

November 23, 2020

701-705-705A Bancroft Way, Berkeley
City of Berkeley Historical Evaluation

Based on associated historic resource records, the industrial buildings located at 701-705-705A Bancroft Way are not eligible for designation as Berkeley Landmarks or Structures of Merit on the basis of any cultural value, as the subject property and buildings:

- Are not associated with the movement or evolution of religious, cultural, governmental, social or economic developments of the City (LPO Section A.2). Re: the latter – being the only potentially applicable movement relative to this commercial/industrial property – the subject property belongs to a general pattern of economic development which pattern fits the locale as it does the greater vicinity, which experienced, in its time, relatively extensive industrial development, yet relative to which this parcel and buildings are typical.
- Are not worth preserving for usefulness as an educational force (LPO Section A.3), as there is no potential educational value associated with the use as a property that warehoused miscellaneous industrial businesses;
- As this individual property does not embody or express the history of Berkeley/Alameda County/California/United States (LPO Section A.4).

Additionally, on the basis of architectural merit, the subject buildings are not eligible to be a City of Berkeley Landmarks or Structure of Merits, as:

- Erected in the mid-20th century, the subject buildings of standardized construction are not a “first, last, only or most significant architectural property of its type in the region,” as there are numerous industrial buildings in the direct vicinity (LPO Section A.1.a).
- The subject standardized, mid-20th century buildings are not prototypical or outstanding examples of their period or style. Nor are the subject buildings identifiable works of any designer, architect or engineer (LPO Section A.1.b).
- These buildings are not architectural examples worthy of preservation for any “potentially exceptional values relative to its neighborhood fabric” (LPO Section A.1.c).
- Nor are these buildings worthy of potential preservation as part of their neighborhood, block or street frontage, nor are they directly a part of a group of buildings that includes landmarks (LPO Section B.1).

Further, under CoB Structure of Merit criteria:

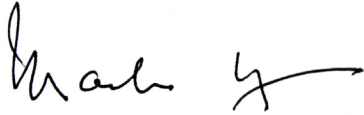
- As cited above, the existing buildings are not worthy of preservation as part of the neighborhood, block or street frontage, or as part of a group of buildings that includes landmarks (LPO sec.B.1).
- The age of the subject buildings are not contemporary with an historic period or event of significance to the City, or to this neighborhood, block, street frontage, or group of buildings (LPO sec.B.2a); neither do the subject buildings constitute any potential event of importance relative “to the structure's neighborhood, block, street frontage, or group of buildings” (LPO Section B.2.a[2]).
- There is one industrial building in the neighborhood that is a City of Berkeley Structure of Merit, the West Berkeley Macaroni Factory at 2215 5th St., which dates to 1907. No other industrial properties within the neighborhood are, at this juncture, Berkeley Landmarks or Structures of Merit. The three subject buildings are not compatible in size, scale, style, materials or design

with the designated landmark structure at 2215 5th St. (LPO sec.B.2b).

- The existing buildings have no identifiable historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings (LPO sec.B.2d).

In conclusion, the property and buildings at 701-705-705A Bancroft Way in Berkeley are not individually or collectively eligible as City of Berkeley Landmarks or Structure of Merits.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 701, 705, 705A Bancroft Way
 P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

- *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
- c. Address 701-705-705A Bancroft Way City Berkeley Zip 94710
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: Assessor's Parcel Number 56-1957-7-1

*P3a. Description:

Sharing a parcel, 701, 705 and 705A Bancroft Way are a trio of industrial warehouse buildings of standardized construction. Built in 1965, 701 and 705A are highly similar wood frame and stucco clad warehouses with low slope shed roofs. Built in 1957, 705 Bancroft is a metal framed and metal clad warehouse also constructed as a speculative warehouse. Each of the buildings have loading doors, entry doors and windows that face into their shared, paved entry drive and lot. 701 Bancroft has a shed roof that partly overhangs an original, covered yet open space. It also has a rear (west) wall that faces the adjacent railroad right-of-way. 705 Bancroft fronts on Bancroft Way. These three buildings share their site with a large foundry building, 703 Bancroft Way, at the rear of the property, which is not addressed herein. (cont.)

*P3b. Resource Attributes:

HP8: Industrial buildings

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

P5b. Description of Photo: (view, date, accession #1, 3-5) MH, 2020;

2) Google Earth, 2020

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

701-705A, 1965; 705, 1957
(per permits)

*P7. Owner and Address:

Steelwave
100 California St., #800
San Francisco, CA 94111

*P8. Recorded by:

Mark Hulbert
446 17th St. #302
Oakland, CA 94612

*P9. Date Recorded:

November 23, 2020

*P10. Survey Type:

Intensive

P5a. Photograph or Drawing



Fig.1 – 701 (left), 703 (left center), 705A (right center) & 705 (right) Bancroft Way

*P11. Report Citation:

See references

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 701-705-705A Bancroft Way, Berkeley *NRHP Status Code _____
 Page 2 of 5

