

LEFT COAST ARCHITECTURAL HISTORY



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LAND USE PLANNING
Received
March 24, 2022

Date:	March 23, 2022
To:	CA Ventures, c/o Jessica Fiorella
From:	Caitlin Hibma, Principal/Architectural Historian Left Coast Architectural History
Re:	2065 Kittredge Street, Berkeley Secretary of the Interior's Standards for Rehabilitation Analysis

This memorandum was completed by Left Coast Architectural History (see CV attached) for the property and proposed project at 2065 Kittredge Street, Berkeley. The property, which occupies the city block bounded by Shattuck Avenue (east), Kittredge Street (south), Harold Way (west), and Allston Way (north), was determined to be an individual historical resource for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines) and is locally designated as a Berkeley Landmark (#69, 1983).

The City of Berkeley Planning Department has requested “a complete analysis of all ten applicable standards, as well as supplementary analysis demonstrating compliance with the SOI Guidelines for Rehabilitation Standards #9 and 10.”¹ In response, this memorandum performs said analysis per the CEQA-prescribed Secretary of the Interior's Standards for Rehabilitation (per Code of Federal Regulations, Title 36, Chapter 1, Part 68.3 (b)), and the “New Additions to Historic Buildings” section of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*.²

Analysis is based primarily on proposed project drawings entitled “Berkeley Plaza, 2065 Kittredge Street, Berkeley, CA” authored by Niles Bolton Associates for CA Ventures, 17 March 2022. Background information and other project materials were also provided by the project sponsor for reference.

CHARACTER DEFINING FEATURES

Character defining features are the essential physical aspects of a resource that exemplify its historic materials and determine its structural and aesthetic identity. Character defining features are the critical elements of a property's design that, if removed, would negate the property's ability to convey its historic significance.

- 1 M. Fatema Crane and Anne Burns, City of Berkeley Planning Department to Bill Schrader, Alamo, CA; Letter “re: Application for Structural Alteration Permit #LMSAP2021-0004 to alter the exterior of a City Landmark building and to construct a new building on a City Landmarks site located at 2065 Kittredge Street in the CD/MU zoning district;” 2 February 2022.
- 2 Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service; 1995.

Per the “Historic Resource Technical Report: 2211 Harold Way, Berkeley, CA” (Architectural Resource Group, September 2014)³, the character defining features of the subject property are:

Overall massing, configurations, and volumes

- Five story height at Shattuck Avenue façade and portions of Allston Way and Kittredge Street
- Hip-roofed towers along Shattuck Avenue and Allston Way
- Varied roof heights
- Symmetrical façade arrangement at Shattuck Avenue
- One-story 1912 restaurant addition along Allston Way
- One-story 1926 addition at southwest corner of lot

Mission Revival style and detailing – Shattuck Hotel (1910, 1912 and 1913 portions)

- Red clay tile roofs
- Hip roofed, square towers separating hotel bays
- Smooth stucco/plaster finish on exterior walls, painted in light colored tones
- Arched window and entrance openings along Shattuck Avenue and Allston Way elevations
- Decorative tile work above main hotel entrance on Allston Way
- Deep, open eave overhangs with exposed rafters
- Decorative frieze panels and wall surface ornament
- Rusticated base of 1910 and 1912 portions of hotel along Allston Way

1926 Hink’s Addition

- Large multi-pane steel windows
- Spanish style, red tile roof parapets with decorative volutes and wrought iron details
- Stucco cladding
- Molded cornice

PROPOSED PROJECT OVERVIEW

The proposed project will retain the original and early portions of the Shattuck Hotel (resource), including the original 1910 building, and the 1912 and 1913 additions, which span the Shattuck Avenue frontage and the eastern portions of the Allston Way and Kittredge Street frontages. The project will demolish the 1926 addition at the southwest corner of the lot, and the 1959 addition at the northwest corner of the lot.

A one-story portion of the 1913 addition (on its west side), which is publicly visible only as a section of wall fronting Kittredge Street, will be removed to the point where the resource rises to five stories. A margin of space will then be present between the five-story west facade of the resource and the eight-story east facade of the new building to be constructed on the western portion of the block. A recessed one-story hyphen will be constructed within the margin, set back from the facade of the resource and even with the ground-level facade of the new building. It will be styled to match the new construction.

