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INTRODUCTION

This report has been prepared at the request of Oxford Street Development, LLC, in connection with a proposed mixed-use project known as the David Brower Center/Oxford Plaza, which will be located in downtown Berkeley, California. This report assesses the impact of the proposed project on historical resources in its vicinity. This report provides analysis required by Section 106 of the National Historic Preservation Act and by the California Environmental Quality Act. This report identifies historical resources and evaluates impacts according to the criteria of both acts.

Methodology

Investigation included a search of existing historic surveys and listings, City of Berkeley planning and permitting files, and site surveys. Existing historic surveys collected information on the construction type, style, and integrity of the buildings and vicinity. The city files contained information regarding local landmark designations and construction history. The archival and survey information was analyzed to determine whether the resources were listed in, or eligible for listing in, the National Register of Historic Places or the California Register of Historical Resources. The resources were not independently evaluated using National Register or California Register criteria, although in some cases a preliminary determination of historical significance was made based on exterior architectural features. Section 106 regulations and Department of the Interior Bulletins were used to evaluate effects under the National Historic Preservation Act. The CEQA Guidelines were used to evaluate effects under state law.

Summary

This report concludes that the proposed project will not adversely impact historical resources within the meaning of Section 106 or CEQA. The project will not impair the integrity of individual historic properties located within the vicinity of the project, nor will the project impair the integrity of any potential historic districts located in downtown Berkeley. The report finds that there are fifteen National Register-eligible properties within the area that will be affected by the project, but that the proposed project will not diminish the integrity of these resources within the meaning of Section 106. Additionally, the report finds that there are seventeen historical resources that are potentially eligible for listing in the California Register, but that the proposed project will not have an adverse impact on these resources within the meaning of CEQA.
PROJECT DESCRIPTION

Site
The site for the proposed project is the vacant frontage of Oxford Street between Allston Way and Kittredge Street in Berkeley (Figure A). The site is currently occupied by a city parking lot and is adjacent to a mix of commercial and residential buildings of varying ages. Shattuck Avenue, the main commercial thoroughfare in downtown Berkeley, is one block west of the site. To the east, across Oxford Street, is the University of California campus.

Proposed Project
The David Brower Center/Oxford Plaza (Figure B) is conceived as a mixed-use complex, including office, retail, and residential space. The David Brower Center, which will be constructed on the southern portion of the site, will contain 35,000 square feet of office space, a conference center, a gallery, and a restaurant. The Oxford Plaza, which will be constructed on the northern portion of the site, will contain 96 units of affordable housing, 8,100 square feet of retail space, and 40 parking stalls. In addition, the site will include a one- or two-level subterranean public parking garage containing 105 to 206 stalls. The proposed buildings will be up to six stories in height.

HISTORIC CONTEXT

Early History of Berkeley
The recorded history of the City of Berkeley began in the early nineteenth century when the Viceroy of New Spain granted the 48,000-acre Rancho San Antonio to Luis Maria Peralta in 1820. Peralta divided the ranch between his four sons in 1842, leaving most of what is now Berkeley to his son José Domingo Peralta. Less than a decade later, gold fever struck California and “Forty-niners” flooded into the state. In 1850, the United States annexed California after acquiring the territory from Mexico by the terms of the Treaty of Guadalupe-Hidalgo. Statehood eventually brought about the demise of the ranchos, and in 1852, Francis Kittredge Shattuck, his brother-in-law George Blake, and two partners, William Hillegass and James Leonard, filed claims to a square mile of land in the central section of what is now Berkeley.1 Eight years later, in 1860, the private College of California purchased a large tract of land on Strawberry Creek for

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1 Cerny, Berkeley Landmarks, 64.
a new campus. In 1866, the name “Berkeley” was officially adopted by the Trustees of the College for the residential academic community that they hoped would grow up around the school. In 1868, the financially troubled college deeded the campus site to the State of California. Shortly thereafter, under the provisions of the Morrill Act, Governor Henry H. Haight signed a law granting a charter to the University of California, and in 1873, the state’s first public university moved from Oakland to Berkeley.²

**Berkeley Incorporates**

The development of Berkeley proceeded very slowly prior to the establishment of regular rail service between the town and Oakland and San Francisco. In 1873, several local investors formed the Berkeley Land and Town Improvement Association to spur development. This group organized land sales, built stores and wharves, and lobbied for a direct ferry connection to San Francisco. In 1874, the Berkeley Ferry and Railroad Company initiated regular service between San Francisco and Ocean View (now West Berkeley). During that same year, a horse-drawn transit line began operating along Telegraph Avenue between downtown Berkeley and Oakland.³ In 1878, the Town of Berkeley incorporated, encompassing both the bayside manufacturing settlement of Ocean View and the small academic village of Berkeley.⁴

**Birth of Downtown Berkeley**

Following Berkeley’s incorporation in 1878, Shattuck Avenue was already well on its way to becoming the town’s main street. This was mostly the result of Francis Kittredge Shattuck’s successful efforts to convince the Central Pacific Railroad to run a spur line from Oakland through the middle of his mile-long land holdings located just west of the University of California campus.⁵ The station facilities were built on present-day Shattuck Square, located just north and west of the Brower Center project site.⁶ Berkeley’s nineteenth-century downtown evolved as a district of modest wood-frame buildings ranging from one-to-three stories in height.⁷ Surviving downtown buildings of this period include the A.H. Broad House at 2117 Kittredge Street, the Elder House at 2124 Kittredge Street, and the Fitzpatrick House at 2138 Kittredge Street, all

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³ *Ibid*.
⁵ *Cerny, Berkeley Landmarks*, 64-65.
⁶ *Ibid*. 

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located near the Brower Center project. The blocks east of Shattuck Avenue contained an eclectic mix of uses and remained in a quasi-rural state for much longer than the land south and west of Shattuck.

**Berkeley Grows**

During the early twentieth century—particularly in the years between the 1906 Earthquake and the Great Depression—both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development in downtown Berkeley.\(^7\) Downtown Berkeley evolved in this period from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities being built along Shattuck Avenue and side streets like Allston Way and Kittredge Avenue. Some of the new buildings completed included a new City Hall designed by architect Arthur Brown, Jr., a new Berkeley Public Library, an elegant new downtown train station, and an expanded and rebuilt Berkeley High School.

**Physical Development of Project Site**

According to Sanborn Fire Insurance Company maps, the project block was subdivided into twelve lots by 1894. The project site comprised portions of five lots, with a total of four single-family dwellings situated upon it. Strawberry Creek flowed north of the site along Allston Way. A four-flat building was constructed on the southwest portion of the site by 1911. By this time, Strawberry Creek no longer flowed above ground on Allston Way. By 1929, the residential character of the block had given way to scattered industrial uses. The single-family dwelling on the northeast corner of the site was replaced with a laundry, and the single-family dwelling on the southeast corner of the site was replaced with a service station. By 1950, the single-family dwellings and the laundry had been removed from the site, leaving the northern portion vacant. The four-flat structure had been converted into a twelve-unit apartment building, and the service

\(^7\) *Ibid.*, 65.

\(^8\) *Ibid.*, 64.
station remained. Between 1950 and the present, the remaining structures were removed, and the site paved for use as parking lot.

CLASSIFICATIONS UNDER NATIONAL, STATE AND LOCAL HISTORIC REGISTERS

This section describes the historical classifications that were used to evaluate historical resources in the study area. The Section 106 review process requires the application of National Register criteria, while the CEQA impact analysis requires the application of California Register and local criteria.

National Register of Historic Places

The National Register of Historic Places is the nation’s most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any of the criteria. However, resources under fifty years of age may be determined eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district. There are four basic criteria under which a structure, site, building, district or object can be considered eligible for listing in the National Register:

Criterion A (Event): Buildings that are associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Buildings that are associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Buildings that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master; and

Criterion D (Information Potential): Buildings that have yielded, or may be likely to yield, information important in prehistory or history.9

In addition to individual buildings, the National Register recognizes historic districts. The National Register defines historic districts as those districts that possess a “significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or

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9 Department of the Interior, National Register Bulletin No. 15.
aesthetically by plan or physical development." A district can either convey a visual sense of an overall historic environment or be an arrangement of thematically related properties. In addition to being an identifiable entity, a district must be important for historical, architectural, archeological, engineering, or cultural values. A district can include features that lack individual distinction so long as the features possess integrity. Moreover, a district can include features that do not contribute to the significance of the district so long as they do not affect the ability of the district to convey its sense of time, place, and historical development. In general, a district must be a definable geographic area that can be distinguished from surrounding properties in terms of density, scale, type, age, or style, or by differences in patterns of historic development or associations. In some cases, however, where a non-significant area separates two or more definable districts, the district may be noncontiguous.\(^{11}\)

**California Register of Historical Resources**

The *California Register of Historical Resources* is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the *California Register* through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the *California Register* by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of “1” to “5,” and resources designated as local landmarks. The evaluation criteria used by the *California Register* for determining eligibility are based very closely on the criteria developed for use by the National Park Service for the *National Register*, although the *California Register* is somewhat more lenient in regard to both integrity and the “Fifty Year Rule.” In order to be determined eligible for listing in the *California Register* a property must be demonstrated to be significant under one or more of the following criteria:

*Criterion 1 (Event)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

*Criterion 2 (Person)*: Resources that are associated with the lives of persons important to local, California, or national history.