B1. Historic Name: none
 B2. Common Name: 701-705-705A Bancroft Way
 B3. Original Use: Industrial B4. Present Use: same
 *B5. Architectural Style: Utilitarian-industrial
 *B6. Construction History:

In 1874, the subject lot was first mapped as lots 17-22 and a portion of lot 16, block 113, tract B, by the Berkeley Land and Town Improvement Association. This multi-building parcel includes the site of a Southern Pacific train depot (ca. 1889-1913) and a succession of industrial uses. From 1907-1946, the property was occupied by warehouses and foundries operated by the Century Mercantile Company, Fageol Motor Company, Oakland Furnace & Foundry Company, and A. K. Simonds Company. Armco Drainage & Metal Products acquired the property in 1946, building the extant foundry [703 Bancroft] and one of the extant warehouses [705 Bancroft]. Armco sold the property around 1962 to the Berkeley Concrete Forms Company, a subsidiary of the Berkeley Pump Company, which used the property for investment purposes, leasing out buildings to various tenants - 705 Bancroft was first used as a newspaper distribution center for the San Francisco Chronicle. The property was sold by Berkeley Pump in 1979. (from Minor, p9) (cont.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: none b. Builder: Ensor H. Buel
 *B10. Significance: Theme -- Area --
 Period of Significance -- Property Type -- Applicable Criteria --

The three warehouse buildings on the subject lot are wood and metal framed, stucco and metal clad industrial structures. Each building exterior appears to be largely original with the exception of #701, which has seen numerous alterations. (cont.)

B11. Additional Resource Attributes: none

*B12. References:
 Woodruff Minor, *Historical Overview of Building Permit History and Use Cultural Resources Assessment Peerless Greens Project Site Berkeley, CA*; rev. October 2019.

B13. Remarks:
 *B14. Evaluator: Mark Hulbert, Preservation Arch.
 *Date of Evaluation: November 23, 2020

(This space reserved for official comments.)

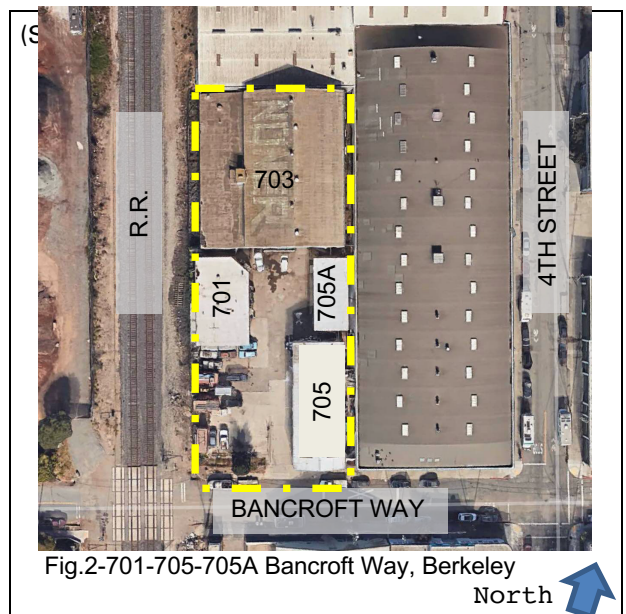


Fig.2-701-705-705A Bancroft Way, Berkeley

North

CONTINUATION SHEET

Property Name: 701-705-705A Bancroft Way, Berkeley
Page 3 of 5

Descriptions (cont.):

701 Bancroft Way is a single story, wood frame, stucco and metal clad building on a concrete slab foundation and under a low slope shed roof. The building has a 37 ft. wide (east-west) by 47 ft. deep rectangular plan. Front (east) façade has two garage bays with roll-up metal doors, a single doorway and several metal-sash windows. The rear wall, facing the railroad tracks, has a garage bay with recently added window infills and a shed roof, and there are doors and windows on the diagonal corner and north end. The formerly open roofed section at the south has also been partially enclosed with metal panels.



Fig.3 - 701 Bancroft Way, south side (looking north from Bancroft)

705 Bancroft Way is a prefabricated steel-frame warehouse with a concrete slab floor and foundation. Its rectangular footprint measures 40 ft. (east-west) by 100 ft.. Exterior walls are steel panels. Each end gable and the roof are of corrugated steel. The building fronts on Bancroft with a sliding industrial door. The west side has two bays with roll-up doors along with a number of metal doors and windows, above and below, a number of which also occur at the north end and east side.



Fig.4 – 705 Bancroft Way, west side and front (looking north from Bancroft)

705A Bancroft Way is a single-story, wood-frame, stucco-clad building on a concrete slab and with a low slope shed roof. Its rectangular footprint measures approx. 24 ft. (east-west) by 47 ft. (cont.)

CONTINUATION SHEET

Property Name: 701-705-705A Bancroft Way, Berkeley
Page 4 of 5

Descriptions (cont.):

The front (west) has three garage bays with roll-up metal doors and several upper metal windows. North and south sides each have entry doors and upper windows and there is one entry doorway on rear (east) wall.



