORAGA, CA 94570-6784
PHONE: (510) 774-5471
EMAIL: matthew@ksrce.com
DATE: 5/27/25 - DWG. X-2416

**100% DESIGN
DEVELOPMENT**

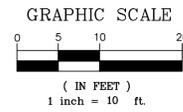
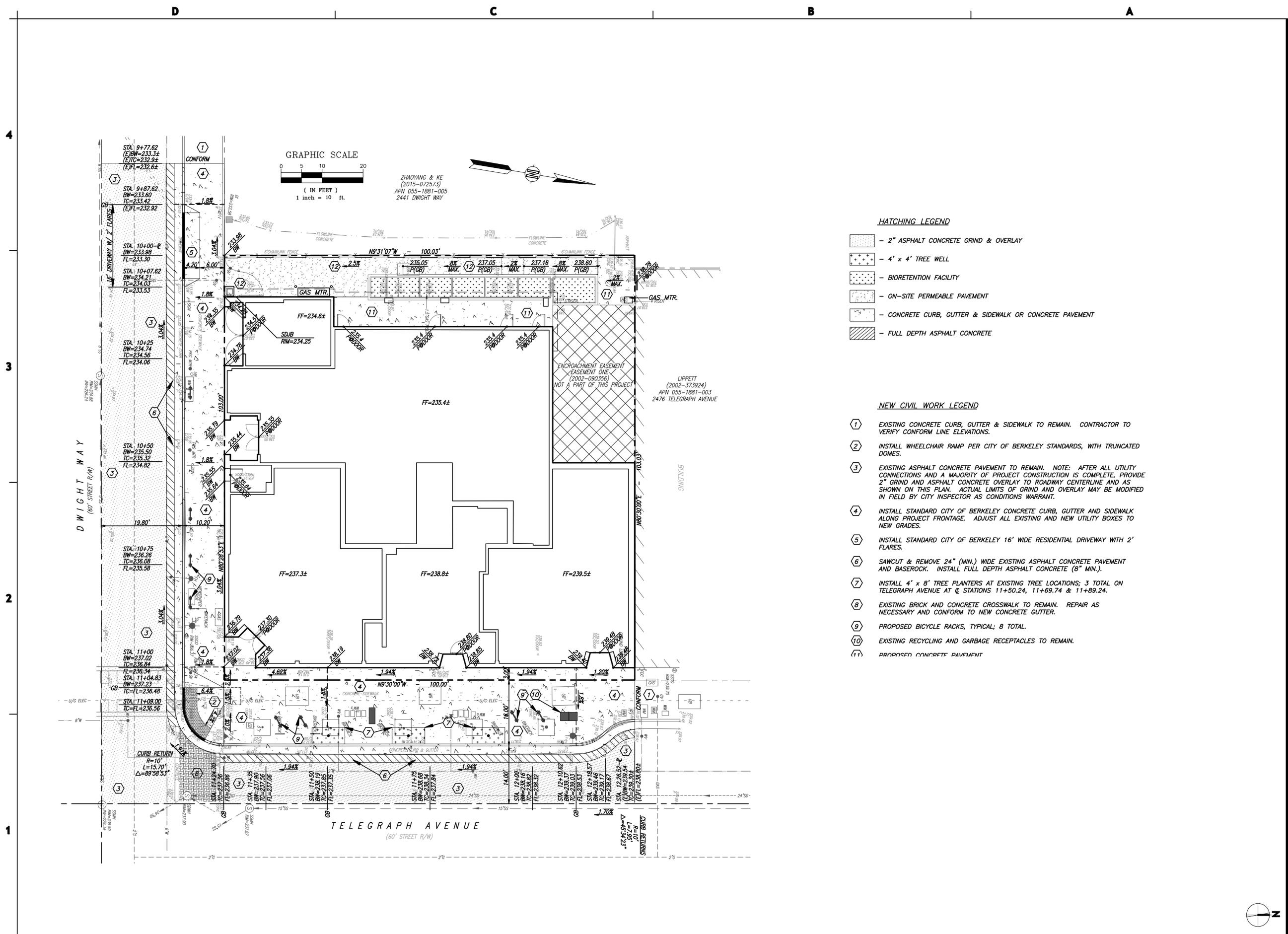
NOT FOR CONSTRUCTION



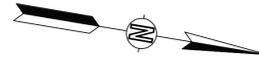
DATE	ISSUE RECORD
05/28/25	100% DD

PROJECT NO: EPC07
ISSUE DATE: 05/28/25
**100% DESIGN DEVELOPMENT
CIVIL ENGINEERING SITE
GRADING & DRAINAGE PLAN**

C101



ZHAOYANG & KE
(2015-072573)
APN 055-1881-005
2441 DWIGHT WAY



- HATCHING LEGEND**
- 2" ASPHALT CONCRETE GRIND & OVERLAY
 - 4' x 4' TREE WELL
 - BIORETENTION FACILITY
 - ON-SITE PERMEABLE PAVEMENT
 - CONCRETE CURB, GUTTER & SIDEWALK OR CONCRETE PAVEMENT
 - FULL DEPTH ASPHALT CONCRETE

- NEW CIVIL WORK LEGEND**
- ① EXISTING CONCRETE CURB, GUTTER & SIDEWALK TO REMAIN. CONTRACTOR TO VERIFY CONFORM LINE ELEVATIONS.
 - ② INSTALL WHEELCHAIR RAMP PER CITY OF BERKELEY STANDARDS, WITH TRUNCATED DOMES.
 - ③ EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN. NOTE: AFTER ALL UTILITY CONNECTIONS AND A MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2" GRIND AND ASPHALT CONCRETE OVERLAY TO ROADWAY CENTERLINE AND AS SHOWN ON THIS PLAN. ACTUAL LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.
 - ④ INSTALL STANDARD CITY OF BERKELEY CONCRETE CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE. ADJUST ALL EXISTING AND NEW UTILITY BOXES TO NEW GRADES.
 - ⑤ INSTALL STANDARD CITY OF BERKELEY 16' WIDE RESIDENTIAL DRIVEWAY WITH 2' FLARES.
 - ⑥ SAWCUT & REMOVE 24" (MIN.) WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND BASEROCK. INSTALL FULL DEPTH ASPHALT CONCRETE (8" MIN.).
 - ⑦ INSTALL 4' x 8' TREE PLANTERS AT EXISTING TREE LOCATIONS; 3 TOTAL ON TELEGRAPH AVENUE AT @ STATIONS 11+50.24, 11+69.74 & 11+89.24.
 - ⑧ EXISTING BRICK AND CONCRETE CROSSWALK TO REMAIN. REPAIR AS NECESSARY AND CONFORM TO NEW CONCRETE GUTTER.
 - ⑨ PROPOSED BICYCLE RACKS, TYPICAL; 8 TOTAL.
 - ⑩ EXISTING RECYCLING AND GARBAGE RECEPTACLES TO REMAIN.
 - ⑪ PROPOSED CONCRETE PAVEMENT





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**CHANDLER BLDG.
RENOVATION & ADDITION**

**2449 DWIGHT WAY
BERKELEY, CA**

KSR CIVIL ENGINEERING
P.O. BOX 6784
MORAGA, CA 94570-6784
PHONE: (510) 774-5471
EMAIL: matthew@ksrce.com
DATE: 5/27/25 - DWG. X-2416

**100% DESIGN
DEVELOPMENT**

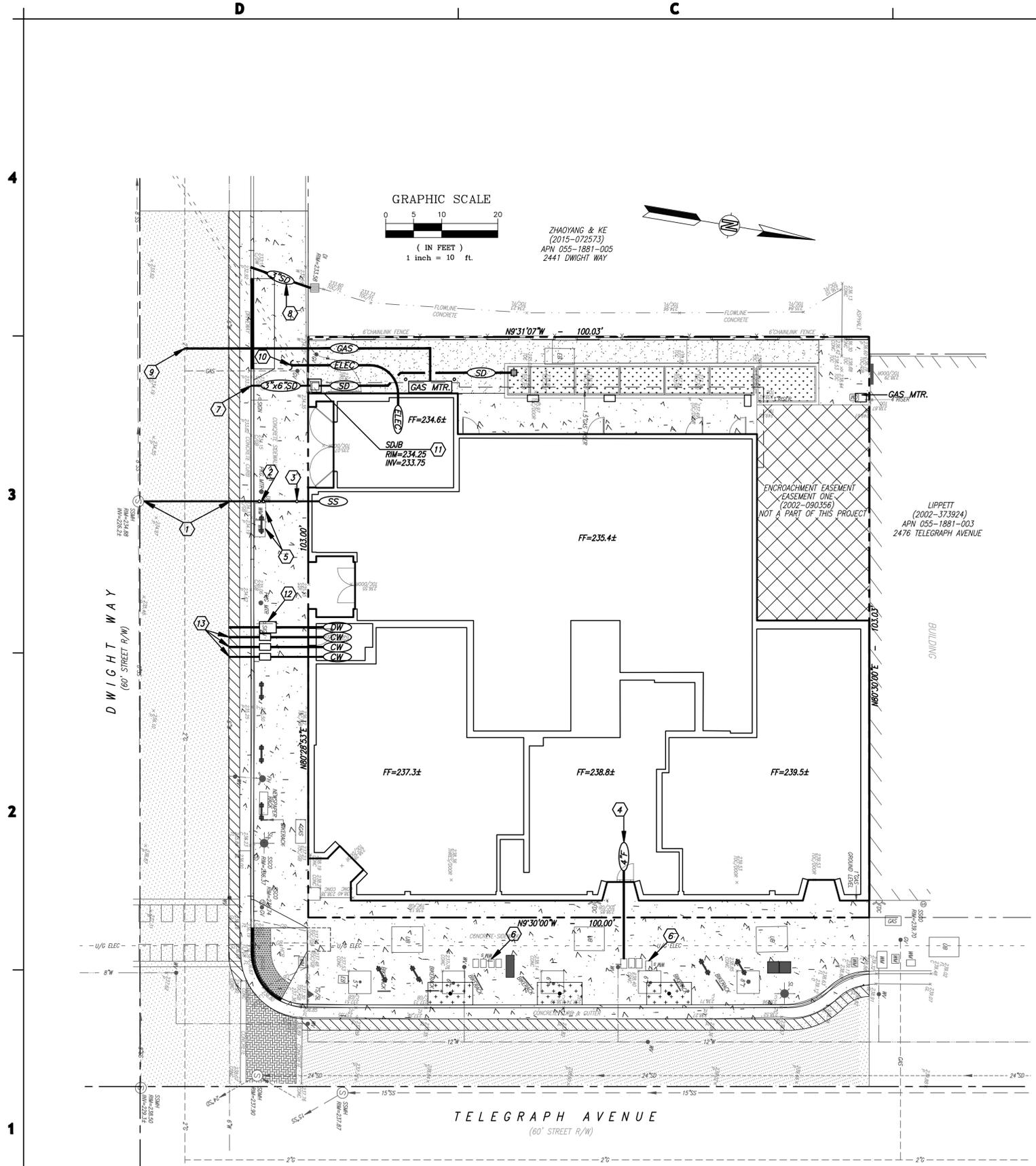
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DATE	ISSUE RECORD
05/28/25	100% DD

PROJECT NO: EPC07
ISSUE DATE: 05/28/25
**100% DESIGN DEVELOPMENT
CIVIL ENGINEERING SITE
UTILITY PLAN**

C102



CITY OF BERKELEY NOTE
AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING RESERVED CONSTRUCTION PARKING, SIDEWALK, UTILITY, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

STORM DRAIN & SANITARY SEWER INSTALLATION NOTE
STORM DRAIN & SANITARY SEWER WORK IN THE RIGHT-OF-WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR STORM DRAIN & SANITARY SEWER LINES BELOW THE SIDEWALK IN THE PUBLIC RIGHT OF WAY, APPROVED PIPE MATERIALS CONSIST OF HIGH DENSITY POLYETHYLENE (HDPE) SDR-17, MINIMUM. FOR PIPELINE BELOW THE ROADWAY, THE CITY REQUIRES HDPE SDR-17, MINIMUM. SEE CITY OF BERKELEY STANDARD PLAN 8136 FOR TRENCH EXCAVATION, BACKFILL AND SURFACE RESTORATION. AFTER LATERALS HAVE BEEN INSTALLED AND INSPECTED, THE SEWER CONTRACTOR SHALL OBTAIN A PSL CERTIFICATE. THE PSL CERTIFICATE IS REQUIRED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

- HATCHING LEGEND**
- 2" ASPHALT CONCRETE GRIND & OVERLAY
 - 4' x 4' TREE WELL
 - BIORETENTION FACILITY
 - ON-SITE PERMEABLE PAVEMENT
 - CONCRETE CURB, GUTTER & SIDEWALK
 - FULL DEPTH ASPHALT CONCRETE
 - COMMERCIAL WATER SERVICE, SIZE AS SHOWN
 - DOMESTIC WATER SERVICE, SIZE AS SHOWN
 - ELECTRICAL SERVICE LINE(S)
 - EXISTING 4" FIRE SERVICE
 - PG&E NATURAL GAS LINE
 - STORM DRAIN
 - SANITARY SEWER

