

The University Laundry 2526-30 Shattuck Avenue

City of Berkeley Landmark Designation

#LMIN2017-0002

City Council Appeal Hearing - April 3, 2018

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Historic Preservation in Berkeley

- Landmarks Preservation Ordinance (BMC Chapter 3.24) and the Landmarks Preservation Commission
- State Historic Preservation Office - Certified Local Government Program
- State Mills Act tax incentive program
- CEQA & the Environmental Review Officer
- Historic Preservation staff

The University Laundry

2526-2530 Shattuck Avenue



- Early History & Construction
 - Constructed in 1890 reflecting the pioneer style of the Victoria era
 - From construction until the 1940's, a series of laundry operations occupied the ground floor, each representing the waves of ethnic immigrant groups arriving in the U.S. during this period
- Current Zoning & Land Use
 - Zoning: C-SA, Commercial South Area
 - Use: Mixed-use commercial (ground floor) and residential (second story)

Landmarks Preservation Commission Application Review Timeline

Action	Date
• Initiation for consideration of landmark designation	October 6, 2016
• Letter informing property owner of the initiation	October 27, 2016
• Notice of Public Hearing - LPC	November 21, 2016
• LPC Public Hearing and continued hearings	December 1, 2016, March 2 and April 6, 2017
• LPC Public Hearing and Action to Approve	May 4, 2017
• Notice of Decision to designate mailed and posted	September 12, 2017
• Appeal of designation	September 27, 2017
• Notice of Public Hearing – City Council	March 22, 2018
• City Council Appeal Hearing	April 3, 2018

Issues Raised in the Appeal

1. The subject building lacks historical and architectural integrity.
2. The building does not meet the architectural merit criterion for designation under the LPO.
3. The site is not a worthy monument to the pre-World War II Japanese American community, owing to a lack of integrity.
4. Rather than grant Landmark status, the City should commission a commemoration via the Percent for Art ordinance.
5. The site represents an opportunity for sustainable development, which is linked to addressing climate change.
6. This site represents an opportunity for new housing, which could address the current housing shortage.

Appeal Point 1:

The subject building lacks historical integrity.

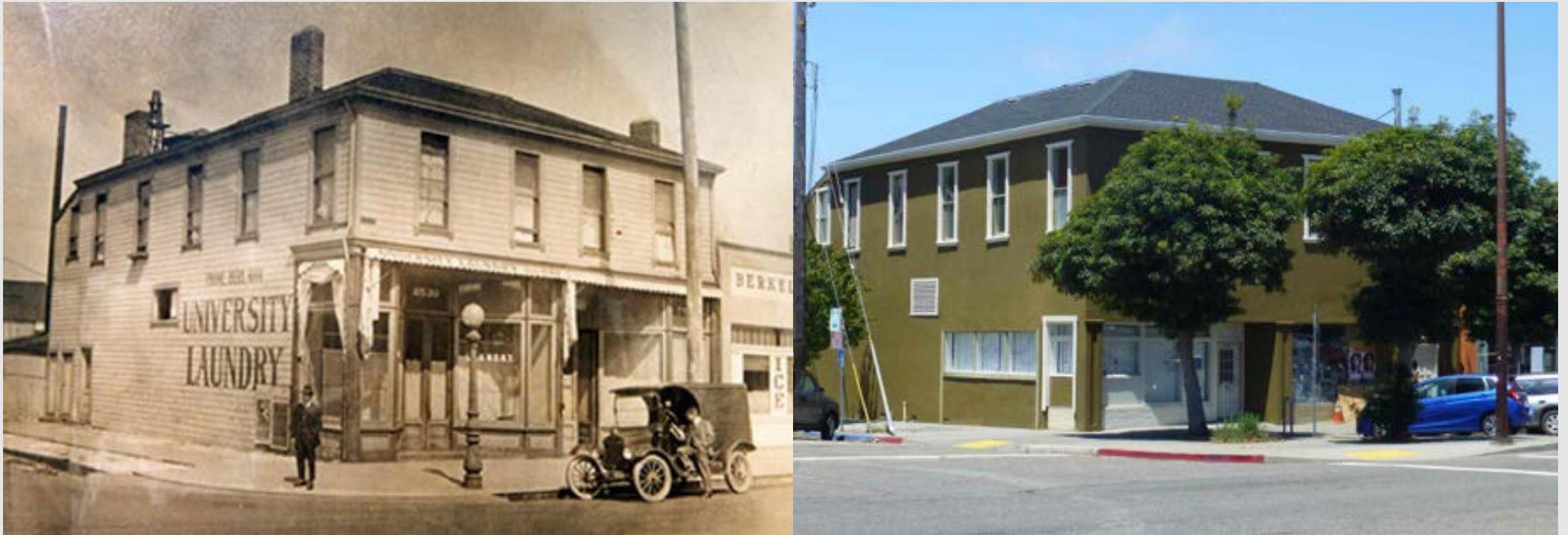
Response 1:

- The Commission reviewed and considered the current condition of the building and the previous alterations that occurred in 1940s, 1950s & 1960s, which affected some character-defining features.
- In its discretion, the Commission concluded there were sufficient physical features remaining by which the building could be identified as the University Laundry.