Fig.5 – 705A Bancroft Way, west (front) and south side (looking northeast from site)

Significance (cont.):

Historic Contexts

In sum, the applicable historic contexts are mixed, spanning between the 19th and 20th centuries, the two centuries contextually different. From the mid-1870s, when the area was first mapped and developed, into the first decade of the 1900s, the subject blocks were largely residential. Thereafter and spanning to c1960, the context was industrial. Between and bridging the two periods were wholesale nurseries and greenhouses, which existed from c1890-c1960 and which were essentially an industrial use but of a complexion that was compatible with the directly adjacent residential properties and which were also ripe for the industrial redevelopment that took hold in the early to mid-20th century. Following a period of the decline of industry, the recent, non-historic period has witnessed an insurgence of commercial and housing development throughout the immediate vicinity.

Ownership History

Armco Drainage & Metal Products, Inc. (ADMP) was a wholly owned subsidiary of the American Rolling Mill Company (Armco), a major sheet-steel manufacturer established in Ohio in 1900. Incorporated in Delaware in 1941, ADMP consolidated numerous steel-pipe manufacturers (individually owned by Armco) into an integrated organization. [...] ADMP flourished in the postwar period, manufacturing culverts, pipes, irrigation systems, canal gates, highway guards, retaining walls, prefabricated buildings, and other products. A corporate expansion in 1946-47 resulted in many new facilities. By 1947, Armco Drainage & Metal Products, Inc., operated 39 fabricating plants in the United States and six in Canada. (from Minor, p12)

Founded in Berkeley in 1937, and incorporated in July 1946, the Berkeley Pump Company went on to become one of the largest manufacturers of pumps in the United States, with worldwide sales. [...] (cont.)

CONTINUATION SHEET

Property Name: 701-705-705A Bancroft Way, Berkeley

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By 1947, Berkeley Pump had more than 100 employees and a branch plant in Atlanta, eventually growing to include nearly a dozen plants in the United States. By 1960, Berkeley Pump's main plant occupied nearly 20 buildings scattered along Fourth, Fifth, and Sixth Streets between Allston and Channing Ways. [...] Some of the firm's buildings were existing structures that had been purchased; others were built expressly for the company. The latter group, such as the factory warehouse at 2246 Fifth, included concrete structures with glass-block infill, a method of construction invented in Berkeley. The "Crete-Glass" concrete grid panels were made from forms fabricated by the Berkeley Concrete Forms Company, a subsidiary of Berkeley Pump incorporated in March 1946 with the same corporate address. Its five directors included three members of the Stadelhofer family and cement contractor Ensor H. Buel. (from Minor, p31)

Evaluation

The following addresses historic resource potential per the *California Register of Historical Resources* evaluation criteria:

Criterion 1 – Events

705 Bancroft Way was constructed in 1957 by its then property owner, Armco. Following the property's sale to the Berkeley Concrete Forms Co., 701 and 705A Bancroft were erected in 1965. All were built as speculative warehouses without uses specific to the property owners – for example, 705 Bancroft was originally used as a newspaper warehouse. Thus, the three subject buildings were not directly associated with any industrial entity of importance. Additionally, such general warehouse uses and buildings were common throughout this locale at mid-century, so do not constitute an important development event or pattern. Consequently, as there are no identifiably historic events associated with the three subject buildings, they do not meet *CR criterion 1*.

Criterion 2 – Persons

A sequence of 20th century industrial entities were responsible for the development of the subject, mid-20th century buildings. While such entities may have contextual importance to local industrial history, no individuals of importance have been identified. Lacking individual associations, the subject property does not meet *CR criterion 2*.

Criterion 3 – Design/Construction

The 701 and 705A Bancroft warehouses were field constructed wood frame buildings. The 705 Bancroft warehouse was a pre-fabricated "Steelox" steel structure, which system was one of the products of the property owner, Armco. Each, including the pre-fab structure, are general warehouse buildings without design or construction distinction. No identified architect or engineer was associated with the 701 and 705A Bancroft buildings. J.H. Piatt has been identified as the engineer for the 705 Bancroft building. And the contractor for each building was Ensor H. Buell, who is also identified as having been an owner of the Berkeley Concrete Forms Company. Neither the identified engineer or contractor are identifiably important in their fields. Nor is there any evidence of artistic intent or of artistry. Thus, the subject buildings do not meet *CR criterion 3*.

Criterion 4 – Relative to potential historic architectural resources, the three subject buildings have not yielded and at this juncture, beyond the contents of this and associated reports, do not appear to have any potential to yield additional information of any historical importance, so also do not meet *CR criterion 4*. (Pre-history is not a part of this historical evaluation.)

In conclusion, based on the available records and on their exterior characteristics and overall presence, the subject buildings at 701-705-705A Bancroft Way in Berkeley have no potential historical or historic architectural significance per the California Register criteria.