- NEW CIVIL UTILITY WORK LEGEND**
- ① POINT OF CONNECTION OF NEW 6" SANITARY SEWER LATERAL INTO EXISTING 8" SANITARY SEWER MANHOLE IN DWIGHT WAY PER CITY OF BERKELEY STANDARDS.
 - ② INSTALL NEW DOUBLE 6" SANITARY SEWER CLEANOUT AT BACK OF CURB. SEE DETAIL ON SHEET C1.2A.
 - ③ INSTALL NEW SANITARY SEWER BUILDING CLEANOUT. SEE PLUMBING PLANS FOR MORE INFORMATION AND FOR SANITARY SEWER DESIGN WITHIN BUILDING FOOTPRINT.
 - ④ EXISTING 4" FIRE SERVICE. FIRE PROTECTION CONSULTANT TO DETERMINE IF EXISTING FIRE SERVICE IS SUFFICIENT FOR PROPOSED PROJECT. IF NEW FIRE SYSTEM IS TO BE DESIGNED, IT WILL BE DESIGN BUILD BASED ON THE FOLLOWING PRESSURE AND FLOW INFORMATION FROM EBMUD CONNECTION POINT STATIC PRESURE IN TELEGRAPH AVENUE = 108 PSI; RESIDUAL PRESSURE AT 750 GPM = 107 PSI AND RESIDUAL PRESSURE AT 1500 GPM = 106 PSI.
 - ⑤ EXISTING 1-1/2" DOMESTIC WATER METER(S) TO BE REMOVED BY EBMUD.
 - ⑥ FOUR EXISTING 5/8" COMMERCIAL WATER METERS, EBMUD TO CONFIRM, TO BE REMOVED BY EBMUD.
 - ⑦ INSTALL 3"x6" RECTANGULAR STORM DRAIN CONDUIT FOR PROJECT STORM DRAINAGE.
 - ⑧ REMOVE AND REPLACE EXISTING 3" STORM DRAIN PER CITY OF BERKELEY SIDEWALK UNDERDRAIN STANDARD DETAIL.
 - ⑨ POINT OF CONNECTION OF NEW GAS LINE. REFER TO PROJECT MEP DRAWINGS FOR MORE INFORMATION.
 - ⑩ APPROXIMATE LOCATION OF NEW PROJECT ELECTRIC LINE(S). REFER TO PROJECT MEP DRAWINGS FOR MORE INFORMATION.
 - ⑪ INSTALL 18"x18" US CONCRETE/OLDCASTLE CB1818 STORM DRAIN JUNCTION BOX WITH TRAFFIC RATED, REINFORCED CHECKER PLATED COVER, OR EQUAL.
 - ⑫ NEW 1-1/2" DOMESTIC, MULTI-FAMILY WATER METER. TOTAL DEMAND IS 33 GPM, PER PLUMBING CONSULTANT. REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING.
 - ⑬ 3 NEW NEW 1" COMMERCIAL WATER METERS. REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTERS TO BE LOCATED INSIDE THE BUILDING.





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**CHANDLER BLDG.
 RENOVATION & ADDITION**

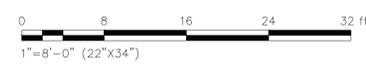
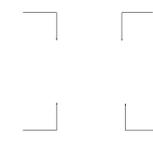
2449 DWIGHT WAY
 BERKELEY, CA

NOT FOR CONSTRUCTION

**DESIGN
 DEVELOPMENT**



A-3
 82 gph
 3/4"



Δ	DATE	ISSUE RECORD
1	04/24/25	25% DD
	05/23/25	75% DD
	05/23/25	100% DD

PROJECT NO: EPC07

ISSUE DATE: 5/23/25

**IRRIGATION SITE PLAN
 8th FLOOR**

L7.2



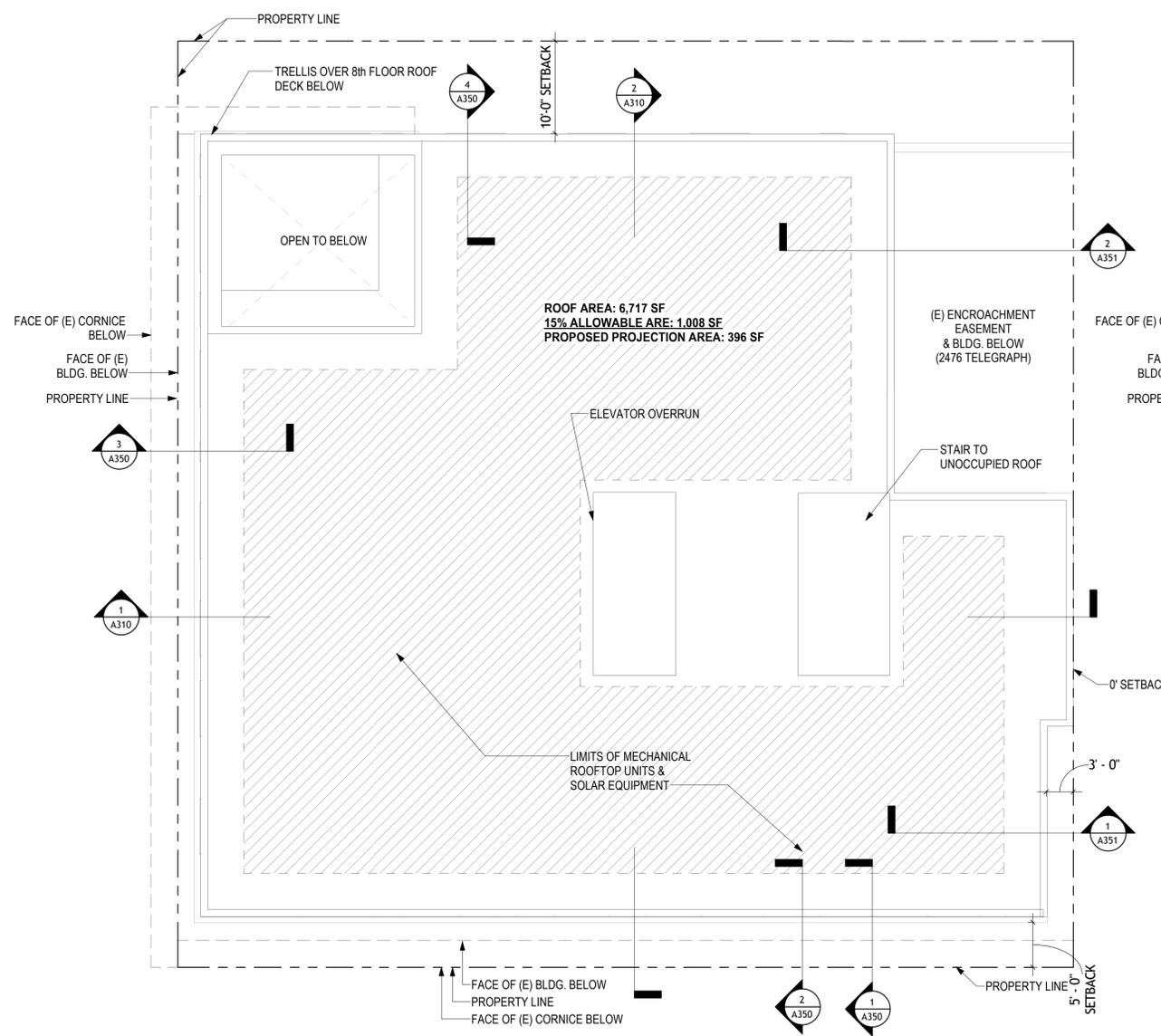
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**CHANDLER
BLDG. ADDITION**

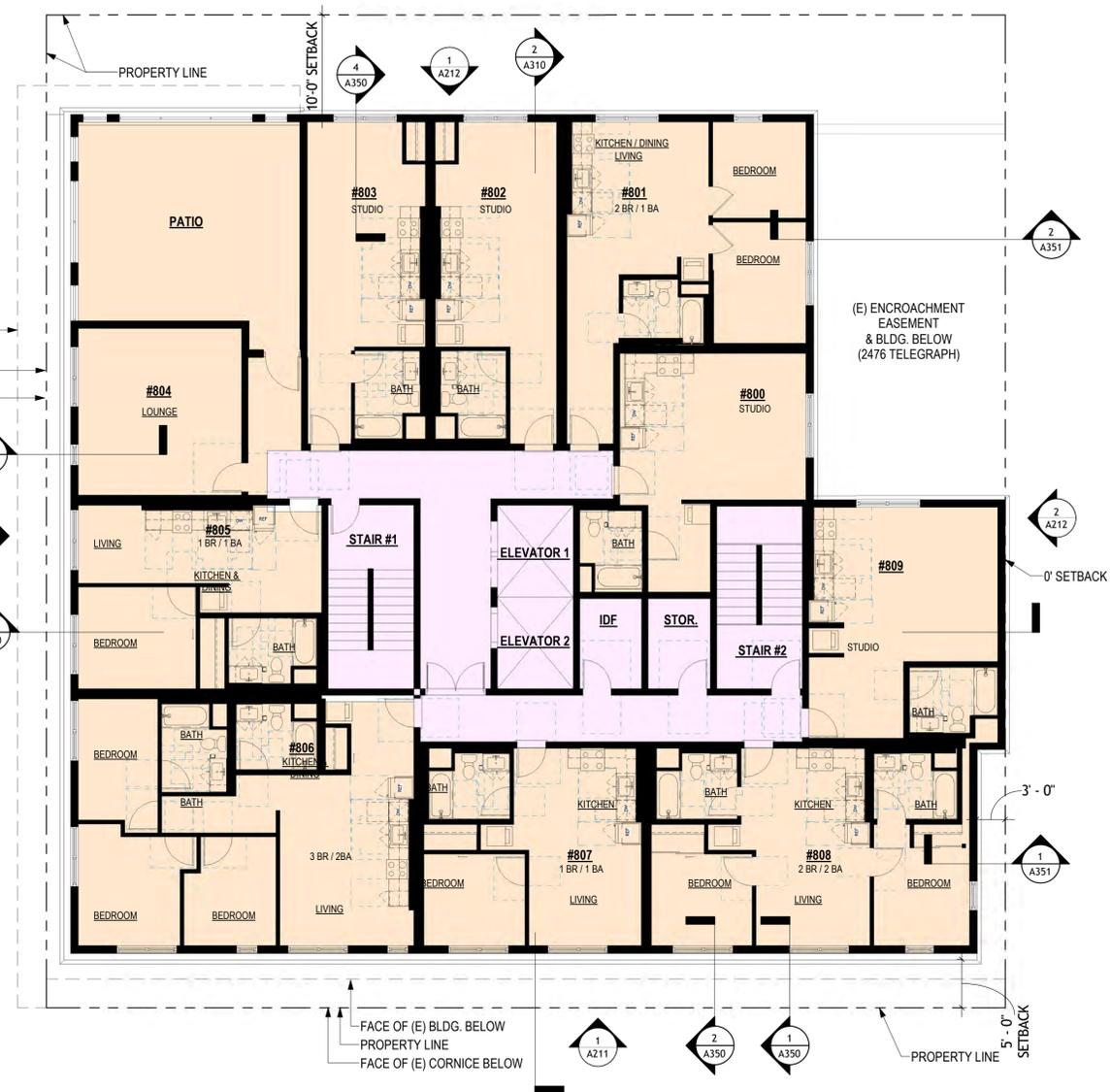
2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA



**DESIGN REVIEW
/ USE PERMIT**



2 ROOF PLAN
1/8" = 1'-0"



1 EIGHTH FLOOR PLAN
1/8" = 1'-0"

PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER

PROJECT #: EPC07
ISSUE DATE: 8/29/22

PROPOSED 8th FLOOR & ROOF PLAN

A115

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer
Date	

Page 1 of 25

*Resource Name or #: Chandler Building, Berkeley, CA

P1. Other Identifier: 2445-2449 Dwight Way & 2482-2498 Telegraph Ave.

***P2. Location:** Not for Publication Unrestricted ***a. County:** Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Oakland West, Calif. **Date:** 2015 **T** ; **R** ; $\frac{1}{4}$ of $\frac{1}{4}$ of **Sec** ; M.D. **B.M.**

c. Address: 2445-2449 Dwight Way & 2482-2498 Telegraph Ave. City: Berkeley Zip: 94704

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 055-1881-004-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The mixed-use building at 2445-2449 Dwight Way and 2482-2498 Telegraph Avenue (referred to hereafter by its common name, the Chandler Building) is located in the Southside neighborhood of Berkeley, California. It sits on a square corner lot measuring 10,300 square feet with 100 feet of frontage along Telegraph Avenue and 103 feet of frontage along Dwight Way. The immediate neighborhood has a mix of uses; primarily residential with some civic/institutional properties, while Telegraph Avenue represents a distinct commercial corridor running through the area. There are many medium to large-scale single and multi-family buildings, including apartment blocks and fraternity/sorority houses associated with nearby U.C. Berkeley, while buildings along Telegraph tend to be low one-story commercial buildings interspersed with some 3 and 4-story mixed use buildings.

The subject property includes a three and four-story Classical Revival style, mixed-use building, with commercial shops on the first story, and apartments above the shops. The main three and four-story mass of the building dominates the parcel, but has an L-shaped plan that accommodates a one-story mass at the northwest corner of the building. The building is constructed of brick; and clad with buff and red brick veneer. (Continued)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
 Property from Telegraph/Dwight intersection, looking NW; April 2019.

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1909, 1921; building permits

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
 Caitlin Hibma/Left Coast
 Architectural History
 PO Box 70415
 Richmond, CA. 94807

***P9. Date Recorded:** April 2019, rev. Sept. 2022

P10. Survey Type: Intensive

***P11. Report Citation:** None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 25

*NRHP Status Code 3CS, 5S3

*Resource Name or # (Assigned by recorder) Chandler Building, Berkeley, CA

- B1. Historic Name: 2440-2450 Telegraph Avenue, Chandler Building, Chandler Apartments
- B2. Common Name: Chandler Building, Chandler Apartments, 2445-2449 Dwight Way & 2482-2498 Telegraph Ave.
- B3. Original Use: Commercial
- B4. Present Use: Mixed-use; residential and commercial

*B5. Architectural Style: Classical Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

One-story commercial building constructed 1909. Four-story apartment building enlargement, 1921. (See "Alterations" section on Continuation Sheets for full list of alterations and dates.)