The 1926 and 1959 additions on the western side of the block will be replaced by a new eight-story building with a roughly L-shaped plan that will contain 190 residential units, amenity areas, retail space, and a full basement for parking & utilities. The building will consist of a three-story podium of fire-resistive construction, with five stories of wood construction above. The exterior of the building will have Contemporary styling featuring materials such as brick, stucco, and metal accents at the podium level, and stucco and fiber cement

³ The property/project was previously referred to as 2211 Harold Way, but is now identified by the address 2065 Kittredge Street. The proposed project has been revised since 2014, but conditions at the property – including character defining features – remain the same.

panels on the upper stories. Fenestration will consist of vinyl windows in punched openings at the residential units and storefront windows associated with the ground level amenities and commercial space. Applied trim will also work to unify up to two stories of windows vertically. Facades will be articulated with broad, shallow projecting bays of varying widths and placement, all overhanging the podium level and being shorter than the true roofline.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION ANALYSIS

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

The property was designed and constructed as a hotel with ground floor retail space. Later additions also served hotel and retail uses. The proposed project will retain the portion of the building that historically housed hotel and retail functions and those uses will continue. Removal of the one-story western portion of the 1913 addition will have no effect on the continued use of the related space as a retail unit. The portion to be demolished was occupied by Shattuck Cinemas after 1989 and was not originally or historically used as a cinema. New construction on the west side of the block will replace later retail additions. However, retail uses (including associations with Hink's department store) will remain well-represented in the retained portion of the building, fronting Shattuck Avenue. The new construction will introduce residential use, which was not present at the property previously; however, high-density residential use is compatible with hotel use; the only significant difference being duration/permanence of occupants' stay.

The fact that historic uses will be maintained in the portion of the property to be retained and that new uses will be compatible with historic uses means that 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 proposed project will retain the original Shattuck Hotel building, as well as its early (1912, 1913) additions. Identified character defining features of the building and the appearance of its primary facade facing Shattuck Avenue will not be removed or altered. Portions of the building will also remain intact along Allston Way and Kittredge Street.

The removal of the one-story portion of the 1913 addition will occur at the rear of the significant main mass of the resource (in a secondary/tertiary location) and only at the first story. Only one character defining feature of the resource, stucco cladding, is located there and it is well-represented elsewhere on the property, so its removal will not be detrimental.

In replacing the 1926 addition, identified character defining features will be lost; such as one-story height; multi-pane steel-sash windows; red tiled parapets with decorative volutes and wrought iron details; stucco cladding; and molded cornice. At least four of those features – stucco cladding, red clay tile roofline elements, steel sash windows, and molded cornices – are represented or closely echoed on the portion of the property to be retained, and so will not be entirely lost. Additionally, per Architectural Resources Group's evaluative DPR 523 Forms within the Historic Resources Technical Report, the 1926 addition was not identified as architecturally significant (under criterion C/3, architecture) and only as significant for associations with patterns of neighborhood development (under criterion A/1, events). Thus, the architecture-based character defining features of the 1926 addition identified by the same report are not particularly expressive of the building's significant associations with neighborhood development patterns (a point of significance that will also continue to be embodied in the retained portion of the property). Therefore, it follows that loss of the 1926 addition and its

architectural features would not result in the removal of distinctive elements of the property to a detrimental level.

As the significant architectural character and historic associations of the property will not be wholly removed and will continue to be represented in the retained portion of the building, the proposed 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 project would not attempt to add conjectural features or elements to either the existing building or the proposed new construction that would create a false sense of the property's historical development. The portion of the property to be retained would not be subject to any work that would achieve such ends. New construction on the western portion of the block will be Contemporary in style, while making reference to the historic fabric of the retained portion of the property; incorporating arch forms, stucco cladding, punched window openings, and a sympathetic rhythm of fenestration and structural bays. These will be subtly referenced and will pose minimal risk of being interpreted as historic elements and will not create misunderstanding of the property's development over time.

Because the proposed project does not introduce elements of false historicism, 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 Shattuck Hotel was initially constructed in 1910, with additions made in 1912, 1913, 1926, and 1959. The 1910-1926 additions have been identified as significant for associations with significant events, while only the 1910-1913 additions have been identified as architecturally significant. Subsequently, the 1926 addition is significant for association with events, but not architecture. The 1959 addition was deemed not significant under any criteria.