January 25, 2021

703 BANCROFT WAY, BERKELEY
City of Berkeley Historical Evaluation

As delineated below, per the City of Berkeley's *Landmarks Preservation Ordinance (LPO)*, the building at 703 Bancroft Way meets several LPO criterion with respect to cultural and historical values (A2, A4, B.2.a.2, B2.d), so is eligible for designation as a City of Berkeley Landmark or Structure of Merit.

3.24.110 Landmarks, historic districts and structures of merit--Designation--Criteria for consideration.

A. Landmarks and historic districts. General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

1. Architectural merit:

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

The former foundry building is not the first, last or most significant architectural property of its industrial type in the City of Berkeley.

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; or

The subject building is not a prototypical, outstanding or notable work.

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

The subject building has limited exposure within its neighborhood so has no exceptional values to offer to the neighborhood fabric.

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 703 Bancroft building is associated with economic developments of the City as the building was associated with nationally and locally important manufacturing companies during the World War II era.

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

The subject building has no evident educational value associated with its use as a property that housed industrial uses.

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 subject building expresses historic value as it is associated with economic developments of the City in the immediate post-World War II era.

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

The subject property and building are not listed on the National Register.

B. Structures of merit. Criteria which the commission shall use when considering a structure for structure of merit designation are as follows:

- 1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon 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.*
- 2. Specific criteria include, but are not limited to one or more of the following:*
 - 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.*

The age of the subject building is not contemporary with any designated landmark within its immediate vicinity.

Otherwise, the subject building is associated with a period/event of significance to the City, as it was associated with nationally and locally important manufacturing companies during the World War II era.

- 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 subject building is not compatible with any designated landmark within its immediate vicinity.

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

The subject building is not a good example of architectural design.

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

The subject building has identifiable historical significance relative to its neighborhood as it is the oldest surviving industrial resource in the City of Berkeley associated with its pre- and post-WWII owner, ARMCO and their local predecessor, CALCO.

Signed:



Mark Hulbert
Preservation Architect & Historic Resources Consultant

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 703 Bancroft Way, Berkeley *NRHP Status Code _____
 Page 2 of 5

B1. Historic Name: none
 B2. Common Name: 703 Bancroft Way
 B3. Original Use: Industrial B4. Present Use: same
 *B5. Architectural Style: Utilitarian-industrial
 *B6. Construction History:

In 1874, the subject lot was first mapped as lots 17–22 and a portion of lot 16, block 113, tract B, by the Berkeley Land and Town Improvement Association. This multi-building parcel includes the site of a Southern Pacific train depot (ca. 1889-1913) and a succession of industrial uses. From 1907–1946, the property was occupied by warehouses and foundries operated by the Century Mercantile Company, Fageol Motor Company, Oakland Furnace & Foundry Company, and A. K. Simonds Company. Armco Drainage & Metal Products acquired the property in 1946, building the extant foundry [703 Bancroft] and one of the extant warehouses [705 Bancroft]. Armco sold the property around 1962 to the Berkeley Concrete Forms Company, a subsidiary of the Berkeley Pump Company, which used the property for investment purposes, leasing out buildings to various tenants – 705 Bancroft was first used as a newspaper distribution center for the San Francisco Chronicle. The property was sold by Berkeley Pump in 1979. (from Minor, p9)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: none (Jack Long, eng.) b. Builder: ARMCO
 *B10. Significance: Theme Industry Area West Berkeley
 Period of Significance 1947–1962 Property Type Industrial Applicable Criteria A & C

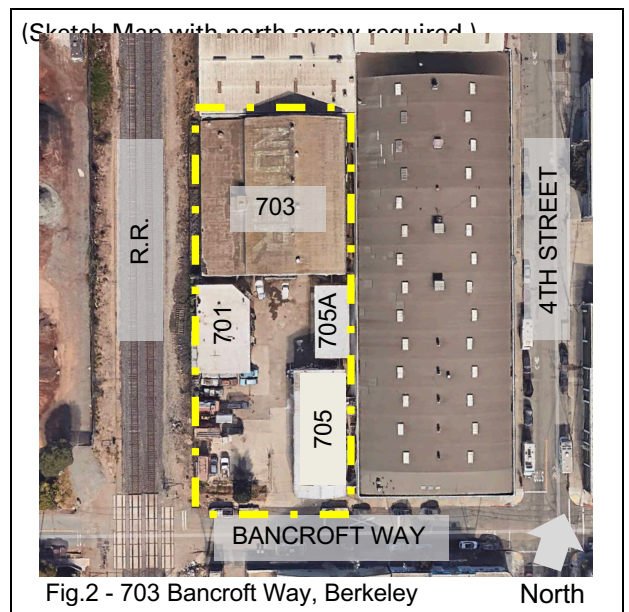
The subject industrial building was constructed as a foundry by and for Armco Drainage & Metal Products, Inc., a local subsidiary of a national manufacturing company of the pre- and post-World War II era. Acquisition and development of the subject parcel was part of ARMCO's post-war expansion in order to exploit the post-war development boom. (cont.)