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features: None

B9a. Architect: Edward G. Bolles/Frank A. Ernsberger

b. Builder: Henry McCullough/Frank A. Ernsberger

*B10. Significance: Theme: Counter-Culture Movement, Architecture

Area: Telegraph Avenue, Southside, Berkeley

Period of Significance: 1921, ca.1965-1975

Property Type: Mixed-Use

Applicable Criteria: A, B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject building was initially built in 1909 as a one-story, six-storefront commercial building. It was designed by architect Edward G. Bolles of San Francisco and built by Henry McCullough of Berkeley. The building was owned by Mrs. Celia G. Hewes.

Celia Gertrude Hewes was born in Massachusetts in 1847 and was married to Marland S. Hewes, also born in Massachusetts in 1847 and a successful businessman in the wholesale boot and shoe trade in San Francisco. (1910 Federal Census. "The Descendants of Andrew Warner," Tuttle, Morehouse & Taylor Co., 1919.) The couple were married in Illinois in 1870 and had one daughter, Mabel Warner Hewes, born in 1877. By 1896, after a stint in Los Angeles, the Hewes family resided in Alameda, California, and Marland was employed as Vice President of the A.L. Bryan Shoe Company in San Francisco. By 1901, he was a partner in another shoe company; Nolan, Hewes, George & Earl, Inc., wholesale manufacturers and dealers of shoes. The Hewes family appears to have lived in San Francisco for a short time, but by 1908 relocated to Berkeley. (City directories)

A notice in the 29 March 1909 edition of the *Berkeley Daily Gazette* records that the subject property on the northwest corner of Dwight Way and Telegraph Avenue (lot 4 on block 6, College Homestead Assoc.) was already owned by Marland Hewes and was transferred to Celia Hewes at that time. About two months later, she applied for a building permit to construct a one-story, six-room, brick commercial building on the parcel. (Continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 103 story commercial building

*B12. References:

(See parenthetical citations within text)

B13. Remarks:

*B14. Evaluator: Caitlin Hibma/Left Coast Architectural History

*Date of Evaluation: April 2019, rev. Sept. 2002

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 25

*Resource Name or # (Assigned by recorder) Chandler Building, Berkeley, CA

*Recorded by: C. Hibma/Left Coast Architectural History *Date: April 2019, rev. Sept. 2022 Continuation Update

P3a. Description: (continued)

It has plate glass storefronts on the first story and wood and vinyl-sash double-hung windows on the upper stories. It is topped by a flat roof surrounded by a parapet.

Primary (East) Facade

The primary facade faces east onto Telegraph Avenue and is three stories high. The first story, dominated by storefronts, is double-height; the equivalent of two stories at the rear of the building. (Because of this it will be referred to in this description as the first/second story.) On the first/second story there are six storefront bays separated by narrow pilasters. The pilasters have a plain rectilinear base, paneled shaft with a vertical band of Greek Key-patterned trim running up the middle, and a rectilinear capital with molded trim and a rosette ornament at the center. Each storefront has a dado at the bottom, plate glass windows, and a band of clerestory windows at the top; however, each bay varies per the following description. The leftmost bay is situated at the street corner and has a canted storefront entrance with a thick pier supporting the overhanging building corner above. The pier has a concrete base, brick shaft, and a decoratively corbeled brick capital at the top. There is one step up to the faux-stone tiled floor of the corner vestibule created by the canted storefront. The canted section of storefront, itself, has a tiled dado and angled wood-frame plate glass windows flanking a fully-glazed aluminum frame double-door with a large transom lite above. The flat section of storefront to the right also features a tiled dado inset with decorative clay tile vents and a wood-frame four-part plate glass window above. The lower right section of the four-part window has a sliding aluminum sash insert. Above the canted and flat sections of storefront in the leftmost bay, there is a horizontal wood band regularly pierced with round holes that separates the storefront windows from the wood-sash clerestory windows above. Here, as above each bay of the storefronts, there are seven lites divided by vertical muntins. The second bay from left has the same plastered dado, wood-frame plate glass windows, and clerestory. The plate glass windows are not four-part as in the other storefront, but consist of two flat lites, flanking two canted lites, angled toward an entrance at the center. The entrance vestibule has a tiled floor with a Greek Key border. The entrance is a fully-glazed aluminum-frame door with a wood-sash transom above. The third bay from left is identical to the second, except that it has a fully-glazed wood entry door, the entry vestibule floor is not tiled, and the clerestory windows are painted over. The fourth bay from left has no entrance, but features a Roman brick dado, three sections of plate-glass in aluminum frames, and the clerestory has had two lites replaced with operable sashes that have thicker frames. The fifth bay from left is similar in configuration to the second and third, having canted windows flanking a centered entrance, but has a brick dado, thick extruded aluminum window framing, and the entrance consists of a fully-glazed aluminum door with a sidelight to the left and transom sash above. The pilaster dividing the fifth and sixth bays is partially encased in brick up to bottom of the clerestory level. The sixth and rightmost bay features a high Roman brick dado laid in a stack bond pattern (other brick is laid in running bond), metal frame plate glass windows that are canted at the center, a concrete vestibule floor, and a wood door with a large section of glazing in it. The rightmost edge of the facade features a brick pilaster with a corbeled brick capital at the top, similar to the pier at the opposite end of the facade. The first/second story storefronts are separated from the upper stories by a brick frieze that runs above the clerestory windows and a molded intermediate cornice.

The third and fourth stories of the primary facade have vertical panels of decorative brickwork at the right and left ends and similar horizontal panels between the third and fourth stories, corresponding with each window or set of windows. The main field of brick is a light buff color, while the decorative panels use red brick to form a frame filled with diaper and checkerboard patterns. Each window opening has brickwork trim and sills. The third and fourth stories have identical fenestration patterns of vinyl-sash double-hung windows consisting, from left to right, of: a pair (divided by a flat wood mullion), single (shorter opening than the pairs), pair, single, pair, pair, single, pair (these last three closely spaced), pair, pair, and standard-height single. A metal fire escape with landings at each story is affixed to the facade near the center and rises to the roof. A band of soldier coursed red bricks runs across the top of the facade, which terminates in a prominent cornice that includes flat, boxed, and cyma recta moldings with a brick parapet wall above.

South Facade

The south facade faces Dwight Way and has four distinct stories on the left side and three stories on the right side that consist of the double-height shop spaces with two stories above. On the left side of the first and second stories there is a brick pilaster with a corbeled brick capital at the top. There are two storefronts on the first story.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 4 of 25

*Resource Name or # (Assigned by recorder) Chandler Building, Berkeley, CA

*Recorded by: C. Hibma/Left Coast Architectural History *Date: April 2019, rev. Sept. 2022 Continuation Update**P3a. Description: (continued)**

Both have centered entrances flanked by canted plate glass windows, as on the primary facade. The left storefront has a patterned ceramic tile dado and a fully-glazed wood door with a transom above. A horizontal wood band separates the storefront windows from the clerestory above, which is short and features a band of fifteen lites in a wood sash. The right storefront has a tile dado, and the entry door consists of a fully-glazed double-door with very narrow leaves and a transom above. The clerestory had ten textured glass lites in a wood sash, but three lites have been replaced with vent mechanisms. To the right of the rightmost storefront is a recessed residential entrance. The opening of the entry vestibule is flanked by low dados with decorative tile work and some decoratively patterned brick work. The vestibule is accessed by marble-clad steps and has a mosaic tile floor inlaid with the word "Chandler" and surrounded by a border of marble. The vestibule walls have wood paneling and the entry assembly consists of a fully-glazed multi-lite wood door flanked by wide multi-lite wood sidelights. The entrance is overhung by an ornate flat marquee that features pendants, finials, and rosette ornaments around the edge. It is suspended from the facade above by diagonal tie rods. To the right of the entrance is a slightly recessed flush wood or metal door with a louvered metal transom vent. A blank section of brick wall separates the storefronts and entrances on the left from a storefront on the right that correlates to the side of the shop at the left side of the primary facade. This portion of storefront has two sections, each with a brick dado inset with decorative clay tile vents, six-part wood-sash storefront windows (with sliding aluminum sash inserts within both assemblies), a pierced horizontal band, and clerestory windows at the top. As on the primary facade, a decorative pilaster separates the two sections of the storefront, and the canted corner and corner pier described on the left side of the primary facade are found on the right side of the south facade.

The second story is distinctly represented on the left side of the south facade, where there are a series of vinyl-sash double-hung windows with brickwork trim and sills; a pair of windows, a short single window, another pair, and a standard-height single. Above these second story windows and the clerestory of the first/second story on the right side of the facade there is a brick frieze and a molded intermediate cornice.

As on the primary facade, the third and fourth stories have vertical panels of decorative brickwork at the right and left ends and similar horizontal panels between the third and fourth stories, corresponding with each window or set of windows. The main field of brick is a light buff color, while the decorative panels use red brick to form a frame filled with diaper and checkerboard patterns. Each window opening has brickwork trim and sills. The third and fourth stories have identical fenestration patterns of vinyl-sash double-hung windows consisting, from left to right, of: a pair, short single, pair, short single, and four regularly spaced pairs. A band of soldier coursed red bricks runs across the top of the facade, which terminates in a prominent cornice that includes flat, boxed, and cyma recta moldings with a brick parapet wall above.

West Facade

The west facade of the building faces a paved alley and a neighboring property. It is clad entirely with red brick. At the far left side of the first story is the scored stucco wall of the one-story mass at the northwest corner of the building. Its finish is identical to that on the rear facade of the neighboring building to the north, suggesting that it is associated with that building; however it is located within the parcel lines of the subject property. The one-story wall is flush with the rear facade of the Chandler Building and is unfenestrated with a flat unadorned top. Above the one-story mass, the recessed section of the main building facade features, at the second through fourth stories, both wood and vinyl-sash double hung windows that include a single window on the left and a pair on the right.

The first story of the main portion of the west facade features, from left to right, a pair of double-hung wood sash windows, a flush wood or metal door, a pair of double-hung wood sash windows, a single boarded up window, a boarded up door and transom, and two single double-hung wood sash windows. The second through fourth stories have identical fenestration patterns of primarily vinyl-sash, but some wood sash, double-hung windows with brick sills. The pattern consists, from left to right, of: a short single, a pair, short single, pair, short single, California cooler vents, two-lite double-casement, pair, section of blank wall, and a pair. A metal fire escape runs up the middle of the facade to the roof. The parapet is flat and unadorned.

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P3a. Description: (continued)

North Facade

The north facade abuts a neighboring building and is not visible except for the small section above the one-story mass at the northwest corner of the building. Here, at the second through fourth stories, there are double-hung wood sash windows with brick sills consisting, from left to right, of: a pair, a single, a single set higher on the wall, California cooler vents, and another single set high on the wall. This portion of the facade terminates in a flat unadorned parapet.

B10. Significance: (continued)

The building cost \$13,865 to construct and was to be used as stores. Its footprint measured 50' x 100,' which according to the permit may have been the extent of the parcel at the time. The building was 16- feet tall and had a basement and a tar-and-gravel roof. (Permit #2678, 5/10/1909; BAHA records.) The 1911 Sanborn map shows a building matching this description on the northwest corner of Telegraph Avenue and Dwight Way, addressed 2440-2450 Telegraph Avenue. A small rectangular one-story building was located to the rear.

Edward Grosvenor Bolles was the architect of the original one-story commercial building. Bolles was born in Illinois in 1871. He relocated to San Francisco in 1893 and established a practice, Bolles Associates, there in 1905. In the earliest trade periodicals available – *Building & Industrial News* starting in 1911 – his name is associated with that of partner Albert Schroepfer and, at some points, with the name Skidmore. Projects tied to Bolles' name were profuse in the years immediately following his work at the Chandler Building, ranging from large hotels and apartment buildings in downtown San Francisco, to large single-family houses in the Outer Richmond and Mission districts and in Tiburon. Bolles, eventually practicing alone, had fewer projects after 1912; represented by a school building in Oakland, a number of large houses in the Sea Cliff neighborhood of San Francisco designed in collaboration with the S.A. Born Building Company, and the third iteration of the Tivoli Theater in San Francisco's Tenderloin (70 Eddy Street, no longer extant). (Berkeley Environmental Design Archives, archives.ced.berkeley.edu/collections/bolles and Pacific Coast Architectural Database; pcad.com). In 1915, Bolles designed the ornate Classical Revival style Fatjo House at 2829 Pacific Avenue, San Francisco, which was featured in *Architect & Engineer*. (vol. XLI, no. 3, 06/1915) Edward Bolles died in 1939, and was succeeded in business by his son, John S. Bolles, and grandson, Peter P. Bolles, who both became well-known Bay Area architects.

Marland S. Hewes died in 1915 and the 1920 census shows Celia Hewes living with her daughter and son-in-law on Claremont Boulevard. The Hewes' daughter, Mabel, had attended Mills College and, in 1910, married Henry Edmunds Chandler who was in the real estate business. ("The Descendants of Andrew Warner") Celia Hewes died in March 1920 and her estate was inherited by her daughter. In 1921, under the ownership of Mabel Hewes Chandler, the one-story commercial building at Dwight and Telegraph was enlarged and took on its current form as a three/four-story mixed-use building; apartments over shops. The builder for the project was Frank A. Ernsberger of Oakland, who also served as the designer. The 26 May 1915 and 25 April 1917 issues of *Building & Engineering News* record that Mabel Chandler had also worked with Frank Ernsberger on earlier projects to construct a two-story mixed-use building on the southeast corner of Ashby Avenue and Grove Street (now MLK Jr. Way) in Berkeley (no longer extant), and a two-story, 24-room apartment building at 8th and Linden in Oakland (no longer extant), thus documenting an existing business relationship between Chandler and Ernsberger when construction of the subject building was undertaken. Other than these projects, however; Ernsberger's work in the late-1910s and early to mid-1920s was sparse, consisting of the construction of a few dwellings, a garage, and a couple of alteration projects in Berkeley and Oakland. (*Building & Engineering News*.)

