The Residences at Berkeley Plaza
Draft Historic Context Report for the Shattuck Hotel
February 27, 2013

Introduction

This report details the history and development of the block bounded by Shattuck Avenue, Kittredge Street, Harold Way and Allston Way in the City of Berkeley, California (Block Number 2027). The report has been prepared for HSR Berkeley Investments, LLC (HSR) by architecture + history, llc (a + h). HSR proposes to redevelop the western portion of the block along Harold Way. This Historic Context report will inform the project design, environmental review, and entitlement process for the project known as The Residences at Berkeley Plaza.

In 2007, two condominiums were created out of the subject block, with one entity (BPR Properties) owning the Shattuck Hotel (lobby, restaurant, courtyard, and hotel rooms) and pre-condo owner Roy Nee retaining ownership of the basement, retail shops along Shattuck, the Kittredge wing (to Harold Way), and the building at the corner of Allston Way and Harold Way. In September 2012 HSR Berkeley Investments, LLC purchased the holdings of Roy Nee.

The subject block houses the Shattuck Hotel, Berkeley’s first grand hotel, which was constructed in phases beginning in 1909, with a restaurant addition completed in 1912, and a larger-scale addition following in 1913. Constructed after the devastating 1906 earthquake, the hotel opened during the region’s resurgence as host to the 1915 Panama-Pacific International Exposition. Conceived by philanthropist Rosa Shattuck in honor of her late husband, Francis Kittredge Shattuck, a prominent Berkeley developer and civic leader, the reinforced concrete and steel building was designed by well-known California architect Benjamin Geer McDougall. The hotel occupied portions of the Shattuck’s estate property. When the hotel expanded in 1913, almost tripling in size, extensive commercial and retail space was designed at the first floor along Shattuck Avenue, including portions dedicated to Hink’s Dry Goods Store. Later, in 1926, Hink’s further expanded with a one-story plus mezzanine addition designed by Walter Ratcliff, Jr., filling out the Kittredge Street side of the block and portions of Harold Way. The final element was constructed in 1958 when Hink’s developed a new wing at the corner of Allston and Harold Way. This construction included the demolition of an earlier commercial building, the Whitecotton Building, which had retail below office spaces and had been designed by James Plachek.

In 1989, the entire subject block was designated a City of Berkeley Historic Landmark by the Landmarks Preservation Commission. As such, the resources present on the block qualify as historic resources under the California Environmental Quality Act and are subject to Berkeley’s Landmarks Preservation Ordinance (BMC Chapter 3.24 - 1974).

The 50th Anniversary celebration of the founding of the University of California, Berkeley. Shattuck Avenue with the Shattuck Hotel in the backdrop.
Berkeley’s Downtown Development, the Shattuck Estate & the City’s Finest Hotel

Named for a colorful figure in the City’s history, Francis Kittredge Shattuck, the Shattuck Hotel is located on lands that once housed the Shattuck family estate. Berkeley’s development was a direct result of both the extension of East Bay transportation routes and the establishment of the University of California, Berkeley. The town made the map in 1876 when Shattuck and J. L. Barker, persuaded the stockholders of the Central Pacific Railroad (later Southern Pacific) to run a spur line through Shattuck’s Berkeley property. Rail access provided the impetus for new commercial growth and a small downtown began to take shape. Additionally, the University’s relocation in 1873 to lands just east of downtown also provided merchants with opportunities to support the University community. When the Town of Berkeley was incorporated in 1878, Shattuck Avenue was already established as the city’s “Main Street.” By the 1890s, a fully operational rail line ran along Shattuck Avenue, terminating at what is now Berkeley Square and Shattuck Square.¹

F. K. Shattuck was Berkeley’s foremost business and political leader – the city’s founder. Beginning around 1870, Shattuck developed an estate on lands bounded by Bancroft Street, Center Street, Milvia Street and Shattuck Avenue. Deciding to improve their property, Shattuck and his wife, Rosa, constructed a larger, Queen Anne style house in 1891, renting the earlier house on the property. When Shattuck died in 1898, his widow remained in the house.² She continued to rent their earlier house to a University of California fraternity, but when Delta Kappa Epsilon moved south of the campus, Rosa began to consider some kind of hotel or summer cottages on portions of her estate lands.³ The widow Shattuck did not, however, take immediate action on this grand idea.

