

LATE COMMUNICATIONS (1)

From: [Gerhard Blendstrup](#)
To: [Landmarks Preservation Commission](#)
Cc: [Karen Gilligan](#); [Lesley Emmington](#)
Subject: Upcoming Landmark Preservation Commission re "The Maybeck House" Public Meeting July 6th 2023
Date: Wednesday, June 28, 2023 3:22:29 AM
Attachments: [MLK Court Order.pdf](#)

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Public Comment: New structural adjustments must meet the spirit of 2007 Landmark Designation for "The Maybeck House" or be denied

Back in 2006 the current owners of the property on 1300 MLK Junior Way in Berkeley submitted planning documents to build a multi story residential building. At that time the citizens of Berkeley opposed this development and as a result the Berkeley Landmark Preservation Commission declared on February 1, 2007 that this parcel consisting of house and garden and being contiguous with APN 060-2447-004-00 was declared a Berkeley Landmark. Prior to its Designation as a Berkeley Landmark "The Maybeck House" was elected to the California State Historic Resources Inventory (10/2/1977, UTM 10/654000/4192930) as deemed significant for its architectural importance. Bernard Maybeck was instrumental in defining the look and feel of this city.

The reasons for Landmark status in 2007 have not changed or diminished in value. Again, over 90 concerned citizens of Berkeley have signed a petition which was submitted to the planning commission in early April 2023 to leave the Landmark status from 2007 unchanged and that Maybeck's house and garden is protected from any alteration for future structural development.

The Landmark designation in 2007 was clear in that the house and the garden were integral parts of "The Maybeck House" and were protected as such. Unless the proposed structural changes to the garden parcel of 1300 MLK (now called 1850 Berryman) are in the spirit of the Berkeley Landmark Designation from 2007 the application for Landmark Structural Alteration Permit (#LMSAP2023-0004) should be denied.

Sincerely

Gerhard Blendstrup
gblendstrup@me.com

Begin forwarded message:

From: Gerhard Blendstrup <gblendstrup@mac.com>
Subject: 1300 MLK Jr Way "The Maybeck House"
Date: April 9, 2023 at 02:03:02 GMT+3
To: FCrane@cityofberkeley.info

Dear Ms. Crane,

Please confirm that the parcel APN 60-2447-0040 is still a designated

Berkeley Landmark and therefore, it is not feasible for a R-2A residence to be build on APN 60-2447-36.

Since my March 31 letter to you (copy attached), new information has come to our attention that re-enforces the urgency of our request from last week (attached) for your timely attention and support in treating 1300 MLKJr Way as the Berkeley Landmark "The Maybeck House", as decreed in February 2007.

The property owner has invested considerable time, and the resources of an architect, to submit a Pre-Application Request on Oct.22, 2022. Your department may be investing resources to help with the zoning and land use research underway. Alameda County may have invested resources in recognising 2 new Child Parcels (perhaps without knowledge that the Parent parcel has Berkeley Landmark status), and, some county or municipal resources may have invested effort to create a new address "1850 Berryman St". All of this effort (and potential continuing effort) may be irrelevant if it is recognised that the property is managed as a Berkeley Landmark.

As stated in last week's letter, the owner's plan is to build a 3-story building, with 3-rental apartments on "0 Berryman"...which he now believes is "1850 Berryman". This past week we learned that the owner believes the Child parcel APN 60-2447-36 has been given the address "1850 Berryman Street". To verify this new address, we searched the online Berkeley parcel map and see that it recognises only one master parcel APN 60-2447-0040, with the 1300 MLKJr Way address. Whereas, we see in the online Alameda County Assessors Office database that 2 Child parcels have been assigned to the Parent parcel, both having the the address of 1300 MKLJr Way. The 2 Child parcels must have been designated prior to Oct. 22, 2022, because the Pre-Application Request was submitted for the Child parcel APN 60-2447-36. We conjecture that the difference between the 2 parcel databases may be due to a typical operational delay: Berkeley's data base and Alameda County's databases are only periodically synchronised and between periods discrepancies can occur. Further, despite working with representatives in Berkeley's Zoning and Land Use offices this week, none of us can find an official reference to a "1850 Berryman Street".

We, the concerned citizen of Berkeley, see this new development as further confirmation that time is of the essence to impact any future decision on the planned development on this designated Berkeley Landmark. If we can be of assistance, please let me know.

Thank you for your attention and consideration.