At the time of the subject building's enlargement it took on the common name Chandler Building or the Chandler Apartments. The building permit indicates that a three-story, 55-room building was planned, which would be 100'x100' in area and 50' high. It would house 24 families and cost \$49,750 to construct. The walls would be of brick on concrete footings and the building would have a tar-and-gravel roof. A passenger elevator was included. It was also noted that the new construction would include two stores facing Dwight Way, addressed 2445 and 2447 Dwight, while the apartment entrance would be addressed 2449 Dwight. (Permit #10565, 9/12/1921; BAHA records.) The 1929 Sanborn map shows a building matching this description at the corner of Telegraph Avenue and Dwight Way, addressed as it is today.

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B10. Significance: (continued)

The six shops had become five with the conjoining of the two southernmost spaces, which housed a drug store. The shop at 2484 Telegraph Avenue housed an office; likely the Chandler Realty Office, the sign for which is visible in a historic photo from that period. That photo also shows the drug store, a candy shop, a hardware store, and possibly a jewelry shop. A second photo, taken at the same time, shows that the two storefronts facing Dwight Way served a single business, the Studio Book Shop, which is confirmed by the Sanborn map showing one shop space behind the two storefronts. Twenty-four apartments are then noted on the upper stories. A one-story mass was located at the northwest corner of the building but did not extend even with the west facade as currently, and there was a small garage at the northwest corner of the lot.

Beginning in 1922, the *Berkeley Daily Gazette* ran ads for the Chandler Apartments, touting “Modern, newly furnished apartments; large living room, breakfast room, ample closets, steam heat, hot water, elevator, janitor service, near campus and transportation.” At least one ad was for a specific apartment: “East front, adjoining bath; hot water, steam heat. Suitable for one or two ladies only.”

After 9 years, the 1930 Census records only two families at 2449 Dwight Way. They were Joseph Rediger, an unmarried public school teacher, and a couple; Glenn and Joyce Haas. Glenn Haas was also a public school teacher and Joyce was a dentists' assistant. By 1936, Marland Hewes Chandler (Mabel and Henry's son) was living at 2449, while attending U.C. Berkeley as an undergraduate. (“Register, University of California,” University of California Press, 1936.)

The 1940 census records sixteen families at 2449 Dwight Way; typically couples, single parents with a child, widow/ers and divorcees, although one family of five did occupy an apartment. Listed among the residents are Henry E. and Mabel Chandler and their son, Marland. This is confirmed by a death notice for Henry E. Chandler in the 8 August 1940 *Oakland Tribune*, which notes that he died at his home at 2449 Dwight Way. One tenant, Carrie Clemens, is listed as the apartment building manager, while other residents had occupations like gold refinery foreman, senior accountant for the Railroad Retirement Board, dress designer, public school and junior college teachers, proprietor of a manufacturing company, home products salesman, bus boy, college dining hall cook, insurance office secretary, book keepers, and an author.

This last was Robin Lampson, a writer in the “cadenced prose” genre. Lampson was born in Mokelumne Hill, Calaveras County, California in 1900, grew up in Healdsburg, and published his first book “On Reaching Sixteen and Other Poems” at the age of 16. He was best known for writing “Laughter Out of the Ground,” a long narrative poem about the California Gold Rush, published in 1935 and ranked as a best seller that year and the following. He also wrote “Death Loses a Pair of Wings: The Epic of William Gorgas and the Conquest of Yellow Fever”, published in 1939; and “The Man Who Gave the Golden Spike,” published in 1969. In a case of historical synchronicity, the last book related the story of David Hewes, who donated the golden railroad spike that symbolically completed the transcontinental railroad, and who was the brother of Marland Hewes and uncle of Mabel Hewes Chandler, who owned the building in which Lampson lived at the time. The connection was made during a broadcast of “San Francisco Souvenir” on KSFO, which Lampson hosted in the late 1930s and which featured recitation of his own work pertaining to San Francisco and California history. (*Oakland Tribune*, 28 November 1937 and 22 December 1937) Lampson was an instructor in the English Department at U.C. Berkeley in the 1930s as well. He and his wife Margaret – also a poet – lived in an apartment in the Chandler building from 1935 through 1942 or 1943. Lampson died in 1978.

A 1940 telephone directory shows that businesses located in the Telegraph Avenue shops at that time were the Blue & Gold Bakery (2482); Chandler Realty Company (2484); Sparks Hardware Company, R.W. Reade Co. contractor, and the Students Cooperative Services (2488); The Sweets Shop (2490), Quinn's Beauty Salon (2494), and Pacific Telephone & Telegraph Company (2498). The shop facing Dwight Way was the Studio Book Shop noted earlier. A number of these businesses; the candy shop, hardware store, beauty salon, and Pacific Telephone & Telegraph, remained in 1944, but the other businesses and addresses were unlisted.

Beginning in 1947, there was a Christian Science reading room located at 2482 Telegraph, which remained until at least 1963.

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B10. Significance: (continued)

The 1950 Sanborn map labels the six stores on Telegraph Avenue and one on Dwight only as “shops,” but labels the shop at 2445 Dwight Way as a picture framing business. In 1955, 2488 Telegraph Avenue still housed a hardware store, although a sign visible in a historic photo of the period indicates that it was called Bartlett Hardware rather than Sparks. That photo also shows the Christian Science reading room, and another book shop to the south of the hardware store.

Mabel Hewes Chandler died in November 1962 and the building appears to have been purchased by Morris and Barbara Moskowitz by the mid to late-1960s. The Moskowitzes had established Moe's Books in the building next door (north) to the Chandler Building in 1965, but were eventually forced to vacate when that building was condemned. Subsequently, they moved the book store into the spaces at 2484-2486 Telegraph Avenue and converted the basement storage area of the building into a retail sales area for books and records. The shop also expanded toward the rear of the building, supplanting one of the first story apartment units there. (Quirky Berkeley, “Gone #4: Old Weird Telegraph Part Two: Bookstores,” 6 January 2014. Building permits.) Another business, which had been located in the same building as Moe's Books and was also forced to vacate was the Print Mint owned by Don and Alice Schenker. The two businesses and their owners were closely allied and the Print Mint also moved into the Chandler Building.

In the 1960s and 1970s, Berkeley was the epicenter of the Free Speech Movement. Student-driven protest against the University's ban on on-campus political activities and restriction of speech and academic freedom first erupted in Berkeley and spread to college campuses throughout the country. Related protests against the Vietnam War were also at the forefront, as students felt the threat of the military draft. Again, protests – like the burning of a draft card – first occurred in Berkeley and spread nationwide. With Berkeley's large and outspoken student demographic, the city and certain off-campus enclaves like Telegraph Avenue, became prime locations for businesses and organizations that sympathized with and supported students' anti-establishment, or counter-culture, sentiments.

Moe's Books and the Print Mint were such businesses; becoming icons of Telegraph Avenue and Berkeley's counter-culture literary and art scene in the 1960s and 70s. Moe's Books was originally established as the Paperback Book Shop on Shattuck, then moved and evolved, becoming Rambam Books, then Moe's Books when it finally landed in the building to the north of the Chandler Building. It sold used books, primarily small “pocket” paperbacks. This pulp fiction fare grew to include counter-culture publications and underground comics, magazines, manifestos, and other publications that echoed the hippie and revolutionary cultural climate of Berkeley at the time. (Quirky Berkeley, 6 January 2014.)

The Print Mint was initially a picture-framing shop, housed in the same space as Moe's Books. It expanded from custom framing to become a retailer of posters and fine-art reproductions, then to a printer and retailer of rock and counter-culture posters and underground comics. These materials were printed in a warehouse on Folger Avenue and sold at the Telegraph Avenue store. For its distribution of counter-culture poster art, the Print Mint has been called “the first and most influential retail store to disseminate the new poster art of the 1960s.” (Lincoln Cushing, via Quirky Berkeley, “Print Mint,” 12 August 2017.) The Print Mint produced and sold posters on political, social, and cultural subjects such as presidential impeachment, the American Indian movement, popular music, and marijuana culture. Its comic book publishing included similar genres and topics, with the first publication being a reprint of Joel Beck's *Lenny of Laredo* comic in 1966 and later the publication of the newspaper/comic book *Yellow Dog*. By 1969, comic books had surpassed posters as the Print Mint's main product. The Print Mint was responsible for being a major distribution channel that contributed to the cultural shift of the 1960s and 70s and was appropriately featured in an article on the new popularity of pop culture posters in a 1967 issue of *Life Magazine*. (Quirky Berkeley, 12 August 2017.)

In keeping with the counter-culture, anti-establishment tenor of their goods, in 1968, Moe Moskowitz was arrested for selling obscene materials in the form of comic books, and around the same time, the Schenkers were also arrested and charged with publishing pornographic comic books. In both cases, charges were dropped based on First Amendment rights and the precedents set by cases like that concerning City Lights Book's publication of Alan Ginsberg's *Howl*.

In the mid-1970s, the old Moe's Books building next to the Chandler Building was finally demolished and replaced

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B10. Significance: (continued)

With a new building in place, Moe's Books relocated back to its old address. Around the same time, in 1975, the Schenkers spun off the retail side of the Print Mint, selling the printing to business partners. The shop in the Chandler Building was renamed The Reprint Mint. It remained in the old Moe's Books space at 2484 Telegraph, and was eventually sold by the Schenkers in 1985, but persisted under other ownership until 2016. (Quirky Berkeley, 12 August 2017. Berkeleyside, "Photos: The early days of Berkeley's now-gone Print Mint," 5 December 2016.)

Around 1969, Moe's Books and The Print Mint had been accompanied in the Chandler Building by the Continental Book Store (later Continental Art Shop) at 2490 Telegraph, Luigi's Spaghetti Shack in the old drug store space at 2498 Telegraph, and Shambala Book Sellers and the Lahsa Karnak Herb Co. in the former Christian Science reading room at 2482 Telegraph. In 1971, John's Soup Kitchen replaced Luigi's Spaghetti Shack and remained through the 1970s and beyond, becoming Ann's soup kitchen by the mid-1990s. In 1990, the space at 2494 Telegraph was occupied by Divali Clothing.

From about 1984 to 1998, an apartment in the Chandler Building was the residence of writer Jonathan Lethem, who wrote novels, essays, and short stories. Lethem worked at Moe's Books, as well as Pegasus and Pendragon Books, while writing on the side. He published his first short story in 1989, continuing with short fiction into the 1990s. His first novel, *Gun, with Occasional Music*, was published in 1994, with three other mystery/sci-fi novels following. After his time in Berkeley, Lethem published works that would win him a National Book Critics Circle Award and a MacArthur Fellowship, as well as ranking on the New York Times Best Seller list in 2003. (Berkeleyside, "Tenants struggle after fire at Chandler Building," 22 November 2015. Wikipedia: Jonathan Lethem.)

In 1999, the Chandler Building underwent a seismic retrofit. Although Barbara and Moe Moskowitz had divorced, Barbara continued to own the Chandler Building until 2002, when commercial tenants were Momoca, Cartesian Bookstore, Continental Art Shop, Shambhala Book Sellers, The Reprint Mint, and Ann's Soup Kitchen. In 2002, the building was purchased by Greg Hoff of Evans Property Company. At that time, the building had a well-established reputation as a "bohemian enclave" of artists and writers, such as Elizabeth Leger, an artist and professor at the California College of Art & Design, and writer Owen Hill. Hill wrote poetry and a series of mystery novels that commenced with one entitled "The Chandler Apartments," set in the subject building. Hill also worked as a book buyer for Moe's Books, as did a number of the building's tenants. (Berkeleyside, 22 November 2015. Wikipedia: The Chandler Building.)

In 2015, a fire in a fourth floor apartment spread throughout the building displacing thirty residents. The residential portion of the building has been vacant since. The commercial tenants were less effected and were able to re-open for time. They included Bleecker (later, Han's) Bistro, Gifts of Tara, The Reprint Mint, and the Lhasa Karnak Herb Company. (Berkeleyside, "Fire victims urge Berkeley to enable safety upgrades at damaged buildings," 22 Dec 2017.) Since that time, those businesses have closed or relocated and the storefronts have been boarded up.

Alterations

The following building permits are on file with the City of Berkeley Department of Planning and Development and Berkeley Architectural Heritage Alliance and provide documentation of major exterior alterations that the property has undergone throughout its history:

Date	Address	Description of Work
1921	Entire Building	Residential expansion; addition to rear (west) and 3-story vertical addition.
1947	2482 Telegraph Avenue (rightmost storefront)	Change front of store to tile and carrara glass [vitrolite]... cut in 4 windows.
1955	2488 Telegraph Avenue (third storefront from left)	Alterations on front face of building. New glass and metal front... Masonry veneer on columns.
1972	2484 Telegraph Avenue (fifth storefront from left)	Demolish small building attached to main building.

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1999	Entire building	Seismic retrofit of existing masonry building and disabled access improvements.
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Other alterations apparent from visual observation include:

- Replacement of majority of upper story double-hung wood sash windows with double-hung vinyl sashes.
- Various storefront alterations, including replacement of original brick dados with alternate brick, tile, and other cladding types, replacement of storefront window assemblies with metal frame assemblies or insertion of vinyl sashes within larger assemblies, and replacement of entry doors.
- Addition and subsequent enlargement of one-story hollow clay tile infill structure at northwest corner of building.

California Register Evaluation

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of the Chandler Building:

Criterion 1 (Event)

The Chandler Building may be considered historically significant for its associations with events of the 1960s and 1970s counter-culture movement due to the businesses it housed during that period, specifically Moe's Books and The Print Mint, which were integrally involved with supporting and promoting those movements and the dissemination of their information and expressive materials. The publication, printing, and sale of counter-culture literature and art that was undertaken by Moe's Books and The Print Mint while based in the Chandler Building can be considered important activities/events that encouraged and contributed to a cultural movement that was extremely significant in Berkeley and beyond. Additionally, a number of books and other pieces of literature and art were produced by Chandler Building residents, such as Robin Lampson, Owen Hill, Elizabeth Leger, Jonathan Lethem, and possibly others, while they resided in the building, thus contributing to Berkeley's well-recognized artistic and literary culture and creative climate.