After the 1906 earthquake, Berkeley became home to many refuges from San Francisco, and businesses in the downtown quickly began to accommodate the expanded, and apparently permanent, inhabitants. In fact, Berkeley’s population increased by over 25,000 individuals from 1900 to 1910.⁴ The area around the old Shattuck estate was becoming increasingly commercial and this may have prompted Rosa Shattuck to finally think more seriously about redeveloping her estate with a hotel. In 1907, she formed a new corporation, the Shattuck Hotel Association, with William E. Woolsey (her niece’s husband) as president. Other family members also participated in this new venture, whose sole purpose was to develop the hotel.⁵

Initial reports of the improvements indicated a hotel costing $500,000, with 400 guest rooms, and a frontage along Shattuck Avenue of 700 feet. The local press noted: “Architecturally the hotel will form one of the most tasty and imposing buildings in the city.”⁶ These grand plans appear to have been scaled down, and then executed in phases.

The Shattuck Hotel upon completion in 1910.
The Residences at Berkeley Plaza  
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The corner of Shattuck Avenue and Allston Way was selected as the site, but Mrs. Shattuck died before the plans could be fully executed. Her obituary stated that she offered the site of her old homestead “for the erection of a tourist hotel.” The Shattuck Hotel Association continued with its plans and held a competition to determine the best design. The Association eventually hired architect Benjamin Geer McDougall to design the building with Kidder & McCullough as the builders. McDougall’s Mission Revival style hotel opened in December 1910 and was immediately recognized as the finest hotel in Berkeley. The Berkeley Independent published a flattering article about as the hotel was about to open:

Ideally located in the vortex of the city’s commercial life, it will be the first point of vantage for the visitor to our fair city. Pleasing in exterior as well as interior appearance, it will be a representative structure in Berkeley’s splendid quota of business blocks...in all probability its first task will be to house part of the throng coming to attend the fiftieth anniversary of the founding of the University of California.11

The hotel debuted to a series of festive activities including a luncheon for “society women,” a chamber of commerce banquet, and an open house for Berkeley’s citizens to visit and take in the new accommodations.12

Below left - The original south side of the hotel facing the old Shattuck estate.

Above right - A brochure from just after the hotel opened in 1910.
Hotel Shattuck – History of Development & Design

Benjamin Geer McDougall designed the Shattuck Hotel in two major phases first in 1909-10 and then a large extension in 1913. An Architect and Engineer of California announcement in February 1910 stated that the hotel was of reinforced concrete with the concrete work by Esterly Construction Company. McDougall was an early proponent of using reinforced concrete as the practice blossomed after the 1906 earthquake.

Prior to McDougall completing the second phase of construction for the Shattuck Hotel, a one-story restaurant addition was completed in 1912 just west of the main lobby along Allston Way. It is unclear if McDougall was involved, but according to the building permit, builder A. H. Broad guided the construction. Broad carefully matched the architecture of the earlier building and the restaurant is a seamless addition to the hotel.

By 1913, it was clear that the hotel would be a financial success and McDougall was engaged to expand the hotel, almost tripling its size. In June 1912, the Oakland Observer informed the public of the “luxurious additions” to the hotel. In fact, the Oakland Tribune reported that Berkeley was “to have longest building in the State.” The Coast Banker stated that hotel’s annex will “make the building four times its present size.” This article continued: the hotel would be the “longest building in any of the cities about the bay of San Francisco, being five feet longer than the Emporium Building on Market Street in San Francisco.”

The hotel's 1913 expansion plans included extensive retail space at the ground floor along Shattuck Avenue. The dry goods store of J. F. Hink was the key tenant and McDougall designed the building to accommodate this early version of a department store. The store’s opening was announced in the Berkeley Daily Gazette: “Beautiful New Store of J. F. Hink & Sons, Inc.”
In 1920, William E. Woolsey, sold the hotel to Los Angeles’ W. W. Whitecotton, who changed the name to reflect his own and the hotel became the Whitecotton Hotel. In 1921, Whitecotton developed an office building behind the hotel designed by James Placheck. Whitecotton maintained the hotel until the Depression. During the early 1940s the hotel was operated by Jake Levingston. By 1941, the building had been sold to the Levi Strauss Realty Company, which continued to own the building until about 1980. Starting around 1947, Wallace and Joan Miller (who also managed Berkeley’s Durant Hotel) operated the hotel, changing its name back to the Hotel Shattuck. The Miller’s made some improvements, including a project executed by the New York industrial design firm, Raymond Loewy Associates. This project involved inserting a modern, all glass lobby entrance along Allston Way.