The proposed project will demolish the non-significant 1959 addition, and the 1926 addition that is significant for association with events only. Those events consist of a general connection to commercial development patterns in Downtown Berkeley between the 1870s and 1930s. Although the 1926 addition will be removed from the property, the themes and associations with commercial development in Downtown Berkeley will still be represented by the ground-floor retail spaces in the retained portion of the building, which was the original location of the Hink's department store that eventually expanded into the 1926 addition. Likewise, the removal of the one-story portion at the rear of the 1913 addition does not represent full removal of that addition, nor the elements of it (like storefronts) that are most expressive of its retail use. It will also not greatly impact any of the character defining features that give the 1913 addition architectural significance.

Thus, although the removal of the 1926 addition and rear portion of the 1913 addition would remove elements of the property that have gained significance in their own right, the property's overall historic significance – both in terms of events and architecture – will continue to be represented in the portions of the property to be retained; therefore, complying 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 retain the original Shattuck Hotel building, as well as its early (1912, 1913) additions; preserving the identified character defining features of the building and the appearance of its primary facade facing Shattuck Avenue. Portions of the building will also be preserved along Allston Way and Kittredge Street. The removal of the one-story portion of the 1913 addition will occur at the rear of the significant main mass of the and only at the first story level. No identified character defining materials, features, finishes, or examples of construction techniques or craftsmanship are located on that small portion of the addition or are well-represented elsewhere on the retained portion of the property.

In replacing the 1926 addition, a few basic character defining features will be lost; such as one-story height; multi-pane steel-sash windows; red tiled parapets with decorative volutes and wrought iron details; stucco cladding; and molded cornice. At least four of those features – stucco cladding, red clay tile roof elements, steel sash windows, and molded cornices – are represented or closely echoed on the portion of the property to be retained, and so will be preserved. Additionally, the 1926 addition was not determined to be architecturally significant (see Standard 2); therefore, it follows that even with the removal of the 1926 addition and its architectural features, the distinctive elements that characterize the property and convey its historic significance will be preserved in the retained portions of the property.

As the significant architectural qualities and historic associations of the property will be preserved and represented in the retained portion of the building, the proposed 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.

It is not the intent of the proposed project to address or remedy issues of deteriorated fabric or features on the historic portions of the property to be retained. Instead, the project seeks to introduce new construction to the western portion of the block. Should any historic features be accidentally damaged in the course of construction they will be repaired or replaced with reference to physical and/or documentary evidence.

As the project will not attempt to replicate or replace any existing or missing features, 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 to be used in relation to the project, as cleaning and/or removal of existing finishes and materials related to the historic portions and 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. Proposed demolition of some portions of the property will be undertaken in such a way as to avoid damage to those historic materials to be retained.

Therefore, the project complies with Standard 7.

8. Archeological 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; however, some ground-disturbing activities may be associated with the project and if any archaeological resources are uncovered in the course of demolition or construction, all work will be halted and action will be taken pursuant to existing mitigation measures.

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 historic Shattuck Hotel and its early (1912, 1913) additions will be retained and preserved, retaining a strong historic presence along Shattuck Avenue and fully embodying the property's historic significance as a Berkeley Landmark. The proposed project will primarily introduce related new construction to the property, which will be physically separate from and have no impact upon the retained portions of the property or the historic fabric located there. The new construction will be Contemporary in style and use some differing materials (brick and metal) and forms (rectilinear massing with podium, shallow projecting bays, and other articulation) to differentiate it from the adjacent historic building. Meanwhile, some compatible and historically referential materials (stucco and brick) will be used, while subtle and compatible references to the features of the historic building may be found in a defined podium or base, arched window trim, a ground-floor arcade, stucco cladding, punched window openings, and a sympathetic rhythm of fenestration and structural bays. The location of the new construction will be at the rear of the historic building in relation to the main commercial corridor and thus subservient. In this location and rising only slightly higher than the resource, it will be visually screened from views along Shattuck Avenue so that significant aspects of size, scale, proportion, massing, and spatial relationship will be mitigated.

The new construction will be aesthetically compatible with the subject building, but differentiated as its own Contemporary and subservient entity; therefore, complying 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.