B11. Additional Resource Attributes: none

*B12. References:
 Woodruff Minor, *Historical Overview of Building Permit History and Use Cultural Resources Assessment Peerless Greens Project Site Berkeley, CA*; rev. October 2019.

B13. Remarks:
 *B14. Evaluator: Mark Hulbert, Preservation Arch.
 *Date of Evaluation: January 25, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 703 Bancroft Way, Berkeley
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Descriptions (continued):



Fig.3 – 703 Bancroft Way (701 Bancroft in foreground), looking north from Bancroft Way



Fig.4 – 703 Bancroft Way, birds-eye, looking northeast

CONTINUATION SHEET

Property Name: 703 Bancroft Way, Berkeley

Page 4 of 5

Significance (cont.):

Historic Contexts

In sum, the applicable historic contexts are mixed, spanning between the 19th and 20th centuries, the two centuries contextually different. From the mid-1870s, when the area was first mapped and developed, into the first decade of the 1900s, the subject blocks were largely residential. Thereafter and spanning to c1960, the context was industrial. Between and bridging the two periods were wholesale nurseries and greenhouses, which existed from c1890-c1960 and which were essentially an industrial use but of a complexion that was compatible with the directly adjacent residential properties and which were also ripe for the industrial redevelopment that took hold in the early to mid-20th century. Following a period of the decline of industry, the recent, non-historic period has witnessed an resurgence of commercial and housing development throughout the immediate vicinity.

Ownership History

Armco Drainage & Metal Products, Inc. (ADMP) was a wholly owned subsidiary of the American Rolling Mill Company (Armco), a major sheet-steel manufacturer established in Ohio in 1900. Incorporated in Delaware in 1941, ADMP consolidated numerous steel-pipe manufacturers (individually owned by Armco) into an integrated organization. [...] ADMP flourished in the postwar period, manufacturing culverts, pipes, irrigation systems, canal gates, highway guards, retaining walls, prefabricated buildings, and other products. A corporate expansion in 1946–47 resulted in many new facilities. By 1947, Armco Drainage & Metal Products, Inc., operated 39 fabricating plants in the United States and six in Canada. (from Minor, p12)

Evaluation

The following addresses historic resource potential per the *California Register of Historical Resources* evaluation criteria:

Criterion 1 – Events

The former foundry building at 703 Bancroft Way was permitted and constructed in 1947-48 by its then owner, a large American company, Armco Drainage & Metal Products, Inc. (ARMCO), and was an early post-World War II metal building of their fabrication and construction. The former foundry building is the oldest surviving local industrial resource associated with ARMCO and its local predecessor, CALCO. As the 703 Bancroft building has associations to a nationally important manufacturing company in the pre- and post-World War II era, the subject building meets *CR criterion 1*.

Criterion 2 – Persons

A 20th century industrial entity was responsible for the development of the subject, mid-20th century building. While, as summarized above, such an entity may have importance to local industrial history, no individuals of importance have been identified. Lacking individual associations, the subject property does not meet *CR criterion 2*.

Criterion 3 – Design/Construction

No identified architect was associated with the 703 Bancroft building while an Oakland engineer, Jack Long, was its engineer and the original contractor was the owner, ARMCO. Neither the identified engineer or contractor are identifiably important in the design and construction fields, and there is no evidence of any artistic values associated with the original building.

Otherwise, the subject building, a former foundry, is a locally distinctive example of an early post-World War II industrial building of steel design and construction, so the building meets *CR criterion 3*. (cont.)

CONTINUATION SHEET

Property Name: 703 Bancroft Way, Berkeley

Page 5 of 5

Significance - Evaluation (cont.):

Criterion 4 – Relative to potential historic architectural resources, the subject building and its property have not yielded and at this juncture, beyond the contents of this and associated reports, do not appear to have any potential to yield additional information of any historical importance, so also do not meet *CR criterion 4*. (Pre-history is not a part of this historical evaluation.)

Integrity

The existing building's historic integrity is mostly intact. Its location and setting are intact, while feeling and association are partly intact, as a semi-industrial context sustains, including the adjacent railroad tracks, an earlier industrial building that stands indirectly adjacent (700 Allston, 1906), and several later ARMCO buildings that also remain on its parcel. While, as noted, some material and design characteristics have been lost or altered, the original building design, materials and workmanship appear substantially intact.

Conclusion

As the subject resource meets CR criterion A and C, and as the resource largely retains historic integrity, the building at 703 Bancroft Way is CR eligible. The building's period of significance extends from its origins in 1947 to its change of use and ownership in 1962.

January 28, 2021

747 BANCROFT WAY, BERKELEY
City of Berkeley Historical Evaluation

As delineated below, per the City of Berkeley's *Landmarks Preservation Ordinance (LPO)*, the building located at 747 Bancroft Way is not eligible for designation as a City of Berkeley Landmark or Structure of Merit.

3.24.110 Landmarks, historic districts and structures of merit--Designation--Criteria for consideration.

A. *Landmarks and historic districts. General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:*

1. *Architectural merit:*

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

The subject industrial building is not the first, last, only or most significant building of its type in the City of Berkeley.