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\(^{10}\) Ibid.

\(^{11}\) Ibid.

\(^{12}\) Ibid.

\(^{13}\) Ibid.

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Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.14

Integrity

The concept of integrity is essential to identifying the important physical characteristics of historical resources under National Register and California Register criteria. Integrity has been defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.15 Under National Register criteria, a property is examined for seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The seven aspects are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the vegetation, landscape, topography and spatial relationships of the buildings.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.16

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14 Cal. Code Regs., tit. 14, Chap. 11.5.
15 Ibid.
16 Department of the Interior, National Register Bulletin No. 15
The process of determining integrity is similar for the *California Register*. There is a critical distinction between the two registers, however, regarding the degree of integrity that a property can retain and still be considered eligible for listing. According to the State Office of Historic Preservation,

> It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.17

**State Historical Resources Inventory and Status Codes**

The state Office of Historic Preservation (OHP) is charged with the responsibility of maintaining a statewide inventory of historical resources identified and evaluated through programs administered by the OHP. The OHP maintains a Historical Resources Inventory that includes data on resources evaluated in local government surveys; resources evaluated in connection with Section 106 compliance; resources evaluated for federal tax credits; and resources considered for listing in the national or state register. For each resource surveyed, the OHP assigns a National Register Status Code or California Historical Resource Status Code to broadly indicate the property’s historical status in relation to the *National Register* or *California Register*, respectively.20

The OHP initially used National Register (NR) Status Codes to classify historical resources, but has recently converted to the use of California Historical Resource (CHR) Status Codes to reflect the inclusion of state and local criteria. Under this system, CHR status code “1” indicates that a property is listed in the *National Register* or *California Register*. CHR status code “2” indicates that a property is eligible for national or state listing. Properties assigned CHR status code “3” appear eligible for listing in either register, but normally require more research to support this determination. CHR status code “4” applies to state-owned properties and indicates that the property appears eligible for the national or state register. Properties assigned CHR status code “5” are typically locally significant or are of contextual importance. CHR status code “6” means

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17 California State Office of Historic Preservation, *California Register and National Register: A Comparison.*
18 Ibid.
19 Ibid.

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that the property is not eligible for listing in either register. CHR status code “7” means that the property has not been evaluated or that it must be re-evaluated.

Since many historic properties are still classified in the Historic Resources Inventory according to their National Register Status Code, the OHP has provided a chart to convert NR status codes to CHR codes. In general, NR Status Codes “1” to “3” are equivalent to the CHR codes “1” to “3”. NR Status Code “4,” however, is converted to status code CHR Status Code “7N.” NR Status Code “4” was formerly assigned to properties that had the “potential, if some circumstance or event was to happen in the future, to become eligible for the National Register.” CHR Status Code “7N” simply indicates that the property needs to be reevaluated.21

Most of the downtown Berkeley properties that are listed in the Historic Resources Inventory were surveyed by the Berkeley Architectural Heritage Association (BAHA) from 1977 to 1979. The survey was representative rather than comprehensive. For each property surveyed, a Department of Parks and Recreation form was completed. The form included a half-page narrative detailing the appearance and significance of each building, as well as specific information on date of construction, architect, use, and condition. Each surveyed property was assigned a NR Status Code.23

City of Berkeley Landmarks Ordinance

Under the City of Berkeley Municipal Code, the Landmarks Preservation Commission may, after notice and hearing, designate Landmarks, Structures of Merit, and Historic Districts. The general criteria for 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;
   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

21 Ibid.
22 Ibid.
23 Historic Survey of Downtown.
c. Architectural examples worth preserving for the exceptional values they add as part of 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;

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

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;

5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.24

Structures of Merit are those properties that do “not currently meet the criteria set out for Landmark status,” but are “worthy of preservation as part of neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks…”25

Properties designated as a Landmark or Structure of Merit, or located within an Historic District, must comply with requirements designed to promote preservation of the historical resource. In general, construction, alteration, or repair of landmark sites must not adversely affect the exterior architectural features of the property or the “special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and their setting.”26 In addition, for work on properties in historic districts,

the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including façade, setback, height; nor shall the proposed work adversely affect the special character of the historical, architectural or aesthetic interest or value of the district.27

Approximately 276 resources in Berkeley have been locally designated as individual historic structures or features. In addition, the city has designated four historic districts: the Civic Center

25 Ibid.
27 Ibid.
Historic District, the Delaware Street Historic District, the La Loma Park Historic District, and the Oceanview Sisterna Historic District.\(^{28}\)

**SECTION 106 ANALYSIS**

*Section 106 Federal Review Process*

Section 106 of the National Historic Preservation Act requires federal agencies or other agencies making use of federal funds to take into account the effects of their “undertakings”\(^{29}\) on historic properties, and to afford the Advisory Council on Historic Preservation an opportunity to comment on such undertakings.\(^{30}\) Regulations promulgated pursuant to the Act set out the Section 106 process. The first step in the process is to identify historic properties within the “area of potential effects” (APE). The historical significance of properties is evaluated according to National Register criteria. If no properties are found eligible for listing in the National Register, the lead agency must notify the State Historic Preservation Officer (SHPO) and all consulting parties, and must make the documentation public. If the SHPO does not object to the determination, the agency may proceed with the undertaking.\(^{31}\)

If an agency finds that historic properties are present, it proceeds to assess possible adverse effects to the historic properties. The agency may, in consultation with the SHPO, propose a finding of no adverse effect. The SHPO has 30 days in which to review the finding. If the SHPO agrees with the finding, and there are no objections from consulting parties, the agency may proceed with the undertaking after the close of the 30-day review period. However, if either the SHPO or any consulting party disagrees to the finding of no adverse effect, the agency must resolve the disagreement with the party or request review by the Advisory Council. If the Advisory Council agrees that there is no adverse effect, the agency may proceed with the

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\(^{28}\) City of Berkeley. *Designated Landmarks, Structures of Merit and Historical Districts.*

\(^{29}\) Undertakings are defined as “any project, activity, or program that can result in changes in the character or use of historic properties, if any such historic properties are located in an area of potential effects. The project, activity, or program must be under the direct or indirect jurisdiction of a Federal agency or licensed or assisted by a Federal agency. Undertakings include new and continuing projects, activities or programs and any of their elements not previously considered under Section 106.” (36 C.F.R. § 800.2 (o)).

\(^{30}\) 36 C.F.R. § 800.1 (a).

\(^{31}\) 36 C.F.R. § 800.4.
undertaking. If the Advisory Council finds an adverse effect, then the agency must consult further to resolve the effect.32

The final step in the Section 106 process involves the resolution of adverse effects on historic properties. The agency must consult with the SHPO, consulting parties, and, in some circumstances, the Advisory Council, to seek ways to avoid, minimize, or mitigate the adverse effect. The parties must execute a memorandum of understanding if they reach agreement, and the undertaking must be carried in accordance with the memorandum.33 If the parties fail to agree, the Advisory Council may provide comments to the agency, which must be considered when the agency makes the final decision on the undertaking.34

Identification of Historic Properties within APE

As described above, the first step in the Section 106 process is to identify historic properties within an “area of potential effects” (APE). The APE is defined as follows:

Area of potential effects means the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.35

After an APE has been delineated, historic properties within its boundaries must be identified. The Section 106 regulations define an “historic property” as follows:

Historic property means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian Tribe or Native Hawaiian organization and that meet the National Register criteria.37

32 36 C.F.R. § 800.5.
33 36 C.F.R. § 800.6.
34 36 C.F.R. § 800.7.
35 36 C.F.R. § 800.16 (d).
37 36 C.F.R. § 800.15.
The National Register criteria must be applied in evaluating the historic significance of properties within the APE. The passage of time, changing perceptions of significance or an incomplete prior evaluation may require that properties that have previously been determined eligible or ineligible for the National Register be reevaluated. Properties eligible for local or state historical registers are not considered historical resources under the Section 106 process, unless they also qualify for the National Register.