Based on this, the property appears to be eligible for individual listing in the California Register under Criterion 1 (Events) for associations with historical events.

Criterion 2 (Persons)

The subject property was owned by three parties during the historic period; Celia G. Hewes, Mabel Hewes Chandler, and Barbara and Moe Moskowitz. The Hewes and Chandlers were prominent Berkeley citizens, successful business people, and active in local real estate, but this does not necessarily raise them to an adequate level of historical significance. Moe Moskowitz, on the other hand, may be considered a significant historical figure for his prominence in the Berkeley book-selling industry and his involvement in the dissemination of counter-culture literature and art in the 1960s and 70s. The majority of information on Moe Moskowitz and Moe's Books place the two, along with the Schenkers and their Print Mint, at the forefront of publication, printing, and sale of counter-culture and underground materials, thus supporting a cultural movement that was extremely significant in Berkeley and beyond. These figures and their businesses were and are considered icons of the Berkeley literature and art scene of the 1960s and 70s and are recognized as such in publications of the day and in current scholarship. The Moskowitz's ownership of the subject building, as well as Moe's Books' and The Print Mint's tenure in the Chandler Building's shop spaces during a major period of the 1960s and 70s, when these important materials were being produced and sold, creates a strong association between the building and these important individuals and their achievements. In addition to association with significant owners, the Chandler Building was also home and creative space for a number of authors and artists, such as Robin Lampson, Owen Hill, Elizabeth Leger, Jonathan Lethem, and possibly others. Although not necessarily common household names, these individuals have achieved notable levels of acclaim and have contributed to Berkeley's artistic and literary culture. The Chandler Building's reputation as a "bohemian enclave" from which such creative production has come is significant.

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B10. Significance: (continued)

Based on this, the property appears to be eligible for individual listing in the California Register under Criterion 2 (Persons).

Criterion 3 (Architecture)

The Chandler Building exhibits the Classical Revival style in its facade symmetry, four story height, and boxy flat-roofed massing, which contribute to a formal and monumental presence. It has simple wall surfaces, in terms of lack of articulation, while visual interest is introduced through multi-toned patterns in the brickwork. Characteristic pilasters mark the building corners, while the building's ornamentation is otherwise relatively restrained (in comparison to earlier Classically-derived styles) and features subtle trim, simple cornice moldings, and decorative corbels. Also indicative of the style are large window openings (in this case, paired windows increase the sense of size) and a flat parapeted roofline. As the architectural style of the building's 1909 iteration is unknown, the Classical Revival character is best attributed to the building's 1921 apartment building expansion, which has gained significance in its own right and is how the Chandler Building is recognized today. The character defining features of the building and its architectural style are indicative of both the age and aesthetics of the building when it took on its currently recognizable form. Thus, the Chandler Building remains a good example of its type and style, especially in the context of its location on a prominent historic commercial section of Telegraph Avenue.

The original one-story commercial building was designed by Edward G. Bolles, who may be considered a master architect, as he claims a number of prominent projects in the Bay Area and was featured in trade periodicals of his day, indicating that he was a recognized and lauded design professional. Some examples of his buildings remain, while others are no longer extant. Of those remaining, the Chandler Building is not a good example of his work, since it was expanded into a much larger mixed-use building at a later date, obscuring Bolles' design. Alternately, Frank A. Ernsberger, who was responsible for the design of the apartment building expansion, was not an architect, but appears to have been a successful contractor with design credentials. The Chandler Building appears to have been one of his more significant projects, possibly in keeping with two others he designed and built for Mabel Hewes Chandler; however, neither of those remain extant. While the building may claim to be one of the more important surviving works of Frank A. Ernsberger, he does not appear to rank as a master builder, having few other significant projects to his name.

Based on this, the property appears to be eligible for individual listing in the California Register under Criterion 3 (Architecture).

Criterion 4 (Information Potential)

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, it typically relates to rare construction types, of which the Chandler Building is not an example. Therefore, the property does not appear to be eligible for individual listing in the California Register under Criterion 4.

Berkeley Landmark Evaluation

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of the Chandler Building according to local significance criteria:

1. Architectural Merit:

a. Property that is the first, last, only or most significant architectural property of its type in the region;

The Chandler Building is not the first, last, only, or most significant mixed-use building to have been constructed in Berkeley or the Southside neighborhood, which was well established by the early-twentieth century when the building was initially constructed as commercial shops. Although, in 1909, it was one of the few commercial buildings on its section of Telegraph Avenue, it was not the only, and the Telegraph/Dwight intersection appears to have had a particular concentration of small commercial buildings. By the 1920s, when the building was expanded into an apartment building, other apartments and mixed-use buildings were located along Telegraph Avenue, especially at intersections. A number that are similar in age still remain and are of similar size and architectural merit.

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B10. Significance: (continued)

b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder

The Chandler Building is not a prototype, and although it is a good example of its period, style, and type, it is not necessarily outstanding, as other good examples of similar buildings exist along Telegraph Avenue. As an example of Edward Bolles design work, the building's 1909 commercial identity has been obscured by the 1921 apartment building expansion and does not represent Bolles' work well. It may claim to be one of the more important surviving works of Frank A. Ernsberger, who was responsible for the 1921 expansion; however, Ernsberger does not appear to rank as a master builder, having few other significant projects to his name.

c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

The Chandler Building is a good example of a mixed-used building along the commercial corridor of Telegraph Avenue, comparable to a number of others found in the area. It contributes to the general context of the area, both in its commercial role and as an apartment building, and within that context, is worth preserving for its value as part of the commercial corridor and mixed-use neighborhood.

2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City

The Chandler Building has cultural value in its associations with Moe's Books and The Print Mint, which were located in the building during the 1960s and 70s and were known for being at the forefront of production and dissemination of counter-culture art and literature, thus contributing to a cultural movement that shaped Berkeley and areas beyond. The building was also home and creative space to a number of writers and artists who have contributed to Berkeley's creative scene over the years.

3. Educational value: Structures worth preserving for their usefulness as an educational force

The property does not appear to have any specific use as an educational tool. It presents an example of a mixed-use building on one of Berkeley's commercial corridors that exhibits the common forms, features, and materials of such construction. A number of other examples of similar mixed-use properties are present in the immediate area and beyond. Little to nothing of the physical traits of the building convey its cultural significance and both Moe's Books and the Print Mint are still in business and more actively represented at other locations in Berkeley.

4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military.

The Chandler Building embodies the history of Berkeley's counter-culture movement as the location of Moe's Books and The Print Mint during the 1960s and 70s, when those businesses were at the forefront of production and dissemination of counter-culture art and literature, thus contributing to a cultural movement that shaped Berkeley and beyond.

5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

The Chandler Building is not listed in the National Register of Historic Places.

Berkeley Structure of Merit

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon

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B10. Significance: (continued)

assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.

As assessed under Berkeley Landmark criteria, the Chandler Building appears to have architectural merit and historic value. It also has contextual relationships with similar mixed-use buildings and related commercial structures along Telegraph Avenue, including some which are designated Landmarks.

2. Specific Criteria

a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.

Within a one-block radius of the the subject property there are twelve Berkeley Landmarks or Structures of Merit:

- James Edgar House, 2437 Dwight Way, ca.1869, National Folk style, single-family house
- Town & Gown Club, 2401 Dwight Way, 1899, Bernard Maybeck, First Bay Tradition style, social club
- McKinley School Annex, 2407 Dana Street, 1906, A.H. Broad, First Bay Tradition style, school
- Benjamin Ferris House, 2314 Dwight Way, ca.1868, Italianate style, single-family residence
- Mrs. E.P. King Building, 2502 Dwight Way, 1901, Albert Dodge Coplin, Edwardian style, mixed-use
- Soda Water Works Building, 2509-2513 Telegraph Ave., 1888/1904-05, E.A. Spalding/Henry F. Bowers, Italianate style, mixed-use
- Gorman's Furniture Store, 2599 Telegraph Ave., ca.1877/1906, Italianate/Edwardian style, mixed-use
- Alexander C. Stuart House, 2524 Dwight Way, 1891, Pissis & White, Queen Anne style, single-family house
- George Edwards House, 2530 Dwight Way, 1886, A.H. Broad, Queen Anne style, single-family house
- People's Park, 2526 Haste Street, 1969, public park
- People's Bicentennial Mural, 2500 Haste Street, 1976, Osha Neumann *et al*, public art
- Anna Head School, 2538 Channing Way, 1892/1911-1927, Soulé Edgar Fisher/Water H. Ratcliff Jr., First Bay Tradition style, school, NRHP listed

The age of the Chandler Building in its original 1909 commercial building iteration is contemporaneous (within ten years) with the construction or significant addition/alteration of four nearby Landmarks; the McKinley School Annex, the Soda Water Works Building, Gorman's Furniture Store, and the Anna Head School. It also had the same commercial-related use as two of these buildings. The 1921 apartment building expansion of the Chandler Building is contemporaneous with only the later expansion of the Anna Head School, which it does not share a common use with. Because the Chandler Building does not retain its 1909 character, it is difficult to equate it with the comparable buildings of that time; meanwhile, its 1921 expansion has little to do with the one other Landmark built around that time. Additionally, neither the period around 1909 or 1921 are significant beyond the organic growth and development of the neighborhood and City. Therefore, this specific criteria is not met.

b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.

The Chandler Building is compatible in size and scale with a number of the surrounding Landmarks; however, many of the other similarly sized mixed-use buildings are of wood construction and of earlier eras and, thus, architectural styles. None of the other nearby Landmarks have brick construction or the 20th Century Commercial style in common with the Chandler Building.

c. The structure is a good example of architectural design.

The Chandler Building is a good example of the 20th Century Commercial style demonstrated in a mixed-use commercial/apartment building. Its character defining features remain relatively intact and indicative of both the building's age and recognized architectural aesthetic.

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B10. Significance: (continued)

d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.

The Chandler Building embodies the history of Berkeley's counter-culture movement as the location of Moe's Books and The Print Mint during the 1960s and 70s, when those businesses were at the forefront of production and dissemination of counter-culture art and literature, thus contributing to a cultural movement that shaped Berkeley and beyond.

Integrity

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. Based on the preceding evaluation, the Chandler Building appears to be eligible for designation in the California Register of Historic Places and as a Berkeley Landmark and/or Structure of Merit; therefore, the issue of integrity is assessed as follows:

Location

The Chandler Building is located on its original site and has not been moved or reoriented on the lot.

Design

The Chandler Building retains integrity of design to its 1921 period of significance, when it was enlarged to be a mixed-use building. The original 1909 storefronts presumably retain their original organization, but most importantly the apartment building addition retains its intended configuration, functional organization, and aesthetic palette of materials and ornamentation.

Setting

The Chandler Building retains integrity of setting, as the surrounding area has been commercially oriented since the original storefronts were built in 1909. Since the building was expanded into a mixed-use property in 1921, the Telegraph Avenue commercial corridor has evolved, with some modern replacement and infill construction, but has retained a strong commercial emphasis and many older commercial and mixed-use buildings. Modern street improvements for the purposes of improved transportation circulation and use of public space have been minimal and do not detract from the overall setting.

Materials

The Chandler Building retains integrity of materials to its 1921 and ca. 1965-1975 periods of significance. It continues to be of brick construction, including its decoratively patterned brickwork on the upper facades. Decorative cornices, moldings, pilasters, marquee, and other ornamental details remain, as do some portions of storefront dados, windows, and clerestories. Storefronts on the left side of the primary facade appear to be intact (authentic to at least 1921), while portions of the lower storefronts (dados and windows) on the right side of the facade have been replaced. Historic photos show that these alterations had occurred by the time of Moe's Books' and Shambala Books' occupancy of those storefronts and the replacement materials (Roman brick and vitrolite tile) are indicative of the Midcentury era; therefore, integrity of materials to the ca. 1965-1975 period of significance remains. The dado of the rightmost storefront has since been changed to Roman brick as well, although this is compatible with – if not authentic to - the adjacent storefront of the same material. Storefronts on the south facade remain intact, although tile cladding was added to the leftmost storefront. Tile flooring within the residential entrance vestibule on the south facade remains intact, or has been replaced in kind, preserving integrity. The only other substantial alteration to the building since the periods of significance has been the replacement of the majority of the upper story windows. Sashes were replaced with incompatible vinyl, diminishing integrity of materials. However, none of the noted changes have been to such an extent that the strong integrity of other original materials is outweighed or that the overall character of the building lost.

Workmanship

The majority of the building's materials and components, and/or their types, configurations, and character are intact, as originally applied during the building's enlargement in 1921. Changes to the right-hand storefronts made during the Midcentury exhibit materials (Roman brick and vitrolite tile) and application of those materials appropriate to that period. Later Roman brick applied to the dado of the rightmost storefront show similar material applications as the

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B10. Significance: (continued)

storefront of the same materials to the left. All exhibit integrity of workmanship to the applicable 1921 or ca. 1965-1975 periods of significance.

Feeling

Based on retention of the physical aspects of integrity discussed above, the Chandler Building retains its ability to express the aesthetic and historic sense of the early-20th century time period when it underwent its significant expansion. The building has lost its original character as a one-story commercial building as designed in 1909, despite the fact that the basic components and organization of that iteration remain. It is strongly expressive of its 1921 mixed-use design, however; and feels authentic to that period, use, and character. It also bears physical representation of its later ca. 1965-1965 period of significance in the alteration of storefronts that were used by counter-culture businesses that lend the building historic significance.

Association

Integrity of association upholds whatever criteria makes the property historically significant. The property is significant under three criteria; events, people, and architecture. Only its architectural merit is physically presented in its appearance, but in retaining integrity of the six preceding aspects of integrity, the building adequately supports its more ephemeral associations with important events and people.