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; or*

The subject building is not prototypical or outstanding in any respect, nor is it a notable work.

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

This minor building has no exceptional values to offer to the neighborhood fabric.

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 subject building has no direct association to any movements or developments important to the City as the subject property belongs to a general pattern of 20th century economic development which pattern fits the locale as it does the greater vicinity and which experienced, in its time, relatively extensive industrial and commercial development, relative to which this building is typical.

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

The subject building has no potential educational value associated with its use as a property that housed a range of 20th century industrial and commercial businesses.

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 subject property and its building do not embody and express historic value.

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

The subject property and building are not listed on the National Register.

B. *Structures of merit. Criteria which the commission shall use when considering a structure for structure of merit designation are as follows:*

1. *General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon 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.*
2. *Specific criteria include, but are not limited to one or more of the following:*
 - 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.*

The age of the subject building is not contemporary with an historic period or event of significance to the City, or to this neighborhood, block, street frontage or group of buildings; neither does the subject building constitute any potential event of importance relative to the building's neighborhood, block, street frontage, or group of buildings.

- 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.*

There is one industrial building in the immediate neighborhood that is a City of Berkeley Structure of Merit, the West Berkeley Macaroni Factory at 2215 5th St., which dates to 1907. No other industrial properties within the neighborhood are Berkeley Landmarks or Structures of Merit. The subject building is not compatible in size, scale, style, materials or design with the designated landmark structure at 2215 5th St.

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

The subject building is not a good example of architectural design.

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

The subject building has no identifiable historical significance relative to the City or to its neighborhood, block, street frontage or group of buildings.

Signed:



Mark Hulbert
Preservation Architect & Historic Resources Consultant

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____
 Other Review Code _____ Reviewer _____ Date _____ Listings _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 747 Bancroft Way
 P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

- *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
- c. Address 747 Bancroft Way City Berkeley Zip 94710
- d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: Assessor's Parcel Number 56-1957-3-1

*P3a. Description:

The 747 Bancroft Way building stands on the southeastern corner parcel of its block. Filling its 123 ft. x 351.25 ft. site, this tall, single-story building houses a floor area of approximately 1 acre. It has concrete walls with minimally expressed columns and a high, wood-framed, bowed roof. The building front, on Bancroft Way, has a single loading door opening with metal roll-up door centered in 1 of its 6 bays, a canopied entry door centered in another, and 3 low industrial steel sash windows centered in 3 others. Its 4th St. (east) side is 16 bays long yet with just 3 small entry doors and 2 loading doors. The building's other 2 walls, east and north, closely adjoin surrounding buildings. Exterior concrete, doors and windows are all uniformly painted. The tops of walls are sheet metal capped and the cap-sheeted roof is in part visible from the street.

P5a. Photograph or Drawing



Fig.1 – 747 Bancroft Way – Front (south) and east (4th St.) side

*P3b. Resource Attributes:
 HP8: Industrial building

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

P5b. Description of Photo: (view, date, accession #1,2) Google Earth, 2021

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1955 (per permit)

*P7. Owner and Address:
Herst Family Revocable Trust; c/o Steve Dunn,
Steelwave LLC
100 California St., #800
San Francisco, CA 94111

*P8. Recorded by:
Mark Hulbert
446 17th St. #302
Oakland, CA 94612

*P9. Date Recorded:
January 28, 2021

*P10. Survey Type: Intensive

*P11. Report Citation: See references

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 747 Bancroft Way, Berkeley *NRHP Status Code _____
Page 2 of 4

B1. Historic Name: none
B2. Common Name: 747 Bancroft Way
B3. Original Use: Industrial B4. Present Use: same
*B5. Architectural Style: Utilitarian-industrial
*B6. Construction History:

In 1874, the subject lot was first mapped as lots 9-15 and a portion of lot 16, block 113, tract B, by the Berkeley Land and Town Improvement Association.

Per Sanborn maps, in the northern portion of the subject site, a c1906 residence (2224 4th St.) stood from until post-1950. In its southern portion, a c1908 warehouse stood in 1911 (Century Mercantile Co., owner) and 1929 (Oakland Furnace & Foundry, owner). By 1950, the southern portion of the site, then owned by ARMCO, was vacant. Prescolite acquired the property c1954. (cont.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Clarewood Company (Halok Akol, eng.) b. Builder: Clarewood Company
*B10. Significance: Theme -- Area West Berkeley
Period of Significance -- Property Type Industrial Applicable Criteria --

This large factory-warehouse was commissioned by the Prescolite Manufacturing Company. Founded in Berkeley in 1944 by Preston ("Pres") A. Jones and W. D. Runswick, the firm designed and built incandescent and fluorescent recessed downlights marketed under the name Prescolite. (cont.)

B11. Additional Resource Attributes: none

*B12. References:
Woodruff Minor, Historical Overview of Building Permit History and Use Cultural Resources Assessment Peerless Greens Project Site Berkeley, CA; rev. October 2019.