Sincerely,

Gerhard Blendstrup

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Mobile: 510 316-2582

Gerhard Blendstrup

510 528-8453 gblendstrup@mac.com 1841 Berryman Street Berkeley, CA 94703

March 31, 2023

Jordan Klein
Director of Planning & Development
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Concerned Berkeley citizens request your support to retain 1300 MLK Jr Way "The Maybeck House" as a Berkeley Landmark (parcel APN 060-2447-0040-0)

Dear Director Klein,

A plan is underway to divide the protected house and garden parcel into 2 separate lots and to build on the "vacant lot" a 3-story residence. The architect for the owner submitted a pre-application to your department and mailed a notification letter to surrounding neighbours.

On February 1, 2007 this parcel consisting of house and garden and being contiguous with APN 060-2447-004-00 was declared a Berkeley Landmark by the Berkeley Landmarks Preservation Commission (see attachment). Prior to its Designation as a Berkeley Landmark "The Maybeck House" was elected to the California State Historic Resources Inventory (10/2/1977, UTM 10/654000/4192930) as deemed significant for its architectural importance.

Bernard Maybeck was instrumental in defining the look and feel of this city. The reasons for Landmark status in 2007 have not changed or diminished in value. Please ensure that the Landmark designation remains and the parcel is thus treated by the city's Planning Department.

Sincerely,

Gerhard Blendstrup

Copy to: Fatema Crane, Secretary to Berkeley Landmarks Preservation Commission
 Sophie Hahn, Council Member District 5, Berkeley
 Adam Siro, Chair, California State Historic Preservation Commission

Attachments: Berkeley Landmarks Preservation Commission Decision 86-40000033, 2/1/07
 Petition with 90+signatures from concerned Berkeley citizens

Jacob, Melinda

From: Landmarks Preservation Commission
Subject: FW: Public input for July 6 LPC meeting about 1850 Berryman (#LMSAP2023-0004)

From: Karen Gilligan <mkgilligan@yahoo.com>
Sent: Wednesday, June 28, 2023 11:13 AM
To: Landmarks Preservation Commission <PlanningLPC@berkeleyca.gov>
Subject: Public input for July 6 LPC meeting about 1850 Berryman (#LMSAP2023-0004)

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Re: 1850 Berryman St. (#LMSAP2023-0004) LPC deliberation on July 6, 2023

Dear Berkeley Landmark Commission,

As a neighbor living across the street from "1850" Berryman St., I thank you for this opportunity to supply public input in consideration of proposed structural adjustments to the Landmark parcel.

From a Landmark perspective, I am mostly concerned about how well any new potential build will harmonize aesthetically with the 1300 MLK Jr Way house and surrounding gardens. Will Maybeck's spirit and design principles be honored and represented?

During the July 6 meeting can the members of the LPC please address to what degree the proposed structural adjustments are sensitive to harmonizing with surrounding built environment and the property's garden, both of which Maybeck would have been concerned. How do the adjustments reinforce the desirable design characteristics of the surroundings?

I have been unable to access 1850 Berryman architectural designs since shown a draft in April. Those plans greatly concerned me as not sufficiently reflecting the Landmark status, the surrounding built environment, and the gardens on the parent parcel. The April design clashed with the Arts & Crafts and bungalow styles of neighboring houses: scale, mass, rooflines, articulation, and ornamentation were starkly inconsistent, and not in an appealing way. The positioning and accessibility to the garden spaces seemed to be an afterthought. Those drawings had not yet defined details regarding landscaping, building cladding materials or colors, any fencing, and more, so I am unable to comment about those important attributes at this time. I understand that the newest drawings, related documents, and materials will be made available 3 days prior to the meeting, and I look forward to reviewing them in time for the meeting.

With good fortune, city dwellers will be living with whatever consequences of your decision for well over 100 years. May this be a leading consideration. Thank you for your expertise and dedication to preserving our rich architectural heritage!

Karen Gilligan

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From: [Mark Mogill](#)
To: [Landmarks Preservation Commission](#)
Subject: 1850 Berryman Street #LMSAP2023-0004
Date: Wednesday, June 28, 2023 3:55:24 PM

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear LPC:

I received a public hearing notice regarding 1850 Berryman St., and went to the website indicated on the mailer which I found woefully lacking in information. My property is at 1830 Berryman St. My questions are: why is 1850 Berryman a Landmark, ie. what is its historical significance? That would be interesting. Second, what is the proposed new residential building? How would it affect neighboring property values? Would there be any compensation for any lost property value? The current structure at the site is an eyesore - I could envision how a replacement could possibly be an improvement. I don't have a lot of time for historical research about the property site.

Respectfully,

Mark H. Mogill