Conclusion

Based on the above analysis, the Chandler Building appears to be eligible for listing the California Register of Historical Resources under Criteria A, B, and C; as a City of Berkeley Landmark under criteria 1c, 2, and 4; and as a Structure of Merit under the general criteria and specific criteria c and d. The building retains integrity to its 1921 and ca. 1965-1975 periods of significance, the physical character of which embodies the building's current recognition. That integrity adequately conveys the building's age, use, important associations, and role within the context of the neighborhood and nearby historically significant properties.

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Current Photographs:



South and east (primary) facades, looking NW from Telegraph/Dwight intersection.



Primary (east) facade, looking SW from Telegraph Ave.

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Current Photographs:



Primary (east) facade, looking west from Telegraph Ave.



South facade, looking north from Dwight Way.

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Current Photographs:



West (rear) and south facades, looking NE from Dwight Way.



Detail of residential entrance marquee, south facade.

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Current Photographs:



First story of rear (west) facade.



Northwest corner of building showing one-story infill addition.

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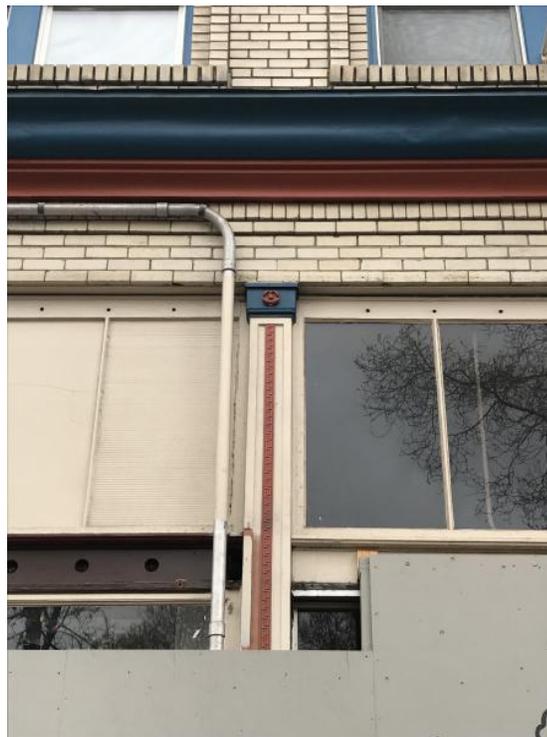
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Current Photographs:



Detail of brickwork and cornices, primary facade.



Detail of pilaster between storefronts, primary facade.

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Current Photographs:



East block face of Telegraph Avenue, opposite Chandler Building.



South block face of Dwight Way, opposite Chandler Building.

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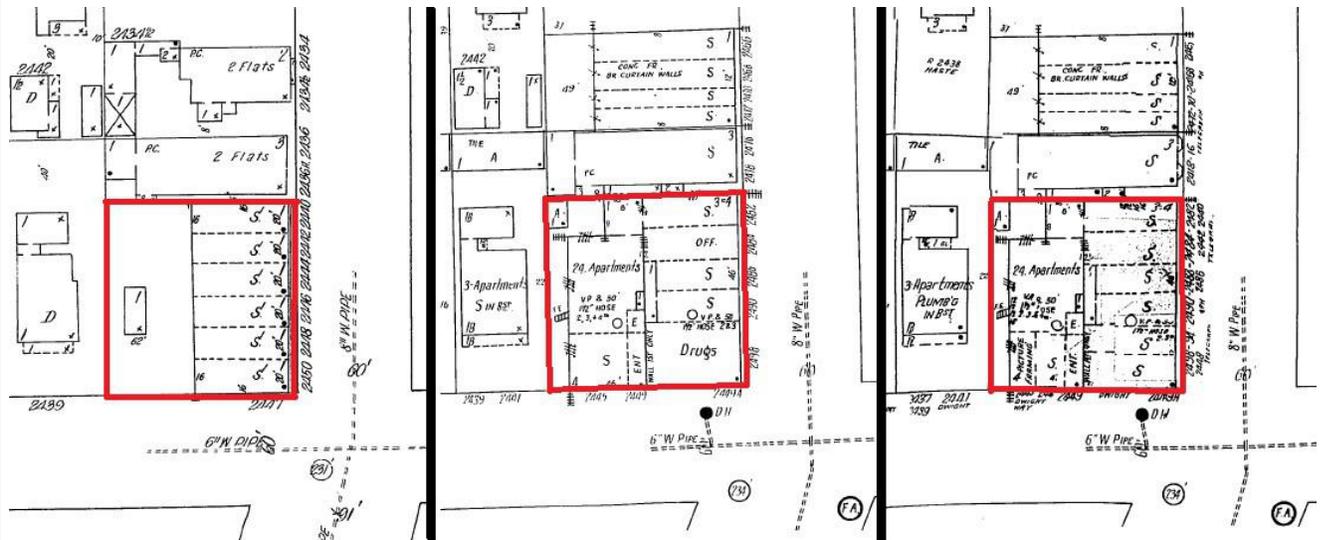
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SE corner of Telegraph/Dwight intersection, diagonal to Chandler Building.

Historic Images:



1911

1929

1950

Progression of Sanborn Fire Insurance Maps.

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Primary facade, ca. 1930 (BAHA)

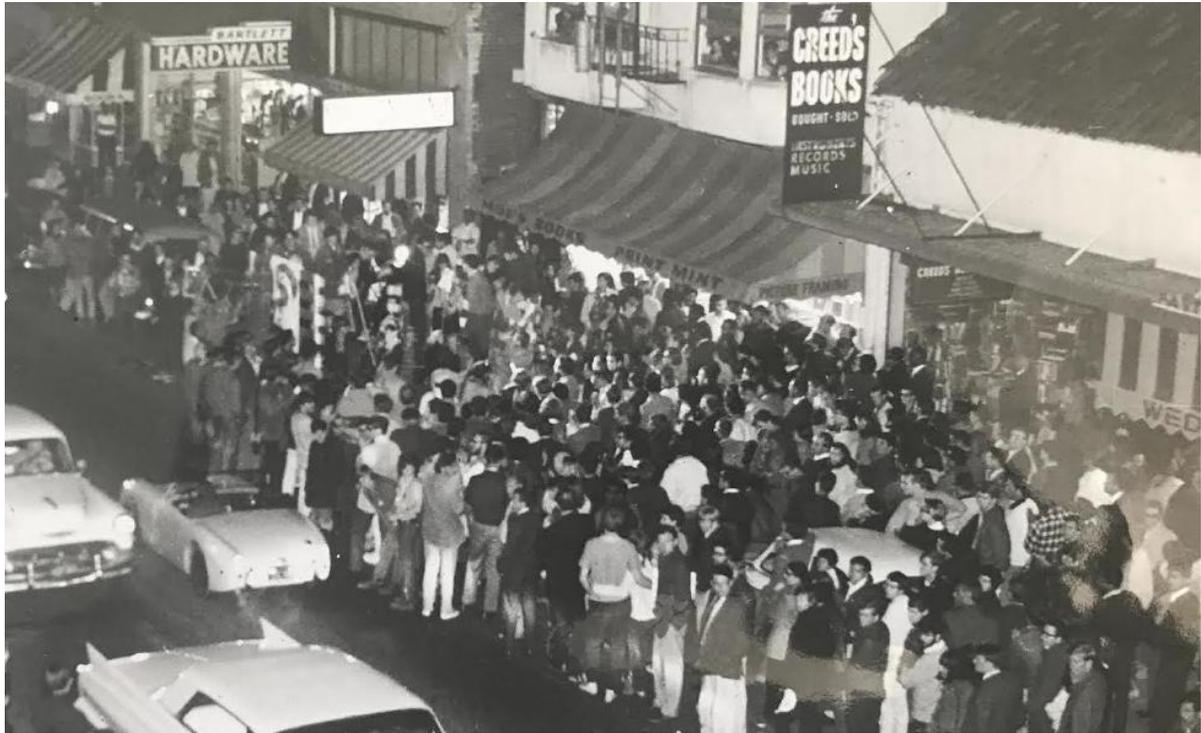


South facade, ca. 1930 (BAHA)

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Portion of primary facade at upper left, 1950s. (Quirky Berkeley)



Portion of first story, primary facade, 1960s.

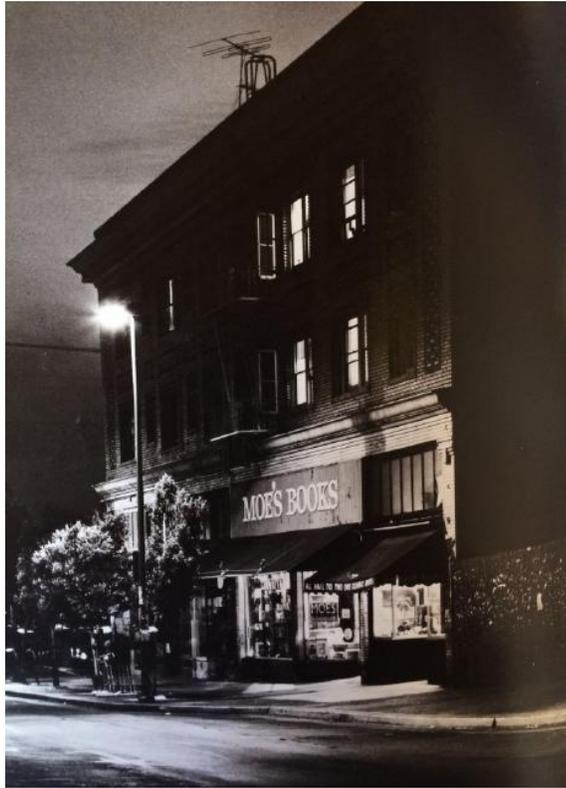
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Chandler Building, primary facade, late-1960s-1975. (Quirky Berkeley)



Portion of primary facade, no date. (Quirky Berkeley)

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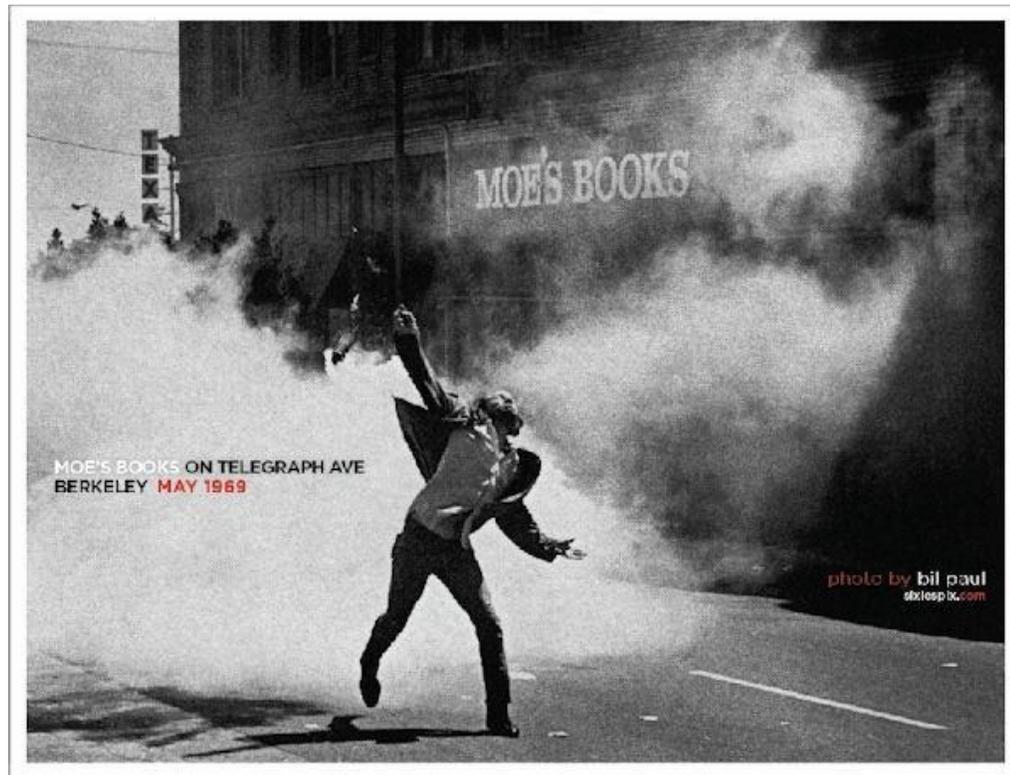
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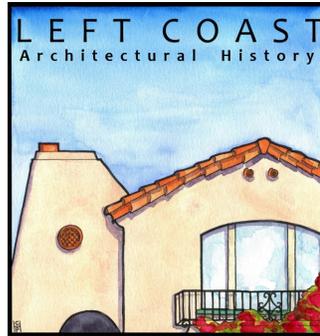
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Primary facade at left, 1969. (Quirky Berkeley)



Portion of primary facade shown in 1969 promotional poster for Moe's Books. (Moe's Books)



P.O. Box 70415, Richmond, CA. 94807 • (415) 745-1906 • caitlin@leftcoastarchitecturalhistory.com

Date:	21 January 2025
To:	Studio KDA
From:	Caitlin Hibma, Principal/Architectural Historian Left Coast Architectural History
Re:	2449 Dwight Way, Berkeley Project Impacts Analysis - Secretary of the Interior's Standards for Rehabilitation

This memorandum constitutes a Project Impacts Analysis for the proposed project at 2449 Dwight Way, Berkeley using the CEQA-prescribed Secretary of the Interior's Standards. The Secretary of the Interior's Standards for Rehabilitation are herein applied (per Code of Federal Regulations, Title 36, Chapter 1, Part 68.3 (b)). Proposed project drawings (design review/use permit set) dated 16 September 2024, as well as a Project Analysis statement dated 29 August 2022, rev. 27 September 2024, authored by Studio KDA, are used as the basis for analysis.

Background

A Historic Resource Evaluation (HRE) authored by Left Coast Architectural History was completed for the property at 2449 Dwight Way in April 2019 and revised in September 2022. It found that the property qualifies as a historic resource under the California Environmental Quality Act (CEQA). The City of Berkeley Planning Department indicated concurrence with the findings.