B13. Remarks:

*B14. Evaluator: Mark Hulbert, Preservation Arch.
*Date of Evaluation: January 28, 2021

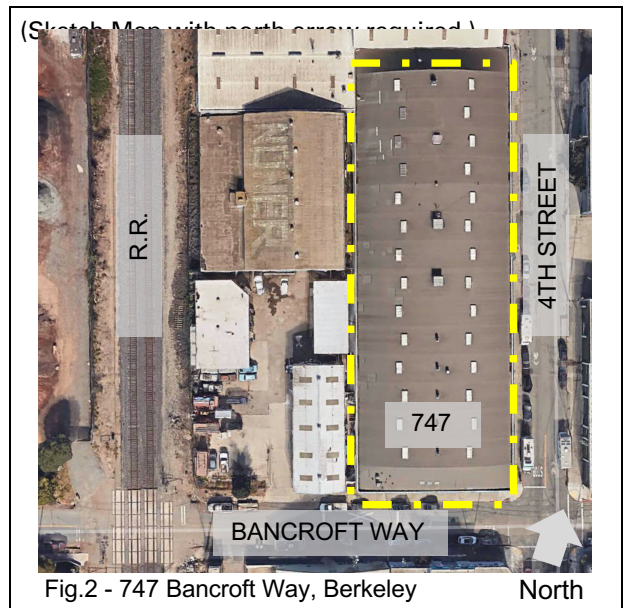


Fig.2 - 747 Bancroft Way, Berkeley North

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: 747 Bancroft Way, Berkeley

Page 3 of 4

Construction History (cont.):

The permit for the building at 747 Bancroft was issued on December 5, 1955, listing the Clarewood Company as architect and builder, and Halok Akol as engineer. The listed cost of construction was \$150,000. Work was completed in June 1956. After moving to San Leandro, Prescolite leased the building for use as an electronics assembly plant. The property was sold in 1966. The Peerless Electric Company (after 1985, Peerless Lighting Corporation) began leasing the building in 1968 for its offices and assembly plant, purchasing the property in 1973. (from Minor, p19)

Significance (cont.):

By 1955, the company name was changed to the Prescolite Manufacturing Corporation. The firm's first factory was located at the southeast corner of Bancroft Way and Fifth Street (800 Bancroft), in a building that is no longer extant. The firm enjoyed steady growth in the late 1940s and 1950s, expanding its Berkeley plant to include three factory-warehouse buildings situated a short distance from one other. The second factory [2229 Fourth St./2222 Fifth St.] was built in 1951 a half-block north of the first; the third, the subject property, opened in 1956 across the street from the second. (from Minor, p18)

Historic Contexts

In sum, the applicable historic contexts are mixed, spanning between the 19th and 20th centuries, the two centuries contextually different. From the mid-1870s, when the area was first mapped and developed, into the first decade of the 1900s, the subject blocks were largely residential. Thereafter and spanning to c1960, the context was industrial. Between and bridging the two periods were wholesale nurseries and greenhouses, which existed from c1890-c1960 and which were essentially an industrial use but of a complexion that was compatible with the directly adjacent residential properties and which were also ripe for the industrial redevelopment that took hold in the early to mid-20th century. Following a period of the decline of industry, the recent, non-historic period has witnessed an insurgence of commercial and housing development throughout the immediate vicinity.

Evaluation

The following addresses historic resource potential per the *California Register of Historical Resources* evaluation criteria:

Criterion 1 – Events

The building at 747 Bancroft Way was permitted and constructed in 1955-56 for Prescolite, a light fixture manufacturer. The subject building was the most recent of several such facilities constructed in west Berkeley for Prescolite. Such general manufacturing and warehouse uses and buildings were common throughout this locale at mid-20th century so do not constitute an important development event or pattern. Consequently, as there are no identifiably historic events associated with the subject property, it does not meet *CR criterion 1*.

Criterion 2 – Persons

Originally associated with Los Angeles based Pressteel, the subject building was not Pressteels' or Prescolite's first location nor a location potentially associated with the company's founding or early work. Further, Pressteels' and Prescolites' founders, Preston A. Jones and W. D. Runswick, are not identifiable as persons of historical importance, nor are any other industrial or commercial users subsequently associated with this property and its buildings. Lacking individual associations of identified historic importance, the subject property does not meet *CR criterion 2*. (cont.)

CONTINUATION SHEET

Property Name: 747 Bancroft Way, Berkeley
Page 4 of 4

Significance - Evaluation (cont.):

Criterion 3 – Design/Construction

747 Bancroft Way is a concrete and bowed-roof manufacturing and warehouse building. Overall, its industrial building type and ultra-utilitarian style and materials have no potential distinction relative to its Modern design or construction period.

The original, 1955 permit identified the architect and contractor as the Clarewood Company and the engineer (and presumed building designer) as Halok Akol. In the 1955 Oakland-Berkeley directory, Akol was listed as a consulting engineer. No other examples of his engineering work are readily identifiable. The Clarewood Company appears to have been Southern California based.