Proposed APE
As described above, the project site is currently a public parking lot on the west side of Oxford Street between Allston Way and Kittredge Street. The University of California campus is to the east of the site, with the University Extension Building and Edwards Stadium facing the site. North of the site is Allston Way, with a mix of commercial and residential uses. South of the site is Kittredge Street, which also had a mix of commercial and residential uses. Shattuck Avenue, which is the main thoroughfare through downtown Berkeley, is one block west of the site.

The area of potential effect of the proposed Brower Center and Oxford Plaza (Figure C) extends beyond the immediate vicinity of the project. The following factors were considered in determining the APE:

- All alternative locations where elements of the undertaking might occur;
- All locations where the undertaking may result in disturbance of the ground;
- All locations from which elements of the undertaking may be visible or audible;
- All locations where the activity may result in changes in traffic patterns, land use, or public access;
- All areas where there may be indirect as well as direct effects.

The APE for this project includes all properties located on Allston Way between Oxford Street and Shattuck Avenue; all properties located on Kittredge Street between Fulton Street and Shattuck Avenue; all properties on Oxford/Fulton Streets between Allston and Durant; and all properties on Shattuck Avenue between Allston and Kittredge, including the properties fronting the Shattuck/Allston and the Shattuck/Kittredge intersections.

38 36 C.F.R. § 800.4.
As is recommended by the Advisory Council on Historic Preservation, the APE encompasses the area within which a six-story building located on the project site would be visible. From the east, the project will be partially visible from the top of the bleachers on the eastern side of Edwards Stadium. From the west, the project will be visible from as far as the west side of Shattuck Avenue, since it will be higher than the existing buildings on the east side of Shattuck. In addition, view corridors toward the site will originate at the Shattuck/Allston and Shattuck/Kittredge intersections. From the south, the project will be partially visible as far the Durant/Fulton intersection. From the north, the project will be visible from only a short distance beyond the Allston/Oxford intersection due to the jog in the right-of-way.

In addition to including all areas from which the project would be visible, the APE includes the locations in which the proposed project would be audible, and which it would result in changes in traffic patterns and land use. The proposed project is likely to attract more pedestrian and automobile traffic to the area within the APE, and will increase the residential density in the area.

Inventory of Properties

According to the city parcel map and site surveys, there are twenty-eight properties located within the proposed APE. Two properties within the APE – the Berkeley Public Library and Edwards Stadium on the University of California campus – are listed in the National Register. Thirteen additional properties appear to be eligible for listing in the National Register, including two properties adjacent to the project site. Thirteen properties within the APE do not appear to be eligible for listing in the National Register. Each of the properties and the basis of the determination of National Register-eligibility is described briefly below. Each property is keyed to the attached parcel map (Figure D) in the order in which it is discussed. A table summarizing the historical status of each property is included at the end of this subsection. (Also see Appendix I, which summarizes the historic status of properties under both Section 106 and CEQA.)

No. 1. Project Site (City Parking Lot Fronting Oxford Street between Allston Way and Kittredge Street)

The project site does not appear to be an historical resource within the meaning of Section 106. The project site has apparently been occupied by a parking lot since at least 1950. The parking lot, which is paved, includes a small structure for an attendant. Parking meters have also been
installed on the lot. The project site has not been evaluated through a historical resources survey or been determined to be eligible for listing in the *National Register*. In addition, there does not appear to be a high possibility of identifying archeological resources where the ground will be disturbed in connection with the proposed project. According to a search conducted by the California Historical Resources Information System (CHRIS) Northwest Information Center, the proposed project area contains no recorded Native American or historic-period archeological resources listed with CHRIS. The center reported that the Native American archeological sites located in the Berkeley area tend to be situated along Bay margins, alluvial flats, and near sources of water, including springs. According to the center, “the project area is situated on a broad alluvial plain” that is “a far distance from any freshwater source.” The Northwest Information Center concluded as follows: “There is a low possibility of identifying Native American and historic-period cultural resources in the project area, therefore, no further archival and field study by an archaeologist is recommended at this time.”

Although the Northwest Information Center concludes that there is a low possibility of identifying Native American cultural resources in the vicinity of the project site, it should be noted that Strawberry Creek flowed along Allston Way adjacent to the project site prior to 1911. Since Native American archeological sites are often located near freshwater sources, the potential existence of Native American resources near the site cannot be eliminated. Appropriate steps could be taken to reduce impacts should archeological resources be unearthed.

**No. 2. 2115 Allston Way (Trumpetvine Court)**

This commercial property (Figure E) was constructed in 1976. It has not been evaluated through a historical resources survey or been determined to be eligible for listing in the *National Register*. Additionally, an independent survey of the property indicates that it does not appear eligible for listing in the *National Register under Criterion C (Architecture)*. The structure is less than 50 years of age and does not appear to possess exceptional architectural importance. Thus the property does not appear to be an historical resource within the meaning of Section 106.

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41 March 11, 2005 letter from Damon Mark Haydu, Northwest Information Center, to Eileen Wilde, Page & Turnbull.

42 *Historic Survey of Downtown.*
No. 3. **2116 Allston Way (Gaia Building)**
This mixed-use property (Figure F), which was constructed in 1999, does not appear eligible for listing in the *National Register* under Criterion C (Architecture). The structure is less than 50 years of age and does not appear to possess exceptional architectural importance. Thus the property does not appear to be an historical resource within the meaning of Section 106. (The site is the former location of the Berkeley Farms Creamery, which was assigned a status code of “4S” in the *State Historic Resources Inventory* and which was designated as a City of Berkeley Landmark in 1998.)\(^43\)

No. 4. **2121 Allston Way (Lederer, Street & Zeus Building)**
The Lederer, Street & Zeus Company, a Berkeley printing and engraving concern, built this commercial structure in 1938 (Figure G).\(^44\) The building was evaluated in 1978 and listed in the *State Historic Resources Inventory* with a status code of “4S,” which indicated that it had the potential to become eligible at a later date for listing in the *National Register* as a separate property, but now means that the property needs to be reevaluated. The building was 40 years of age at the time of the 1978 evaluation. It is likely that the evaluator anticipated that the building might become eligible for listing in the *National Register* once it achieved 50 years of age. The building is now 67 years of age.

A preliminary analysis indicates that the building is currently eligible for listing in the *National Register*. While Page & Turnbull’s scope does not include analyzing properties for eligibility under Criterion A (Events), Criterion B (People), or Criterion D (Information Potential), the building possesses the distinctive characteristics of the Streamline Moderne style of architecture (Criterion C). Additionally, a site survey has revealed that the interior of the building has retained its historic integrity despite tenant improvements. The property thus appears to be an historical resource within the meaning of Section 106. However, a determinative evaluation would require further research and is outside the scope of this analysis.

\(^{43}\) Ibid.
\(^{44}\) Ibid.
No. 5. 2134 Allston Way (Berkeley Community YWCA & Women’s Refuge)
The Berkeley Community YWCA & Women’s Refuge building (Figure H) is a two-story brick building constructed in 1930. Designed by Edwin Lewis Snyder, the Spanish-style building was conceived as a “studio building” with an outside stairway and arched windows to differentiate it from the typical “flat and colorless commercial building.” During the 1930s, commercial occupants of the building included the California College of Business and the Franchon Collom Dance School. One of the county’s first color postcard printing companies occupied the building in the mid-1940s. The building was sold to the Berkeley Community YWCA in 1947, which provided social services there until the 1980s.

The building was evaluated in 1977 and is listed in the State Historic Resources Inventory with a status code of “3S”, which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 6. 2161 Allston Way (Allston Lofts)
This mixed-use property (Figure I), which was constructed in 2000, is not eligible for listing in the National Register under Criterion C (Architecture). The structure is less than 50 years of age and does not appear to possess exceptional architectural importance. The property thus does not appear to be an historical resource within the meaning of Section 106. (The site is the former location of the First Baptist Church/Playhouse Theater, which was assigned a status code of “4S” in the State Historic Resources Inventory.)