Because the property qualifies as a historic resource for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines), a Project Impact Analysis was undertaken to evaluate the potential impacts of the proposed project on the resource pursuant to Section 15064.5(b) of the CEQA Guidelines. The Analysis was completed by Left Coast Architectural History and issued 22 November 2021, then subsequently revised and reissued on 20 September 2022. After a lengthy project hiatus, review by a City of Berkeley pre-application roundtable group, and revisions to the original design, the currently proposed project is again being reviewed in the Project Impacts Analysis that follows.

Character Defining Features

The character defining features of the property at 2449 Dwight Way that express its historic significance (associations with important cultural events and people, high architectural merit, and association with a master architect) continue to include:

- Rectilinear block-like massing
- Flat roof
- Multi-story height with tall ground level
- Two-tone brick cladding, including decorative panel-like application, on primary and south facades
- Regular/symmetrical pattern of punched window openings with primarily paired double-hung sashes
- Multiple storefronts, with extensive plate glass fenestration and clerestory glazing above, spanning ground level of primary facade and wrapping southeast corner
- Recessed shop entrances
- Classical ornamentation, including pilasters with Greek Key-patterned trim and capitals with rosettes; corner piers with corbelled capitals; molded intermediate cornice; and main cornice with flat, boxed, and cyma recta moldings.
- Residential entrance on south facade, denoted by ornamental marquee and hex tile floor bearing the name “Chandler” in tilework.

Proposed Project Overview

The proposed project will increase the residential capacity of the mixed-use property by making a four-story vertical addition to the existing four-story building. It will maintain the footprint and massing of the existing building and place additional massing on top, which will have generally the same footprint as the existing building, but will be set back 24-30” from the existing facades on the fifth through seventh stories; the eighth story will include additional setback from the stories below.

Itemized by facade, this work will have the following effects:

Primary Facade

The appearance of the existing primary facade will be maintained. The existing storefronts will be salvaged, repaired, and reinstalled, or in the case that they are irreparable, replaced in-kind with metal-framed glazing and tiled bulkheads that match existing configurations and organization. Existing (non-original) double-hung, vinyl sash windows on stories three and four will be replaced with new wood or wood-clad sashes that will reproduce the original/current double-hung configurations, paired arrangements, etc. Original cornices and two-toned brickwork exterior cladding will be retained.

Above the roofline of the existing building, the new fifth through eighth stories will be clad with brick-patterned fiber cement panel rainscreen and smooth-troweled cement plaster in panels around the windows at each story. A regular pattern of paired and single punched window openings, that corresponds to the pattern on the existing facade, below, will feature black colored vinyl-sash casement windows that are full-height (floor-to-ceiling), with two lites of differing height (some taller upper and shorter lower, others the reverse, depending on the story). Fiberglass cornices will be located above the seventh story and at the roofline at the top of the eighth story. They will have rectilinear corbelled profiles.

South Facade

The appearance of the existing south facade will be maintained, except for the secondary storefronts at the left side of the ground floor. These storefronts will be removed and new window assemblies (without doors) consistent with those on the primary facade (which restore or replace originals in-kind) will be installed within the same openings. The existing awning near the center of the first story will be retained and a new glazed, metal-frame entry assembly and tile floor will be installed within the existing recessed entry vestibule. On the upper existing facade, existing (non-original) double-hung, vinyl sash windows will be replaced with new wood or wood-clad sashes that will reproduce the original/current double-hung configurations, paired arrangements, etc. Original cornices and two-toned brickwork exterior cladding will be retained.

Above the roofline of the existing building, the new fifth through eighth stories will be clad with brick-patterned fiber cement panel rainscreen and smooth-troweled cement plaster in panels around the windows at each story. A regular pattern of paired and single punched window openings, that corresponds to the pattern on the existing facade, below, will feature black colored vinyl-sash casement windows that are full-height (floor-to-ceiling) with two lites of differing height. Fiberglass cornices will be located above the seventh story and at the roofline at the top of the eighth story. They will have rectilinear corbelled profiles. At the left side of the eighth story, the southwest building corner will be recessed to accommodate an exterior patio, which will be surrounded by a metal and glass guardrail and feature metal framework that supports the continuation of the eighth story cornice at the building corner.

West Facade

The west facade of the existing building will be remodeled. The features of the south facade, both existing and new portions, will be continued around the building's southwest corner, to extend partially along the right side of the west facade. At the first through fourth stories, these features include brick wall surface with a cement plaster parge coating, wood sash double-hung windows in a regular pattern of punched openings, and fiberglass or metal and plaster cornices replicating the originals at the second and fourth stories. The fifth through eighth stories will be clad with brick-patterned fiber cement panel rainscreen and smooth-troweled cement plaster in panels around the windows at each story. A regular pattern of paired and single punched window openings, that corresponds to the pattern below, will feature black colored vinyl-sash casement windows that are full-height (floor-to-ceiling) with two lites of differing height.

The remainder of the facade will be clad with brick-patterned fiber cement panel rainscreen, with smooth-troweled cement plaster panels between the windows vertically. A regular pattern of punched window openings will characterize the facade, consisting of black colored vinyl-sash casement windows. Windows will be full-height (floor-to-ceiling), but some will have narrower openings with with two lites of differing height, while the majority of openings will be wider and feature large four-lite sashes. Across the facade, fiberglass cornices will be located above the seventh story and at the roofline at the top of the eighth story. They will have rectilinear corbelled profiles. At the right side of the eighth story, the southwest building corner will be recessed to accommodate an exterior patio, which will be surrounded by a metal and glass guardrail and feature metal framework that supports the continuation of the eighth story cornice at the building corner.

North Facade

The north facade partially abuts neighboring buildings at its lower portion and is not visible at those points. Where the existing second through fourth stories are exposed on the right side, the facade will be remodeled to be consistent with the new vertical addition. The facade will be clad with brick-patterned fiber cement panel rainscreen, with smooth-troweled cement plaster in panels between the windows vertically. A regular pattern of punched window openings will characterize the right side of the facade, while windows will be more sparse, but still regularly placed, on the left side of the facade. Windows will consist of black colored vinyl-sash casement windows. They will be full-height (floor-to-ceiling) and most will have narrower openings with with two lites of differing height, while some will be wider and feature large four-lite sashes. Fiberglass cornices will span the facade above the seventh story and at the roofline at the top of the eighth story. They will have rectilinear corbelled profiles.

Analysis According to the Secretary of the Interior's Standards for Rehabilitation

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

Within its initial period of significance – 1921 – the property was designed and constructed as a mixed-use, commercial and residential building, with a series of shops on the ground floor and residential apartments on the

floors above. The commercial spaces on the ground floor also contributed to the second period of significance, ca. 1965-1975. The property's historic mixed use will be maintained, with the proposed project retaining the ground floor commercial spaces and adding to the existing residential capacity of the upper floors of the building. Therefore, the project complies with Standard 1.

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

The historic character of the existing building will be retained and preserved, particularly the character defining and other original materials and features concentrated on the primary and south facades. Storefronts on the primary facade will be salvaged, repaired, and reinstalled, or in the case that they are irreparable, replaced in-kind with metal-framed glazing and tiled bulkheads that match existing configurations and organization, thus preserving historic character. Storefronts on the left side of the south facade will be altered, but the proposed use of compatible materials and basic organization, matching that found on the primary facade, will preserve the building's overall character. Windows on the upper stories of the existing building (stories two through four) will be replaced with wood sash, which will reverse previous inappropriate alterations and restore historic character, as the building would have had double-hung wood sash windows on the upper stories originally. The proposed project will remodel the west and north facades, but these are less-prominent and less-visible secondary and tertiary facades that do not bear any of the property's distinctive or character defining features. The project will also add new structure above the existing building; however, in its appearance from the street, the first four stories that comprise the existing historic building will not be substantially changed and will be well defined from the new portion above. The building fills its lot and its footprint will not be changed. Remaining entrances will continue to be recessed within vestibules, so no exterior spaces will be affected. Existing spatial relationships are not considered distinctive or significant, particularly in an urban setting where buildings of varying heights are expected to be present, so the change in the building's height will not remove or destroy important spatial relationships and the addition, which is strictly vertical, will not encroach on neighboring properties. Therefore, the project complies with Standard 2.

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

The proposed alterations to the property will not attempt to add conjectural features or elements that would create a false sense of historical development. The remodeled west and north facades, as well as the new vertical addition, will be characterized by brick-patterned fiber cement panel rainscreen cladding, with cement plaster accent panels, and aluminum-sash windows that are Contemporary in both their materiality and aesthetic. Details like upper-facade cornices will reference the original cornices on the building below, but will be made of fiberglass and have rectilinear profiles, rather than curved Classical moldings, again being differentiated in their materiality and aesthetic. There will be little ornament on the new portions of the building otherwise, including absences of trim around openings, and no other features or detailing will present themselves as historic elements. Therefore, the project complies with Standard 3.

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

The building was initially constructed in 1909 as a small row of storefronts, which was later enlarged to the current multi-story mixed-use building in 1921. It is the architecture and architect of the enlarged building, built upon the original building, that are considered historically significant. In addition to the basic configuration of storefronts facing Telegraph Avenue (a 1909 feature), the character defining features of the building today were all introduced by the 1921 enlargement. However, as the proposed project will retain the primary and south

facades of the building, where all of the property's character defining features are concentrated (dating to both 1909 and 1921), all will be retained and preserved by the proposed project. No alterations made since 1921 are considered significant. Most of those changes concerned the storefronts and resulted in varying materials and treatments on individual storefronts, which will be reverted to a more uniform appearance by the proposed project. Other changes include the replacement of upper story windows with incompatible vinyl sashes, which the project will remedy by installing more appropriate wood sash windows. Therefore, the project complies with Standard 4.

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

The proposed project will leave the primary and south facades of the existing building intact, while remodeling secondary and tertiary facades and making a vertical addition. Character defining and other original elements are concentrated on street-facing facades that will not be altered or, if needed (as at the storefronts), will be replaced in-kind; thus, preserving distinctive materials, features, finishes, construction techniques, and craftsmanship. Therefore, the project complies with Standard 5.

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

The extant elements of the property are in good condition and it is not the intent of the proposed project to address or remedy issues of substantially deteriorated fabric or features, but instead to introduce new construction to the property. Where elements like existing storefronts will be addressed, the approach will be to remove, repair, and replace them and, if that is not feasible, to replace them in-kind, as recommended by this Standard. This new construction will not attempt to replicate or replace any missing features. Therefore, the proposed project complies with Standard 6.

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

No chemical or physical treatments are proposed for use in relation to the proposed project, as cleaning and/or removal of existing finishes and materials related to the historic fabric of the property are not part of the scope. If, for any reason, such treatments are required, the gentlest means possible will be used. Therefore, the project complies with Standard 7.

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

There are no known archaeological resources at the subject property and the proposed project does not intend to undertake any major ground-disturbing activities that would potentially uncover or impact archaeological deposits. However, if any archaeological resources are uncovered in the course of work, all work will be halted and appropriate mitigation measures will be taken. Therefore, the project complies with Standard 8.

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.

The proposed project will undertake the remodeling of the west and north facades, and make a vertical addition. These alterations will not result in the destruction of any character defining features or historic materials, which are all located on the primary and south facades, and which will remain intact and even undergo some restoration by the proposed project (ie: repair/restoration of storefronts and replacement of non-original vinyl windows with more appropriate wood sash). Existing spatial relationships are not considered distinctive or significant, particularly in an urban setting where buildings of varying heights are expected to be present, so the change in the building's height will not destroy important spatial relationships and the addition, which is strictly vertical, will not encroach on neighboring properties.

The remodeled west and north facades and new vertical addition will feature materials such as dark colored brick-pattern fiber cement panel rainscreen and smooth-troweled cement plaster, black colored vinyl sash windows, and fiberglass cornices. These elements have compatible but modern aesthetics and will include only minimal and referential ornament, like the cornices. In its modern materials palette, relative simplicity, and subtle ornamental references, the remodeled facades and addition will be compatible with the relatively staid Classical Revival style of the building. However, they will also be differentiated in their modern materials (ie: the rainscreen is distinctly modern in both its manufacturing and installation on the building, thus easily discernible as a modern intervention) and paired down ornament. Additionally, the dark color of the siding and window sashes on the remodeled facades and addition will set it apart, as well as visually diminish, its physical character.

In area, the addition will be contained within, and be slightly smaller than, the existing building footprint; incorporating appropriate setbacks above the east and south facades in deference to the historic fabric and character present there. It will increase the height of the existing four story building by four more stories, which will mean that the addition does not exceed the existing building in its own height, thus keeping it within reasonable proportion. Visually, the two masses (original base and upper addition) will be well defined visually, by materials and color, so as to keep a distinct sense of the two masses, the upper of which will be downplayed by simplicity of design and dark color palette. Therefore, the project complies with Standard 9.

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

In terms of new construction, the proposed project includes the remodeling of the west and north facades, which assumes they will be demolished and rebuilt, and the construction of a four-story vertical addition. If the new west and north facades were to be removed in the future, the walls themselves would have to be reconstructed in order to maintain the building's structural integrity; however, the simplicity of their flat forms, basic fenestration patterns, and lack of ornamentation could be replicated without affecting the overall form of the historic building. Additionally, no character defining features are located on these facades, so although historic fabric (original brick and window sashes) would be lost on those secondary and tertiary facades, the basic integrity and important elements of the building's character would remain unimpaired on the primary and south facades. If the vertical addition were to be removed in the future, only the roof of the historic building would be compromised. It, too, would have to be reconstructed in order to maintain the building's structural integrity, but as it is a simple flat roof that is not considered character defining it could be reinstated without jeopardizing the form or character of the historic building. Therefore, the project complies with Standard 10.

Conclusion

In summary, the above analysis finds that the proposed project at 2449 Dwight Way complies with the Secretary of the Interior's Standards for Rehabilitation. Subsequently, as proposed, the project will not cause a substantial adverse change in the significance of an historical resource.