As there is no evidence of any design or construction interest; of any architect, engineer or builder of potential historic importance; nor of any embodied artistic values, the subject building does not meet *CR criterion 3*.

Criterion 4 – Relative to potential historic architectural resources, the subject building has not yielded and at this juncture, beyond the contents of this and associated reports, do not appear to have any potential to yield additional information of any historical importance, so the 747 Bancroft Way building does not meet *CR criterion 4*. (Pre-history is not a part of this historical evaluation.)

In conclusion, per the above, the existing building at 747 Bancroft Way in Berkeley has no potential historical or historic architectural significance per the California Register criteria.

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 2220 4th Street
 P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

- *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
- c. Address 2220 4th Street City Berkeley Zip 94710
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: Assessor's Parcel Number 56-1957-2-4

*P3a. Description:

The 2220 4th St. building fills its midblock L-shaped parcel and which building spans the block, with an eastern front on 4th St. and a rear in the western half of the site. The concrete and steel-frame building is 1-story. Its relatively narrow (36.25 ft. wide) and gabled front section is wedged between adjoining buildings, north and south, with a larger and wider (87 ft.) rear section on the western half of the site with a rear wall facing the railroad tracks. The extant building is used as commercial office and warehouse.

P5a. Photograph or Drawing



Fig.1 – 2220 4th St. – Front (east) on 4th St.

*P3b. Resource Attributes:

HP6: 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #1,2) Google Earth, 2021

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

1989 (per permit)

*P7. Owner and Address:

Steelwave LLC
100 California St., #800
San Francisco, CA 94111

*P8. Recorded by:

Mark Hulbert
446 17th St. #302
Oakland, CA 94612

*P9. Date Recorded:

January 28, 2021

*P10. Survey Type: Intensive

*P11. Report Citation: See references

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2220 4th Street, Berkeley *NRHP Status Code _____
 Page 2 of 2

B1. Historic Name: none
 B2. Common Name: 2220 4th Street
 B3. Original Use: Commercial-warehouse B4. Present Use: same
 *B5. Architectural Style: Post-Modern
 *B6. Construction History:

In 1874, the subject lot was first mapped as lot 23 and a portion of lots 8 and 24, block 113, tract B, by the Berkeley Land and Town Improvement Association. The current parcel was created in 1952 when the former Van Emon Elevator Company/Solano Iron Works property was partitioned. The new parcel comprised the south 87 feet of that property, containing the old Van Emon foundry, along with a narrow ell for a driveway connecting with Fourth Street. The new owner, Berkeley Forge & Tool Company, refurbished the building and then sold it, in 1954, to Able Termite Control. Able remained there until 1981, when the property was sold to the Peerless Electric Company (after 1985, Peerless Lighting Corporation). Peerless cleared the site in 1987. The existing building, designed by MBT Associates, was erected in 1988–89, when repairs were also made to the fire-gutted building next door. (from Minor, p20)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: MBT Associates b. Builder: unknown
 *B10. Significance: Theme -- Area West Berkeley
 Period of Significance -- Property Type -- Applicable Criteria --

The subject building dates to 1988-1989, is a recent resource without evidence of any exceptional qualities, so has no potential historic significance.

B11. Additional Resource Attributes: none

*B12. References:
 Woodruff Minor, *Historical Overview of Building Permit History and Use Cultural Resources Assessment Peerless Greens Project Site Berkeley, CA*; rev. October 2019.

B13. Remarks:

*B14. Evaluator: Mark Hulbert, Preservation Arch.
 *Date of Evaluation: January 28, 2021

(This space reserved for official comments.)

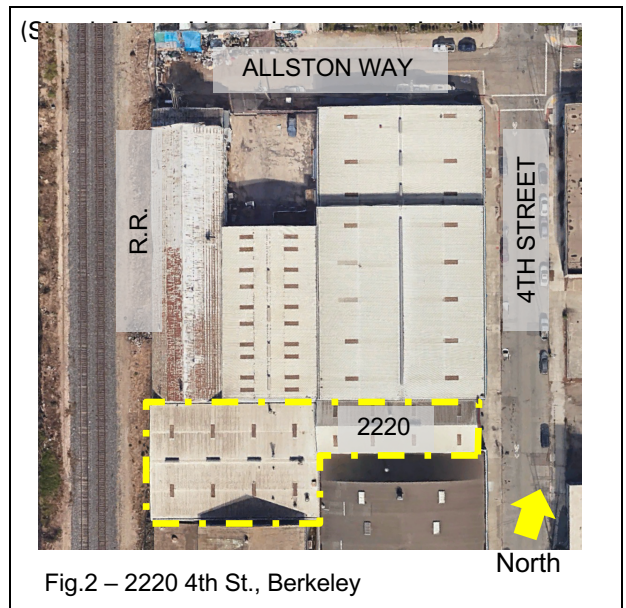


Fig.2 – 2220 4th St., Berkeley