Comparative photographs of the University Laundry Building

Early 20th century

2017



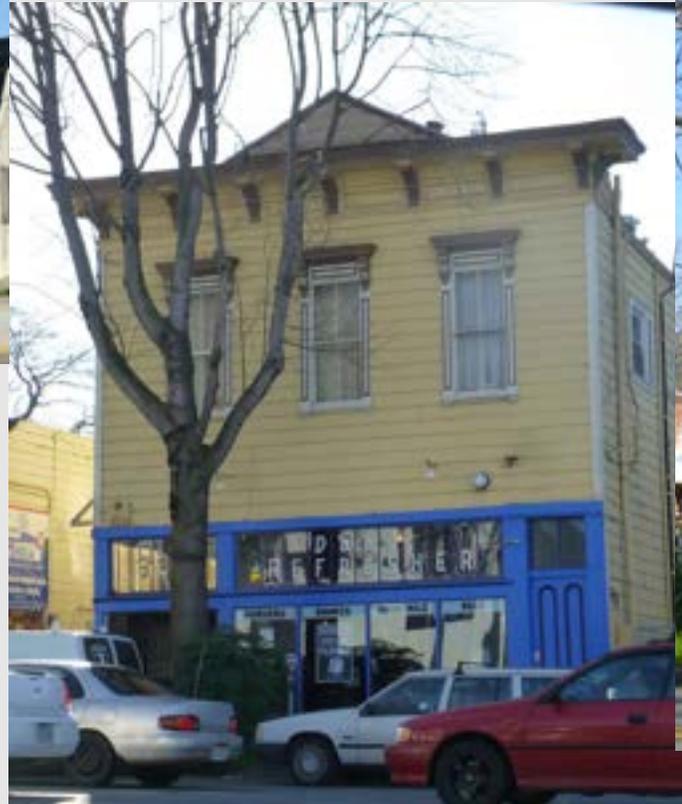
Appeal Point 2:

The building does not meet the criteria for architectural merit under the City's local designation ordinance.

Response 2:

The Commission designated the University Laundry upon finding that it was a unique example of Victorian-era pioneer architecture in Berkeley that does not feature a parapet roof and, instead, features a truncated hipped roof.

Victorian-era commercial buildings in Berkeley



Note:
Parapet roofs

Appeal Point 3: *The building is not a worthy monument to the pre-World War II Japanese American Community owing to its lack of integrity.*

Response 3:

- The Commission found sufficient integrity, as explained previously.
- Direct associations with this community are documented in the Landmark application.
- Testimony from members of Japanese American community, descendants of the operators and occupants of the University Laundry, and a letter from the Japanese American Citizens League, in support of the designation, demonstrated for the Commission that the site is worthy.

Appeal Point 4:

There are better and more appropriate opportunities for the City to commemorate the pre-World War II Japanese American community.

Response 4:

- The appellant suggests that, rather than granting Landmark status to the University Laundry property, the City should commission a memorial to the pre-war Japanese American Community through the Percentage for Public Art on Private Property ordinance, BMC Section 23C.23.
- The LPC has no purview over the Percent for Art ordinance and program.
- The Percent for Art ordinance would apply to future development and/or alterations containing 10K sq. ft. or more of new floor area.

Appeal Points 5 & 6:

This property represents a site for potential sustainable development and new housing production, which could address climate change and the current shortage of housing.

Responses 5 & 6:

- The LPC does not evaluate future development potential as a criteria for evaluating the historic significance of a property.
- The BMC allows for the adaptive re-use and expansion of historic properties.

Examples of expanded historic properties in Berkeley.

Acheson Commons



Regent Terrace

Staff Recommendation

1. Uphold the Landmarks Preservation Commission's decision to designate the University Laundry Building as a City Landmark;
2. Adopt a Resolution to this effect; and
3. Dismiss the appeal.

Appeal Points

Issue	Response
1. The subject building lacks historical and architectural integrity.	<ul style="list-style-type: none"> • Before granting the designation, LPC considered the matter of integrity and found that the building had sufficient, if not perfect, integrity to convey its identity as the University Laundry Building and meet the LPO criteria. • Using the local designation process, LPC has encouraged the restoration of original building features where possible.
2. The building does not meet the architectural merit criterion for designation under the LPO.	
3. The site is not a worthy monument to the pre-World War II Japanese American community, owing to a lack of integrity.	The Landmark application and public testimony established the property's direct association with this community and, therefore, LPC found it a worthy historic resource.
4. Rather than grant Landmark status, the City should commission a commemoration via the Percent for Art ordinance.	<ul style="list-style-type: none"> • Percent for Art ordinance is not within LPC's purview. • Percent for Art ordinance would apply to this property irrespective of Landmark designation