February 11, 2025

Jason André
Studio KDA
1810 6th Street
Berkeley, CA 94710

**Re: 2449 Dwight Way
Existing Façade Preservation Study
DCI Project Number: 24081-0148**

Dear Jason:

DCI Engineers is the Structural Engineer of Record (SEOR) for the 2449 Dwight Way redevelopment project in Berkeley, California. DCI performed a visit on January 15, 2025 to review the existing building and façade. The proposed new project, an 8-story residential building (4 stories of wood over 4 stories of concrete) incorporates the existing 1920's façade into the new design by preserving and reinforcing the façade and refinishing/repairing as needed. The demolition sequence will involve 100% removal of the existing roof structure and no more than 50% removal of the existing façade.

We anticipate that, based on the existing construction type and the new construction sequencing, the façade on the proposed elevations along Dwight Way and Telegraph Avenue can be preserved during construction of the new structure. The existing façade appears to be a non-bearing exterior masonry wall system in satisfactory condition.

During construction, the existing façade will be supported by a permanent cast-in-place concrete frame and supplemental structural steel members while the existing building is demolished. The concrete frame will eventually form part of the primary structural system and, once the slabs are poured, removal of the supplemental steel members can occur. The configuration will hold the façade at all points of support where the existing floor levels currently provide support and out-of-plane bracing. The following pages graphically convey this stabilization sequence.

We believe that with these design and construction procedures, the general contractor will be able to preserve and retain the existing building facade without impacting the facade's integrity or its character-defining features and materials. If you have any other questions or need anything else, please let us know.

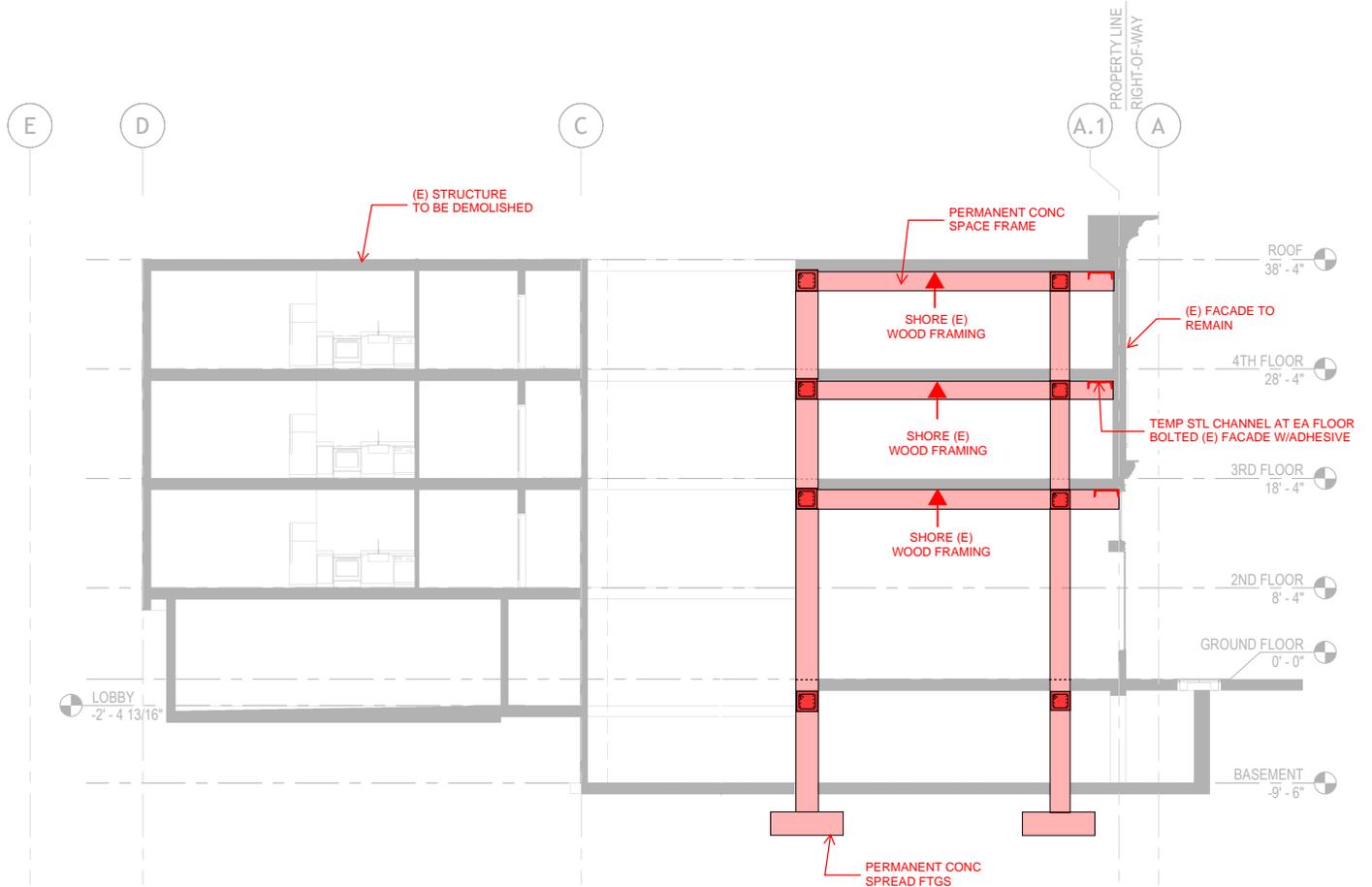
Sincerely,
DCI Engineers



Justin Bettner, PE, SE
Associate Principal

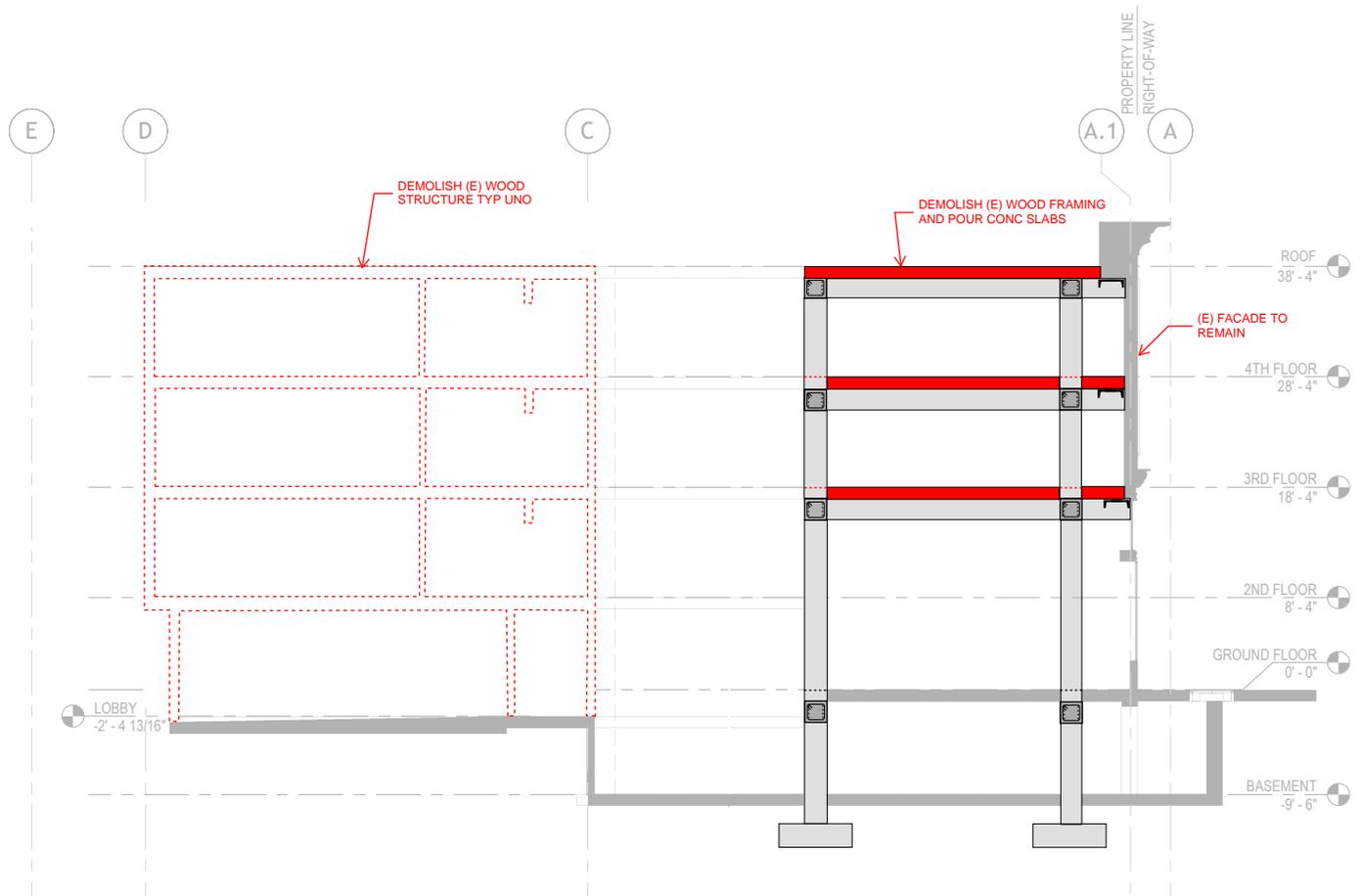


2449 DWIGHT FACADE PRESERVATION SEQUENCE



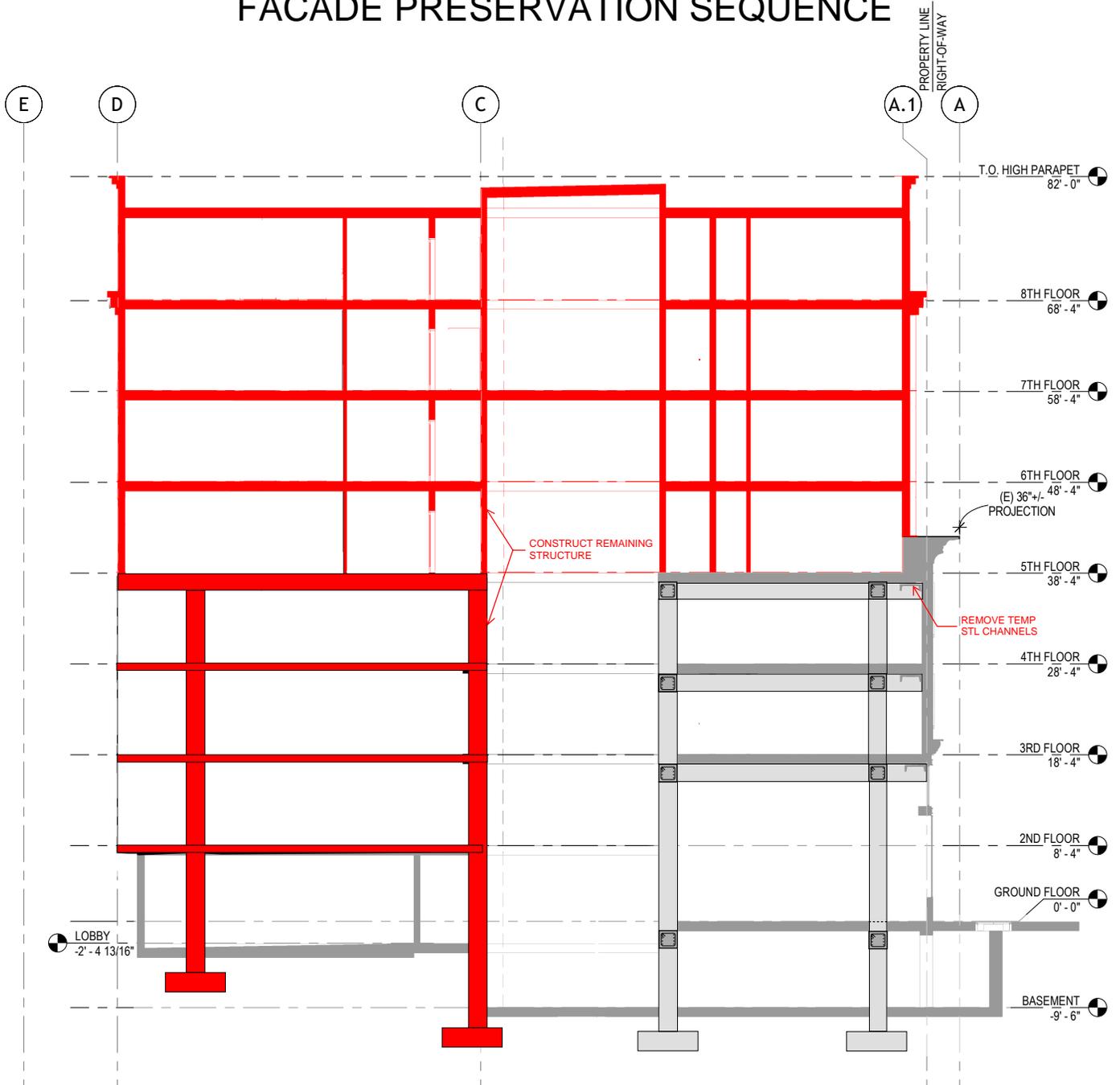
**STEP 1 - SHORE EXISTING WOOD FRAMING
AT FACADE, CONSTRUCT CONCRETE FRAME,
AND INSERT SUPPORT CHANNELS.**

2449 DWIGHT FACADE PRESERVATION SEQUENCE



**STEP 2 - DEMOLISH EXISTING WOOD FRAMING AND
POUR SLABS OVER CONCRETE FRAME PORTION**

2449 DWIGHT FACADE PRESERVATION SEQUENCE



STEP 3 - REMOVE SUPPLEMENTAL STEEL CHANNELS AND COMPLETE CONSTRUCTION OF THE PRIMARY STRUCTURE.