No. 7. 2190 Bancroft Way (Hua-Hin Restaurant)
Originally constructed as an office, this commercial property (Figure J) was converted to a restaurant in 1988. The exterior was extensively updated in 2002. The property does not appear eligible for listing in the National Register under Criterion C (Architecture). The structure is less

45 Ibid.
46 Landmarks Preservation Commission, “Notice of Decision.”
47 Historic Survey of Downtown.
48 Ibid.
than 50 years of age and does not appear to possess exceptional architectural importance. The property thus does not appear to be an historical resource within the meaning of Section 106.

No. 8.  **Edwards Stadium, University of California**

Edwards Stadium (Figure K), which was designed by Warren Perry and Stafford Joy, was built in 1932. Its monumental façade is an example of the so-called “Zig-Zag Moderne” style of architecture. The stadium was listed in the *National Register* in 1993. The property is thus an historical resource within the meaning of Section 106.

No. 9.  **2200 Fulton Street (University of California Public Affairs Office)**

This office building (Figure L) does not appear eligible for listing in the *National Register* under Criterion C (Architecture). The structure is less than 50 years of age and does not appear to possess exceptional architectural importance. The property thus does not appear to be an historical resource within the meaning of Section 106.

No. 10.  **2223 Fulton Street (University Extension/Federal Land Bank)**

The University Extension/Federal Land Bank Building (Figure M) was initially constructed in 1922 and substantially altered in 1949. According to a 1979 historic resources survey, James W. Plachek designed the original building in the classical style for the Federal Land Bank. The 1922 bank building was 2½ stories in height, with four fluted Ionic columns and a large inscribed frieze. The bank was substantially modernized in 1949 under the direction of architect Michael Goodman. The alterations included the addition of three stories, salmon pink stucco cladding, and four bands of aluminum framed windows on the upper stories. The lower story was converted to a turquoise-tiled portico framed by four square columns. The interior was stripped of its original marble and ornamental plaster ceilings. According to the survey, the only remaining original features in 1979 were the brick steps leading from the sidewalk to the entrance and some of the T-shaped casement windows on the lower floors. The building was assigned a status code of “4S,” which indicated that it had the potential to become eligible at a later date for listing in the *National Register* as a separate property, but now indicates that the property needs to be reevaluated.

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A preliminary historical evaluation of the building indicates that debatable whether the property would be eligible for the National Register. Although Page & Turnbull’s scope does not include analyzing properties for eligibility under Criterion A (Events), Criterion B (People), or Criterion D (Information Potential), the extensive alteration of the original structure appears to preclude significance under Criterion C (Architecture), although the argument could be made that the alterations themselves are historically significant. A determinative evaluation would require further research and is outside the scope of this analysis. However, for the purposes of this report, Page & Turnbull will assume that the property is an historical resource within the meaning of Section 106.

No. 11. 2288 Fulton Street (Odd Fellows Temple)
The Odd Fellows Temple (Figure N), which was designed by James Plachek, was built in 1926.\textsuperscript{51} The building was evaluated in 1978 and listed in the State Historic Resources Inventory with a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 12. 2308 Fulton Street (New Construction)
The five-story mixed use structure (Figure O), which is presently being constructed on this lot at the corner of Fulton Street and Durant Avenue, does not appear eligible for listing in the National Register under Criterion C (Architecture). The structure is less than 50 years of age and does not appear to possess exceptional architectural importance. The property thus does not appear to be an historical resource within the meaning of Section 106.

No. 13. 2090 Kittredge Street (Berkeley Public Library)
The Berkeley Public Library (Figure P) was built in 1931 to the design of James Plachek. Its ornamental Art Deco exterior has distinctive sgrafitto panels set below a series of tall windows. The library recently underwent a major restoration, seismic upgrade, and expansion. The work was completed in 2003. The library is listed in the National Register, and is an historical resource within the meaning of Section 106.

\textsuperscript{51} Ibid.

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No. 14.  2115 Kittredge Street (California Theater)

The California Theater (Figure Q) was initially constructed in 1914 and then extensively remodeled in the Art Deco Style in 1929. It was evaluated though a State Historic Resources Inventory in 1977 and assigned a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 15.  2113-17 Kittredge Street (A.H. Broad House and Storefront)

The A.H. Broad House (Figure R), which was built in 1894 by Alphonso Herman Broad, is apparently one of the few remaining nineteenth-century wood-frame houses remaining in its original location downtown. The house is considered a good example of a home built in the “transitional” period of the 1890s, incorporating features of both the waning Queen Anne style and the emerging Shingle style of architecture. A.H. Broad was a member of Berkeley’s first Board of Trustees, a founder of Berkeley’s first library, a town marshal, and a town engineer. A.H. Broad built several other local landmarks, including the Edwards House at 2530 Dwight Way, the McKinley School at 2419 Haste Street, and the Bentley House at 2683 Le Conte Avenue. The storefront, which was added in 1928, is considered an instructional example of the “layering” of uses in downtown Berkeley, and has been occupied by various commercial uses for over 75 years. A one-story rear addition was added at a later date.

The house and storefront were evaluated and listed in a State Historic Resources Inventory in 1979 with a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 16.  2124 Kittredge Street (Elder House and Storefront)

The Elder House (Figure S) was constructed in 1895, and the storefront was added in the 1920s. The house and storefront were evaluated and listed in a State Historic Resources Inventory in 1979 with a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

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52 Ibid.
53 Ibid.
54 Ibid.
1979 with a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 17. 2138 Kittredge Street (Fitzpatrick House and Storefront)
The Fitzpatrick House (Figure T) was constructed in 1904, and the storefront was added in 1935. The house and storefront were evaluated and listed in a State Historic Resources Inventory in 1979 with a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 18. 2150 Kittredge Street (University of California Office of Parking & Transportation)
This office building (Figure U), which was constructed in 2002, does not appear eligible for listing in the National Register under Criterion C (Architecture). The structure is less than 50 years of age and does not appear to possess exceptional architectural importance. The property thus does not appear to be an historical resource within the meaning of Section 106.

No. 19. 2176 Kittredge Street (Berkeley Touchless Car Wash & Service Station)
This service station and car wash (Figure V), does not appear eligible for listing in the National Register under Criterion C (Architecture). The gas station canopy and cashier’s office was constructed in 2000 and does not possess exceptional architectural importance. The property thus does not appear to be an historical resource within the meaning of Section 106.

No. 20. 2140 Oxford Street (William T. Such Building/Oxford Hall)
The William T. Such Building/Oxford Hall (Figure W) was designed by George Mohr and built in 1906. According to the 1977 Historic Resources Survey conducted by BAHA, the structure is considered one of the major early brick buildings of downtown Berkeley, and is architecturally distinguished by the unusual use of clinker brick in a Colonial Revival commercial structure.56

55 Ibid.
56 Ibid.
The property was listed in the *State Historic Resources Inventory* with the status code of “3S,” which indicates that the building appeared eligible for listing in the *National Register* as a separate property. The property remains potentially eligible for listing in the *National Register* and thus appears to be an historical resource within the meaning of Section 106.

No. 21. 2187 Shattuck Avenue (2187 Allston Way) (Walgreens)

Walgreens drugstore is located in this commercial building at the corner of Allston Way and Shattuck Avenue (Figure X). Although the original building was constructed in 1922, the present building has been substantially altered and bears minimal traces of the original construction. The original building, which was designed in the classical-brick revival style by James Plachek, housed the Central Market. The building was substantially altered in 1964 for the National Bank of Berkeley. Alterations included the addition of a “mock-brutalist” gray stucco finish and flat roof. The interior and the exterior of building were substantially altered again in 1994 for the Walgreens store. According to building permit records, the 1994 alteration included the addition of green exterior cladding, new windows, and concrete slab floors.

The building was evaluated in 1978 (prior to Walgreens’ alterations) and listed in the *State Historic Resources Inventory* with a status code of “4,” which indicated that it had the potential to become eligible at a later date for listing in the *National Register* as a separate property. A survey of the building indicates that the property is not eligible for the *National Register*. While Page & Turnbull’s scope does not include analyzing properties for eligibility under Criterion A (Events), Criterion B (People), or Criterion D (Information Potential), the extensive alteration of the original structure appears to preclude significance under Criterion C (Architecture). Because the building does not possess historic integrity, it is not an historical resource within the meaning of Section 106.

No. 22. 2190 Shattuck Avenue (Ross Store)

This commercial building (Figure Y) was originally constructed in 1958. The building was substantially altered in 1992 when the Ross store leased the space. According to building permit files, changes included extensive interior and exterior alteration, including a new façade. The building is not listed in a local, state, or national register of historical places, nor has it been

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evaluated through a historical resources survey or been determined to be eligible for listing in the National Register.