New construction of the eight-story building on the western portion of the block will be detached from the resource, except for a small egress hyphen between the new construction and the 1913 addition, along Kittredge Street. This means that future removal of the new construction would have no impact on the resource's significant form, features, or continued integrity. The new construction will necessitate the demolition of existing portions of the structure, which constitute later additions of varying or no significance; however, per analysis of the preceding Standards, the removal of these portions of the property will not constitute the detrimental removal of essential or character defining forms and will not impair the retained portions of the property or the historic significance they embody.

Since the new construction could be removed without harming the historic retained portions of the property, the project complies with Standard 10.

COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR REHABILITATION

The Guidelines for Rehabilitation⁴ that relate to Standards 9 and 10 are found under the section titled “New Additions to Historic Buildings.” Recommended and not-recommended approaches are provided. The following describes those approaches and how the proposed project addresses each. (“Addition” is interpreted herein as

4 Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service; *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*; 1995. 112-113.

adjacent new construction, as the proposed project does not constitute a true addition to the historic building.)

- *Recommended: Placing functions and services required for new use in non-character defining interior spaces rather than constructing a new addition. Not recommended: Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character defining interior spaces.*

The goals of the proposed project – to provide 190 units of housing and related amenities – are not achievable within the existing structure, especially considering its continued use as a hotel. The new construction removes portions of the property that cannot accommodate the new use, yet are not critical to the significance and integrity of the resource, and provides a new detached building to serve project goals.

- *Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character defining features are not obscured, damaged, or destroyed. Not recommended: Attaching a new addition so that the character defining features of the historic building are obscured.*

New construction will be located at the rear of the resource, adjacent to a tertiary facade that bears no character defining features. Aside from a small hyphen, it will not be physically attached to or abut the historic building and, thus, will not obscure, damage, or destroy historic fabric or features. The removal of the one-story portion of the 1913 addition will occur in an area that has no character defining features that are not represented elsewhere on the retained portion of the building.

- *Recommended: Designing a new addition in a manner that makes clear what is historic and what is new. Not recommended: Duplicating the exact form, material, style and detailing of the historic building in a new addition so that the new work appears to be part of the historic building. Or: Imitating a historic style or period of architecture in a new addition.*

The new construction will clearly be Contemporary in style and will not attempt to mimic any historic style. It will respectfully reference a few forms (like arches) and materials (like stucco) found on the historic building, but will not duplicate any form, feature, or material to the extent that the age or character of the new building are misrepresented.

- *Recommended: Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiate from the historic building and compatible in terms of mass, materials, relationship of solids to voids, and color. Not recommended: Designing and constructing a new addition that results in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.*

The new construction will respectfully reference design motifs (like arches and stucco cladding) found on the historic building, but will apply them in a way that is modern and easily differentiated from historic craftsmanship. Massing and articulation will reference the blocky, monumental qualities of the historic building, but will be located at its rear, and will be articulated and rendered in a darker color (aside from the projecting bays in a brighter color, that reference the height of the resource), so as to allow the historic building to remain visually prominent in views from Shattuck Avenue and the new construction to recede behind it.

- *Recommended: Placing a new addition on a non-character defining elevation and limiting the size and*

scale in relationship to the historic building. Not recommended: Designing a new addition that obscures, damages, or destroys character defining features of the historic building.

The new construction will be located to the rear of the resource, adjacent to a tertiary facade that bears no character defining features. It also exhibits articulation of facades and rooflines, particularly evident the projecting bays, combined with a play of projecting and receding colors, to visually mitigate height and bulk and diminish the presence of the new building in views from Shattuck Avenue.

- *Recommended: Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street. Not recommended: Constructing a rooftop addition so that the historic appearance of the building is radically changed.*

The proposed new construction does not include any rooftop additions. The new building will be slightly taller than the historic building; however, the difference is negligible relative to building heights in the surrounding area, which range from one to thirteen stories within a one-block radius, with the majority in the middle of that range, as the resource and new building would also be. The taller mass is located to the rear of the historic building and is, thus, subservient. It also exhibits articulation of facades and rooflines, particularly evident the projecting bays, combined with a play of projecting and receding colors, to visually mitigate height and bulk and diminish the presence of the new building in views from Shattuck Avenue.