A preliminary historical evaluation of the building indicates that the property is not eligible for the National Register. While Page & Turnbull’s scope does not include analyzing properties for eligibility under Criterion A (Events), Criterion B (People), or Criterion D (Information Potential), the extensive alteration of the original structure appears to preclude significance under Criterion C (Architecture). The building does not possess historic integrity, and is thus does not appear to be an historical resource within the meaning of Section 106.

No. 23. 2200 Shattuck Avenue (Shattuck Hotel)
The Shattuck Hotel (Figure Z) was built in 1909 to the design of architect Benjamin McDougall. According to the 1978 Historic Resources Inventory survey form completed by BAHA, the hotel was immediately recognized as the city’s finest and served as the meeting place for many of Berkeley’s civic and social groups. In addition, the hotel is distinguished by being one of the first steel reinforced concrete buildings in Berkeley, and one of the few downtown buildings designed in the Mission Revival style.\(^{58}\)

The building was evaluated in 1978 and listed in the State Historic Resources Inventory and with a status code of “3S,” which indicated that it was eligible for listing in the National Register as a separate property. The Shattuck Hotel remains potentially eligible for listing in the National Register, and is thus an historic property within the meaning of Section 106.

No. 24. 2201-17 Shattuck Avenue/2108 Kittredge Street (Hinkel Block/Havens Block)
The original Hinkel Block/Havens Block building (Figure AA), which was constructed in 1895, was designed in the Mediterranean Revival style by architect William Koenig. The building was remade in the Moderne style in 1941 by the Bliss and Fairweather firm. Alterations included gray stucco cladding, plate glass shop windows, and metal facing.\(^{59}\) The building was again altered in 1998, when, among other alterations, new display windows were added for the Eddie

\(^{58}\) Ibid.
\(^{59}\) Ibid.
Bauer store. The building permit records indicate that during the alteration, historic exterior materials were matched as closely as possible.

The building was evaluated in 1977 and listed in the State Historic Resources Inventory and with a status code of “3S,” which indicated that it was eligible for listing in the National Register as a separate property. Although this evaluation was made prior to the 1998 alterations, the exterior of the building has retained the historic integrity due to the careful remodeling in 1998. The building remains potentially eligible for the National Register and is an historic property within the meaning of Section 106.

No. 25. 2219-23 Shattuck Avenue (Luggage Center)
This commercial property (Figure BB), which was constructed in 1959, was designed by the Goetz & Hansen firm.60 It is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the National Register. Additionally, our preliminary independent survey of the property indicates that it does not appear eligible for listing in the National Register. The property is less than 50 years of age and does not appear to be of exceptional importance under any of the National Register Criterion C (Architecture). Although a determinative evaluation is outside the scope of this analysis, the property thus does not appear to be an historical resource within the meaning of Section 106.

No. 26. 2225 Shattuck (Radston’s Stationary/Alko Office Supply)
William Porter designed this building (Figure CC), which was built in 1913.61 The building was evaluated in 1979 and listed in the State Historic Resources Inventory with a status code of “3S,” which indicates that the building appeared eligible for the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

60 Ibid.
61 Ibid.
No. 27. 2231 Shattuck Avenue (Brooks Apartment Building/Amherst Hotel)
The Brooks Apartment Building/Amherst Hotel (Figure DD), which was built in 1906, was evaluated in 1977 and listed in the State Historic Resources Inventory with a status code of “3S,” which indicates that the building appeared eligible for listing in the National Register as a separate property. The property remains potentially eligible for listing in the National Register and thus appears to be an historical resource within the meaning of Section 106.

No. 28. 2257 Shattuck Avenue/2110 Kittredge Street (Wanger Block)
The Wanger Block building (Figure EE) was designed by William Wharf and built in 1903. Its exterior was remodeled in the modern style 1950-1951. The building was the home of KPFA radio station for many years. The building was evaluated in 1978 and listed in the State Historic Resources Inventory with a status code of “4S,” which indicated that it had the potential to become eligible at a later date for listing in the National Register as a separate property, but now means that the property needs to be reevaluated. The building is not designated as a City of Berkeley Landmark or Structure of Merit, nor is it a contributor to a designated Historical District.

A preliminary historical evaluation of the building indicates that the property is not eligible for the National Register. While Page & Turnbull’s scope does not include analyzing properties for eligibility under Criterion A (Events), Criterion B (People), or Criterion D (Information Potential), the extensive alteration of the original structure appears to preclude significance under Criterion C (Architecture). Although the alterations are over 50 years of age, the building does not possess integrity of design, materials, or workmanship. The property thus does not appear to be an historical resource within the meaning of Section 106.

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62 Ibid.
63 Ibid.
64 Ibid.
Table 1: Historic Status of Properties under Section 106

**Listed in National Register (Historic Properties):**
1. Edwards Stadium, University of California Campus
2. 2090 Kittredge Street (Berkeley Public Library)

**Potentially Eligible for Listing in National Register (Historic Properties):**
1. 2121 Allston Way (Lederer, Street & Zeus Building)
2. 2134 Allston Way (YWCA Building)
3. 2223 Fulton Street (U.C. Ticket Office)
4. 2288 Fulton Street (Odd Fellows Temple)
5. 2113-15 Kittredge Street (California Theater)
6. 2117 Kittredge Street (A.H. Broad House and Storefronts)
7. 2124 Kittredge Street (Elder House and Storefronts)
8. 2138 Kittredge Street (Fitzpatrick House and Storefronts)
9. 2140 Oxford Street (William T. Such Building)
10. 2201-17 Shattuck Avenue (Hinkel Block/Havens Block)
11. 2200 Shattuck Avenue (Shattuck Hotel)
12. 2225 Shattuck Avenue (Radston's Stationery/Alko Office Supply)
13. 2231 Shattuck Avenue (Brooks Apartment Building/Amherst Hotel)

**Not Eligible for Listing in National Register (Not Historic Properties):**
1. Project Site
2. 2115 Allston Way (Trumpetvine Court)
3. 2116 Allston Way (Gaia Building)
4. 2161 Allston Way (Allston Lofts)
5. 2190 Bancroft Way (Hua-Hin Restaurant)
6. 2200 Fulton Street (U.C. Public Affairs Office)
7. 2308 Fulton Street (New Construction)
8. 2150 Kittredge Street (U.C. Parking & Transportation Office)
9. 2176 Kittredge Street (Berkeley Touchless Car Wash & Service Station)
10. 2187 Shattuck Avenue (Walgreens)
11. 2190 Shattuck Avenue (Ross Store)
12. 2219-23 Shattuck Avenue (Luggage Center)
13. 2257-67 Shattuck Avenue (Wanger Block)
Assessment of Adverse Effects

Having determined the existence of historic properties within the APE, the next step in the Section 106 process is to assess the adverse effects of the undertaking on the historic properties. Section 106 regulations define an adverse effect on historic properties as follows:

An adverse effect is found when as undertaking may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, workmanship, feeling, or association.\(^{65}\)

According to the regulations, examples of adverse effects to a property include the following:

- physical destruction or to damage to all or part of the property;
- alteration of the property in a manner inconsistent with the Secretary’s Standards;
- removal of the property from its historic location;
- change of the character of the property’s use or of physical features within its setting that contribute to its historic significance;
- introduction of visual, atmospheric, or audible elements that diminish the integrity of the property’s significant historic features; and
- neglect of the property that causes its deterioration.\(^{66}\)

The proposed project’s effects can be grouped into three categories: its effect on non-historic properties; its effect on adjacent historic properties; and its effect on historic properties within the vicinity of the project. Each category of effect will be discussed in turn below.

Non-Historic Properties

As detailed above, there are thirteen non-historic properties within the APE, including the project site itself. By definition, only historic properties may be adversely affected within the meaning of Section 106. Therefore, the proposed project will not adversely affect the thirteen non-historic properties within the APE.

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\(^{65}\) 36 C.F.R. § 800.5.

\(^{66}\) Ibid.
Historic Neighbors: YWCA Building and A.H. Broad House

The proposed project will be adjacent to two historic properties: the YWCA Building on Allston Way and the A.H. Broad House on Kittredge Street. Because these historic properties are closest to the project, the potential effect on them will be greater than the effect on historic properties in the general vicinity of the project. It must be determined whether the proposed project will alter any of the characteristics of the properties that qualify them for inclusion in the National Register. That is, it must be determined whether the proposed project would “diminish the integrity of the property’s location, design, setting, workmanship, feeling, or association.”

The proposed project is not likely to have an adverse affect on the YWCA Building, which is adjacent to the project site on Allston Way. According to the State Historic Resources Inventory, the YWCA Building appears eligible for the National Register based on its distinctive architecture (Criterion C) and on its association with events that have made a contribution to Berkeley history (Criterion A). The proposed project will not alter its architecture, impede visual or physical access to the building, or diminish its association with events that have made a contribution to local history. Moreover, the proposed project’s Allston Way façade has been designed to harmonize with the physical qualities of the YWCA Building. According to the design drawings (Figure FF), the tripartite façade will feature awnings and entrances are of a similar scale to the façade of the YWCA Building. The façade was further refined in response to the Landmarks Preservation Commission comments at its April 4th meeting. In response to the comments, a portion of the building mass on the west facade of the Brower Center has been reduced to increase the building articulation and improve its relationship to the YMCA building.

In addition, the proposed project is not likely to have an adverse affect A.H. Broad House, which is adjacent to the project site on Kittredge Street. According to the State Historic Resources Inventory, the house appears eligible for the National Register based as on its status as one of the few remaining proto-Shingle style houses in downtown Berkeley (Criterion C), as well as with its association with Alphonso Broad (Criterion B). The proposed project will not alter the Broad

67 Ibid.
68 Historic Survey of Downtown.
69 Landmarks Preservation Commission, “Notice of Decision.”
70 Historic Survey of Downtown.
71 Landmarks Preservation Commission, “Notice of Decision.”
House’s architecture, impede visual or physical access to the structure, or diminish its association with A.H. Broad. Nor is the proposed project likely to have an adverse impact on the integrity of the setting of the Broad House. In addition, according to the design drawings (Figure GG), Oxford Plaza’s Kittredge Street façade will be articulated into a series of vertical elements of that reflect the proportions of the Broad House. The height of the base of the Kittredge Street façade will echo the height of the Broad House storefront, and the west side of Oxford Plaza overlooking the Broad House will be set back. Moreover, in response to the Landmarks Preservation Comments, several details have been modified on the Oxford Plaza’s Kittredge Street facade in order to give the residential entry more prominence.

Finally, it should be noted that the proposed project would replace a surface parking lot, which currently detracts from the integrity of the setting of the YWCA Building and Broad House. The large parking lot is not a compatible use with these small-scale structures. Moreover, its open expanse emphasizes the unfinished eastern wall of the YMCA building and non-significant rear addition to the Broad House, as well as the seismic retrofit bracing on the eastern exterior of the California Theater. The eastern exteriors of the YWCA building and the California Theater were specifically designed to be obscured by adjacent structures. Thus, the proposed project will likely increase the integrity of the setting by framing the adjacent properties and partially concealing the unfinished eastern exteriors of the YWCA Building and the California Theater.

Other Individual Historic Properties and Potential Historic District
As discussed above, there are a total of fifteen presumably historic properties within the APE of the proposed project. For the reasons discussed above, the Brower Center/Oxford Plaza is unlikely to have an adverse effect on the individual National Register-eligibility of each property in the APE. The proposed project’s harmony with its neighbors extends to the other historic properties located on Kittredge Street and Allston Way. In addition, the Oxford Street frontage is designed to harmonize with the larger scale of the boulevard and the concrete Edwards Stadium. Here, Oxford Plaza will feature five curving vertical segments, which will be rendered in colored metal or stucco cladding. The vision of the Oxford Plaza as a “new expression of the edge of downtown” is appropriate in this context and will not detract from the historic integrity of the Oxford Street structures, including Edwards Stadium and the UC Extension Building.
A separate question is whether the project will adversely affect any potentially National Register-eligible historic district located wholly or partly within the APE. As indicated by the inventory of properties, approximately half of the properties located within the APE are potentially historic. While a district may contain noncontributing properties, it must have integrity, as measured by its ability to convey a sense of time, place, and historical development. It is debatable whether the collection of historic properties within the APE has sufficient integrity to quality for listing in the National Register as an historic district. The historic properties vary widely in their periods of historic significance, ranging from the late nineteenth to mid-twentieth century, and the collection of buildings does not convey a sense of any particular historically significant time.

Assuming for the sake of analysis, however, that a National Register-eligible historic district exists within the APE, the effects of the proposed project on such a district should be assessed. While the proposed project, if constructed in accordance with the planned design, would be larger and taller than the fourteen historic properties within the potential district, a survey of downtown Berkeley shows that wide discrepancies in building height and massing are not uncommon, even among historic properties. If a potential historic district exists downtown, it already includes this characteristic, so replacing the juxtaposition of smaller historic buildings and a parking lot with the juxtaposition of smaller historic buildings and larger new building would not reduce the integrity of the district from its current level.

In addition to a potential downtown historic district, there has been discussion of locally designating a small historic district comprising the Broad, Elder, and Fitzpatrick houses and storefronts on Kittredge Street. While it is debatable whether such a district would be National Register-eligible, the proposed project would be unlikely to have an adverse effect because it has been designed to be compatible with the Broad House, the Elder and Fitzpatrick properties are similar in scale and massing to the Broad House.

**Section 106 Summary**

Fifteen historic properties exist within the APE of the proposed project. Two of the historic properties are listed in the National Register, while thirteen are potentially eligible for the register. There are thirteen non-historic properties within the APE. The proposed Brower Center/Oxford Plaza will not adversely affect individual historic properties or potential historic districts within the APE because it will not diminish the integrity of the characteristics that
qualify the resources for inclusion in the National Register. (See Appendix I for a summary of effects.)

**CEQA IMPACT ANALYSIS**

The consideration of impacts on historical resources mandated by the California Environmental Quality Act (CEQA) for discretionary development is analogous in many respects to the Section 106 federal review process. Like Section 106, CEQA requires that the historical resources affected by a proposed project be identified, and that any adverse impacts be mitigated. Under CEQA, however, historical resources are more broadly defined. The results of Section 106 and CEQA analyses may differ in either the resources identified or the effects assessed, or both. In the present case, two properties within the APE that do not appear to be historically significant within the meaning of Section are presumably significant under CEQA. However, as in the Section 106 analysis, the proposed project will not adversely effect historic resources within the meaning of CEQA.

**CEQA Process**

The California Environmental Quality Act requires the identification of significant effects of a project on the environment. For purposes of the act, the “environment” means the physical conditions that exist within the area that will be affected by a proposed project, including objects of historic or aesthetic significance.\(^{72}\) A project that causes a “substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”\(^{73}\) The determination of whether a project may cause a substantial adverse change in the significance of an historical resource is a two-step process. First, it must be determined whether historical resources exist within the area that will be affected by the proposed project. Second, it must be determined whether the project may cause a substantial adverse change in the significance of those historical resources.

This analysis treats the area affected by the project for CEQA purposes as analogous to APE under the Section 106 process. However, there is no regulatory requirement that CEQA and Section 106 analysis comprise the same area. A CEQA historical resource analysis is often

limited to those structures on which the project will have a physical impact or that are adjacent to it. This report errs on the side of caution by considering the projects’ impacts on all of the buildings within the APE.

**Identification of Historical Resources**

The first step in the CEQA analysis is to determine whether historical resources exist in the area affected by the project. CEQA defines “historical resource” more broadly than does Section 106 of the National Historic Preservation Act. Specifically, the CEQA Guidelines define a “historical resource” as belonging to at least one of the following categories:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources…or identified as significant in an historical resource survey…shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resources, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources.  

Whereas Section 106 defines historical properties as those that are eligible for listing in the National Register without regard to state or local criteria, properties that meet state or local are presumed to be “historical resources” within the meaning of CEQA. As explained above, the California Register’s criteria are more lenient than the National Register’s with regard to the “50 Year Rule” and the integrity of the property. Moreover, the historic criteria in local ordinances is typically often more inclusive than the National Register criteria.

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In this analysis, the difference between the definition of “historic properties” under Section 106 and “historical resources” under CEQA has resulted in slightly different findings regarding the historical status of properties within the area affected by the project. While the majority of properties are identified as both “historic properties” and “historical resources” under federal and state law, there are two properties that are presumed to be historically significant under CEQA, yet do not meet the Section 106 requirement that they be eligible for listing in the National Register. Specifically, neither the Walgreen’s building, located at 2187 Shattuck Avenue, or the Wanger Block building, located at 2257-67 Shattuck, retains the requisite integrity to be potentially eligible for listing in the National Register. However, both properties have the potential to yield information about their period of architectural significance, which makes them potentially eligible for listing in the California Register, and presumably significant under CEQA.