CONCLUSION

In summary, the above analysis finds that the proposed project at 2065 Kittredge Avenue complies with the Secretary of the Interior's Standards for Rehabilitation and follows the additional Guidelines to ensure sensitive new additions to historic properties. Subsequently, as proposed, the project would not constitute an impact to a historic resource per CEQA.

Thank you for your consideration.

Sincerely,



Principal/Architectural Historian
Left Coast Architectural History

LEFT COAST ARCHITECTURAL HISTORY



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RESUMÉ * CAITLIN PAIGE HIBMA, PRINCIPAL

PROFILE

Architectural Historian with extensive background in research, writing, and project management; has undertaken a wide range of historic resource evaluations, HABS documentation projects, and tax credit applications; lead twelve historic resource survey and context statement projects in California; and successfully nominated seven properties to national, state, and local historic registers. Serves the community as a Historic Preservation Commissioner and Board Secretary of a local historical association. Meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

EXPERIENCE

Architectural Historian, Principal

June 2010 – Present

Left Coast Architectural History; Point Richmond, California

- Independent architectural historian taking on a variety of contracts to complete historic resource surveys and evaluations, tax credit applications, HABS documentation, and other preservation planning projects. Handles marketing, contracting, client servicing, and all other firm functions.
- Registered as a Pre-Qualified Historic Resources Consultant with the City of San Francisco Planning Department.
- *Noteworthy projects:* Sausalito Historic Context Statement; First St. John's Methodist Church HABS documentation; 1929 Bed & Breakfast Inn, Napa Impacts Analysis and advocacy; numerous Historic Resource Evaluation and Impacts Analysis reports for properties throughout the Bay Area.

Architectural Historian, Senior Project Manager

March 2007 – June 2010

Page & Turnbull, Inc.; San Francisco, California

- Senior Project Manager for firm's Cultural Resources Studio; responsible for management of own and others' project work, budgeting and invoicing, studio staffing and project assignments, review and quality control of deliverables, proposal writing and business development.
- *Noteworthy projects:* New Monterey Historic Resources Survey & Context Statement, Heritage Napa Historic Resource Surveys & Context Statements, San Francisco Japantown Better Neighborhood Plan, One Kearny Federal Historic Preservation Certification, Roos House National Register nomination (Listed October 2009).

Architectural Historian

January 2006 – March 2007

Carey & Company, Inc.; San Francisco, California

- Performed project work, including historic resource evaluations, survey and inventory projects, and cultural resources components for EIRs.

- *Noteworthy Projects*: San Jose Japantown Historic Survey & Context Statement, San Francisco Public Utilities Commission Water System Improvement Project EIRs, Colombo Building National Register Nomination (Listed January 2008).

Historic Preservation Consultant

September 2003 – December 2005

Historic Preservation Northwest; Albany, Oregon

- Performed survey and evaluation of historic properties for Section 106/FCC Programmatic Agreement applications, and contributed to historic resources surveys and context statements.
- *Noteworthy Projects*: Forest Grove Historic Resources Survey, Benton County Barns Survey, River Road Historic Resources Survey & Context Statement.

Historic Preservation Consultant

November 2004 – October 2005

Eugene, Oregon

- Completed National Register nominations, State Special Assessment and Federal Historic Preservation Certification applications for McCracken Brothers Motor Freight Warehouse, Eugene, OR. (Listed September 2005) and Marx-Shafers House, Eugene, OR. (Listed August 2006)

EDUCATION

Master of Science in Historic Preservation

September 2004

University of Oregon; Eugene, Oregon

Thesis: *The Vernacular Significance of Monterey Colonial Style Architecture*

Bachelor of Arts in Art History

May 2002

Randolph Macon Woman's College (Randolph College); Lynchburg, Virginia

Senior Paper: *The Architectural History of the Randolph Macon Woman's College Campus*

PROFESSIONAL ORGANIZATIONS

City of Richmond Historic Preservation Commission, Commissioner.

Point Richmond History Association, Board Secretary

Richmond Museum of History, Member.

Contra Costa County Historical Society, Member.

San Francisco Architectural Heritage, Member.

Berkeley Architectural Heritage Association, Member.

California Preservation Foundation, Member

Daggett Historical Society, Member, special projects contributor.

Friends of the Adobes, Member.