Inventory of Resources

No. 1. Project Site (City Parking Lot Fronting Oxford Street between Allston Way and Kittredge Street)

The parking lot that is located on the site is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register. In addition, as explained above, the Northwest Information Center has concluded that there is not a high possibility of identifying archeological resources in the project site. Thus, the project site is not an historical resource under CEQA.

No. 2. 2115 Allston Way (Trumpetvine Court)

This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register. Moreover, as explained above, the property does not appear to possess historical significance. Thus, this property is not an historical resource under CEQA.

No. 3. 2116 Allston Way (Gaia Building)

This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the
California Register. Moreover, as explained above, the property does not appear to possess historical significance.\(^{75}\) Thus, this property is not an historical resource under CEQA.

No. 4. 2121 Allston Way (Lederer, Street & Zeus Building)

This building is not designated as a City of Berkeley Landmark or Structure of Merit, nor is it a contributor to a designated Historical District. However, as explained above, the property is potentially eligible for listing in the National Register. Properties potentially eligible for the National Register are also potentially eligible for listing in the California Register. This property thus qualifies as an historical resource for purposes of analysis under CEQA.

No. 5. 2134 Allston Way (Berkeley Community YWCA & Women’s Refuge)

The building was designated as a City of Berkeley Landmark in 1992. It was also assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. The property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 6. 2161 Allston Way (Allston Lofts)

This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register.\(^{76}\) Thus, this property is not an historical resource under CEQA.

No. 7. 2190 Bancroft Way (Hua-Hin Restaurant)

This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register. Thus, this property is not an historical resource under CEQA.

\(^{75}\) As noted above, this structure is located on the former site of the Berkeley Farms Creamery, which was a locally designated historical structure.

\(^{76}\) As noted above, the site is the former location of the First Baptist Church/Playhouse Theater, which was assigned a status code of “4S” in the State Historic Resources Inventory.
No. 8. Edwards Stadium, University of California

As explained in the previous section, Edwards Stadium is listed in the National Register in 1993. Properties listed in the National Register are automatically listed in the California Register. Moreover, the stadium was designated as a City of Berkeley Landmark in 1992. The property is thus considered an historical resource for purposes of analysis under CEQA.

No. 9. 2200 Fulton Street (University of California Public Affairs Office)

This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register. Thus, this property is not an historical resource under CEQA.

No. 10. 2223 Fulton Street (University Extension/Federal Land Bank)

This property is not listed in a local, state or national register. However, as explained in the previous section, the State Historical Resources Inventory indicated that this property had potential to become eligible for listing in the National Register under Criterion C (Architecture), and is thus potentially eligible for listing in the California Register. Given its current age (73 years), this property thus likely qualifies as an historical resource for purposes of analysis under CEQA. In addition, regardless of whether the building retains historic integrity, it has the potential to yield information about earlier periods of significance. The building is thus presumed to be an historical resource within the meaning of CEQA.

No. 11. 2288 Fulton Street (Odd Fellows Temple)

The Odd Fellows Temple was designated as a City of Berkeley Landmark in 1982. As explained in the previous section, this property was also assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. The property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 12. 2308 Fulton Street (New Construction)

This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register. Thus, this property is not an historical resource under CEQA.
No. 13. 2090 Kittredge Street (Berkeley Public Library)
As explained in the previous section, the Berkeley Public Library is listed in the National Register. It is thus automatically listed in the California Register. The library is also a locally designated Historic Landmark. The library is an historical resource within the meaning of CEQA.

No. 14. 2115 Kittredge Street (California Theater)
As explained in the previous section, this property was assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. Although the theater is not a locally designated historic resource, the Landmarks Preservation Commission has discussed assigning it Landmark or Structure of Merit status based on its architectural and cultural value. The theater was added to the commission’s list of potential initiations in August 2001, but has since been removed from the list. However, Gisele M. Sorenson, Secretary to the Landmarks Preservation Commission, has stated that the California Theater is still being considered for a local historic resources designation. The theater is thus presumed to be an historical resource for purposes of analysis under CEQA. It may also qualify as an historical resource because it is presently being considered for listing in a local register of historical resources.

No. 15. 2113-17 Kittredge Street (A.H. Broad House and Storefronts)
The A.H. Broad House was designated as a City of Berkeley Structure of Merit in 2001. According to the local designation, the significant features of the property include the original house and 1928 storefront, but exclude the one-story rear addition. As explained in the previous section, the property also assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. The property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 16. 2124 Kittredge Street (Elder House and Storefront)
As explained in the previous section, this property was assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus eligible for listing in the California Register. This property is thus presumed to be an historical resource for purposes of analysis under CEQA.
No. 17. 2138 Kittredge Street (Fitzpatrick House and Storefront)
As explained in the previous section, this property was assigned a status code of “3S” in the *State Historic Resources Inventory*, which indicates that the building appeared eligible for listing in the *National Register*, and is thus potentially eligible for listing in the *California Register*. This property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 18. 2150 Kittredge Street (University of California Office of Parking & Transportation)
This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the *California Register*. Thus, this property is not an historical resource under CEQA.

No. 19. 2176 Kittredge Street (Berkeley Touchless Car Wash & Service Station)
This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the *California Register*. Thus, this property is not an historical resource under CEQA.

No. 20. 2140 Oxford Street (William T. Such Building/Oxford Hall)
The building was designated as a City of Berkeley Landmark in 1981. As explained in the previous section, the property is listed in a local register of historical resources. It was assigned a status code of “3S” in the *State Historic Resources Inventory*, which indicates that the building appeared eligible for listing in the *National Register*, and is thus eligible for listing in the *California Register*. The property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 21. 2187 Shattuck Avenue (2187 Allston Way) (Walgreens)
This property is not listed in a local, state, or national historic register. As explained in the previous section, this property is not eligible for listing in the *National Register* because the extensive alterations completed in 1994 destroyed any potential historic integrity. However, the building may be potentially eligible for listing in the *California Register* based on its potential to yield information about earlier periods of significance. The building is thus presumed to be an historical resource within the meaning of CEQA.
No. 22.  2190 Shattuck Avenue (Ross Store)
This property is not listed in a local, state, or national historic register. As explained in the previous section, this property is not eligible for listing in the National Register because the extensive alterations completed in 1992 destroyed any potential historic integrity. Moreover, the building is not potentially eligible for listing in the California Register based on its potential to yield information given that the original structure is less than 50 years of age. The building is thus not an historical resource within the meaning of CEQA.

No. 23.  2200 Shattuck Avenue (Shattuck Hotel)
As explained in the previous section, the Shattuck Hotel was assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. In addition, the hotel was designated as a local Landmark in 1987. The hotel is thus an historical resource within the meaning of CEQA.

No. 24.  2201-17 Shattuck Avenue/2108 Kittredge Street (Hinkel Block/Havens Block)
As explained in the previous section, this property was assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. The building possesses historic integrity despite alterations completed in 1998. The property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 25.  2219-23 Shattuck Avenue (Luggage Center)
This property is not listed in a local, state, or national register of historical places, nor has it been evaluated through a historical resources survey or been determined to be eligible for listing in the California Register. Thus, this property is not an historical resource under CEQA.

No. 26.  2225 Shattuck (Radston’s Stationary/Alko Office Supply)
As explained in the previous section, this property was assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the
National Register, and is thus potentially eligible for listing in the California Register. This property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 27. 2231 Shattuck Avenue (Brooks Apartment Building/Amherst Hotel)
This building was designated as a City of Berkeley Landmark in 2003. In addition, as explained in the previous section, it was assigned a status code of “3S” in the State Historic Resources Inventory, which indicates that the building appeared eligible for listing in the National Register, and is thus potentially eligible for listing in the California Register. The property is thus presumed to be an historical resource for purposes of analysis under CEQA.

No. 28. 2257 Shattuck Avenue/2110 Kittredge Street (Wanger Block)
As explained in the previous section, this property does not appear eligible for listing in the National Register because it lacks integrity under National Register criteria. However, the building may retain sufficient integrity to be eligible for listing in the California Register. It maintains the potential to yield historical information as the original building is over 100 years of age and the alterations are over 50 years of age. Thus, the property is thus presumed to be an historical resource for purposes of analysis under CEQA.
### Table 2: Historic Status of Resources under CEQA

**Listed in *California Register* (Historical Resources):**
1. Edwards Stadium, University of California Campus
2. 2090 Kittredge Street (Berkeley Public Library)

**Potentially Eligible for Listing in *California Register* (Historical Resources):**
1. 2121 Allston Way (Lederer, Street & Zeus Building)
2. 2134 Allston Way (YWCA Building)
3. 2223 Fulton Street (U.C. Ticket Office)
4. 2288 Fulton Street (Odd Fellows Temple)
5. 2113-15 Kittredge Street (California Theater)
6. 2117 Kittredge Street (A.H. Broad House and Storefronts)
7. 2124 Kittredge Street (Elder House and Storefronts)
8. 2138 Kittredge Street (Fitzpatrick House and Storefronts)
9. 2140 Oxford Street (William T. Such Building)
10. 2187 Shattuck Avenue (Walgreens)
11. 2201-17 Shattuck Avenue (Hinkel Block/Havens Block)
12. 2200 Shattuck Avenue (Shattuck Hotel)
13. 2225 Shattuck Avenue (Radston's Stationery/Alko Office Supply)
14. 2231 Shattuck Avenue (Brooks Apartment Building/Amherst Hotel)
15. 2257-67 Shattuck Avenue (Wanger Block)

**Not Eligible for Listing in *California Register* (Not Historical Resources):**
1. Project Site
2. 2115 Allston Way (Trumpetvine Court)
3. 2116 Allston Way (Gaia Building)
4. 2161 Allston Way (Allston Lofts)
5. 2190 Bancroft Way (Hua-Hin Restaurant)
6. 2200 Fulton Street (U.C. Public Affairs Office)
7. 2308 Fulton Street (New Construction)
8. 2150 Kittredge Street (U.C. Parking & Transportation Office)
9. 2176 Kittredge Street (Berkeley Touchless Car Wash & Service Station)
10. 2190 Shattuck Avenue (Ross Store)
11. 2219-23 Shattuck Avenue (Luggage Center)
Assessment of Substantial Adverse Change

The second step in a CEQA historical resources analysis is to determine whether the project “may cause a substantial adverse change in the significance of an historical resource.” The CEQA Guidelines define “substantial adverse change” as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired.” “Material impairment” occurs when a project:

(a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources…or its identification in an historical resources survey…, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.

An analysis of the project’s effect on the integrity of a resource provides a logical route for determining whether a resource is “materially impaired” and hence the potential for substantial adverse change to that resource. A resource that no longer retains integrity due to alterations would no longer qualify for the California Register. The alterations would therefore amount to a substantial adverse change. Alternately, a resource that retains integrity (in spite of alterations) would still qualify as an historical resource and the alterations would not amount to a substantial adverse change. This methodology allows one to distinguish from the broad range of alterations and changes that may occur to a resource with varying affects.

As in the Section 106 analysis, the proposed Brower Center/Oxford Plaza will potentially affect three categories of resources: non-historical resources; adjacent historical resources; and the historical resources within the vicinity of the project.

**Non-Historical Resources**

As detailed above, there are eleven non-historical resources within the vicinity of the project, including the project site itself. By definition, only historical resources may suffer material impairment within the meaning of CEQA. Therefore, the proposed project will not impact the eleven non-historical resources within vicinity of the project.

**Historic Neighbors: YWCA Building and A.H. Broad House**

The proposed project will be not adversely impact the adjacent historic properties. As explained above, both the Allston Way and Kittredge Street frontages are designed to harmonize with the YWCA Building and A.H. Broad House, respectively, and will not impair their the setting of either structure such that they are no longer eligibility for listing in the state or local register. The YWCA building’s local Landmark designation was based on its “picturesque 1930’s Mediterranean design” and its “unique downtown setting.”\(^{80}\) The Broad House was locally designated as a Structure of Merit designation based, in part, on the finding that the structure “is just one of a handful of nineteenth-century, wood, residential structures remaining in its original location in downtown Berkeley.”\(^{81}\) The house is also associated with its builder, A.H. Broad, an active citizen of early Berkeley and builder of several other downtown structures, and the attached storefront is an instructional example of the successive layering of uses in downtown Berkeley. The construction of the proposed project will not impair any of these significant characteristics.

**Other Individual Historical Resources and Potential Historic District**

As in the Section 106 analysis, the proposed project will not have an adverse impact on the additional individual historical resources in its vicinity. Nor, for the reasons described above, will the project have an impact on a potential historic district. In addition, under CEQA, locally designated districts are presumed to be historical resources, even if they are not *National Register*-eligible. Thus, should the Landmarks Preservation Commission designate the Kittredge

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\(^{80}\) Landmarks Preservation Commission, “Notice of Decision.”

\(^{81}\) Landmarks Preservation Commission, “Notice of Decision.”
Street district, it would be considered an historical resource under CEQA. In November 2001, the Commission added the proposed district to its list of potential nominations. Although no formal designation has yet been made, Gisele M. Sorenson, Secretary to the Landmarks Preservation Commission, has stated that there is substantial interest in pursuing the nomination. For the reasons detailed in the Section 106 analysis, the proposed project would not materially impair the integrity of such a district.

**CEQA Summary**

There are seventeen historical resources within the area that will be affected by the proposed project. These include resources that are listed in, or eligible for listing in, the *California Register*, and locally designated landmarks. The proposed project will not have an adverse impact on the individual resources, or on any potential historic districts, because it will not impair the characteristics of the resources that qualify them for listing in the state or local register. (See Appendix I for a summary of impacts.)

**CONCLUSION**

If constructed as planned, the proposed David Brower Center/Oxford Plaza will not impair the integrity of historical resources within the meaning of Section 106 of the National Historic Preservation Act or the California Environmental Quality Act. The project is designed to harmonize with the historic properties in its vicinity and will not alter the characteristics these properties that justify their inclusion in a national, state, or local historical register. Moreover, the construction of the project will not impair the integrity of a potential historic district located in downtown Berkeley.
REFERENCES


California Historical Resources Information System, Northwest Information Center.
Memorandum, “Record Search Results for the Brower Center Project,” March 11, 2005.


———. DPR Form, 2134 Allston Way (Berkeley Community YWCA), Berkeley, 1978.
———. DPR Form, 2161-69 Allston Way (First Baptist Church, Playhouse Theater), Berkeley,
1978.
———. DPR Form, 2233 Fulton Street (University Extension/Federal Land Bank), Berkeley, 1978.
———. DPR Form, 2288 Fulton Street (Odd Fellows Temple), Berkeley, 1978.
———. DPR Form, 2113 Kittredge Street (California Theater), Berkeley, 1979.
———. DPR Form, 2124 Kittredge Street (Elder House), Berkeley, 1979.
———. DPR Form, 2138 Kittredge Street (Fitzpatrick House), Berkeley, 1979.
———. DPR Form, 2187-95 Shattuck Avenue (Central Market), Berkeley, 1978.
———. DPR Form, 2187-95 Shattuck Avenue (Samson Market), Berkeley, 1978.
———. DPR Form, 2200 Shattuck Avenue (Shattuck Hotel), Berkeley, 1979.
———. DPR Form, 2201-17 Shattuck Avenue (Hinkel Block/Havens Block), Berkeley, 1978.
———. DPR Form, 2225 Shattuck Avenue (Radston’s Stationery), Berkeley, 1979.
———. DPR Form, 2231-2237 Shattuck Avenue (Brooks Apartments), Berkeley, 1978.
———. DPR Form, 2257-67 Shattuck Avenue (Wanger Block), Berkeley, 1978.


## APPENDIX I: SUMMARY OF IMPACTS

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APPENDIX II: ILLUSTRATIONS

Figure A. Proposed Project Site

Figure B. Proposed Project
Figure C. Area of Potential Effects

Figure D. Properties within APE
Figure I. 2161 Allston Way

Figure J. 2190 Bancroft Way

Figure K. Edward Stadium

Figure L. 2200 Fulton Street
Figure M. 2223 Fulton

Figure N. 2288 Fulton

Figure O. 2308 Fulton Street

Figure P. 2090 Kittredge Street
Figure Q. 2115 Kittredge Street

Figure R. 2117 Kittredge Street

Source: Berkeley Architectural Heritage Association

Figure S. 2124 Kittredge Street

Figure T. 2138 Kittredge Street
Figure U. 2150 Kittredge Street

Figure V. 2176 Kittredge Street

Figure W. 2140 Oxford Street

Figure X. 2187 Shattuck Avenue
Figure Y. 2190 Shattuck Avenue

Figure Z. 2200 Shattuck Avenue

Figure AA. 2201-17 Shattuck Avenue

Figure BB. 2219-23 Shattuck Avenue
Figure FF. Proposed Allston Way streetscape

Figure HH. Proposed Kittredge Way streetscape