Incremental alterations and improvements were made to the hotel in the ensuing decades and it slowly slipped into use as a residential hotel. In 1968, the Shattuck Hotel Management Company purchased the hotel and operated it until 1980. In the early 1980’s, the hotel was remodeled by Firmateer, Inc., and returned to use as a tourist hotel. In 1999, the hotel was purchased by an independent hotel company, which instituted a 2 year renovation. In 2007, the Hotel Shattuck Plaza was purchased by BPR Properties, a company which includes three UC Berkeley alums, who have placed considerable investment in upgrades and improvements to the hotel.

The BPR Properties purchase of the hotel occurred after the block -- which had been a single property -- was divided into condominiums. The owner of the entire block, Roy Nee, retained ownership of retail shops along Shattuck and basement (below part of the hotel), along with the rest of the block.

**Origins of Mission Revival Style**

For the Shattuck Hotel, McDougall chose the Mission Revival style which blends the architecture of the Mediterranean, Italian, and Spanish traditions, with the architecture of the California Missions. In general, the Mission Revival style sought to convey, and often romanticized, early European settlement of California. The style suited the warm California climate and became a favorite building style in the early twentieth century. The style was a very popular choice for California’s resort hotels including: Hotel Green, Pasadena (beginning 1890s); the Mission Inn Riverside (first wing 1903, final rotunda wing 1931); Bixby Hotel, Long Beach (1906); Hotel Stockton, Stockton (1908); and the Arlington Hotel, Santa Barbara (1910).

McDougall would have been familiar with these hotel projects through architectural periodicals, such as the *Architect & Engineer of California* and through his professional associations.
The Mission Revival style was also a common choice for many of California’s train stations, churches, and public schools. In fact, McDougall had successfully completed a school in Porterville and a business block in Visalia in the Mission Revival style before designing the Shattuck Hotel. Berkeley’s own Southern Pacific Depot (1913) constructed the same year as McDougall’s extension of the Shattuck Hotel, also adapted the style.

Prominent features of the Mission Revival style included red clay tile roofs, balconies and towers, smooth-stuccoed or plastered exterior walls usually painted white or light colored tones, arched openings, colorful tile work and elaborate landscaping and courtyards.

**Hink’s Department Store – History of Development**

Established in 1904, across the street from the Shattuck estate lands, J.F. Hink and Sons (Hink’s) was a classic turn of the century dry goods store. J. F. Hink, a German immigrant, was one of the “best business men of the Pacific Coast, being one of the founders and a large stock holder in the Emporium in San Francisco, and the proprietor of a large store in Eureka.” An article on the opening of Hink’s first store in June 1904 described the outfit:

“A business enterprise of more than usual importance to Berkeley was launched today when J. F. Hink & Son, Incorporated, opened their spacious and modern dry goods store in the new Wanger block at the corner of Shattuck Avenue and Kittredge Street. The opening day has been widely advertised by the firm...”

By 1912, Lester Hink, J. F. Hink’s son who took over the business, realized the potential for expansion and worked out a deal with the Shattuck Hotel to become the major first floor tenant along Shattuck Avenue. Hink’s store was included in the 1913 hotel expansion, resulting in a larger retail space and prominent location. Several years later, a 1916 newspaper article noted that Hink’s was the “largest exclusive dry goods store west of Chicago.”

The roaring ‘20s did not pass Berkeley by and Hink’s expanded again in 1926. This time, the store extended behind the hotel, along Kittridge Avenue, to the west toward Harold Way. The Hink’s family engaged Walter H. Ratcliff, Jr. to design their store addition. Ratcliff had recently completed the building across Harold Way at Kittredge, a two-story,
Spanish Revival structure for the Armstrong School of Business. Ratcliff married the architecture of the hotel and Armstrong College with his addition to Hink’s store. Valued at over $100,000, the project included improvements to the existing store, as well as the addition. A new Tudor-style oak interior, a front arcade with ornamental plaster ceiling and free-standing display cases, as well as a decorative marquee on the Shattuck Avenue façade rounded out the alterations. The addition provided a mezzanine for more shopping area as well as offices, and a roof garden where employees could take breaks. Spanish-style, red tile roof parapets and large-scale industrial sash windows to light the interior spaces are key features of Ratcliff’s addition. The roof garden is no longer extant and the arcade was significantly altered to accommodate movie theaters in 1988.

Several years later, in 1931, Ratcliff was brought in again this time to design a “restroom” on the roof of his 1926 addition for use by the employees. This was likely an expansion of the roof garden mentioned above. It was an outside space where employees could congregate during their breaks or on lunch. This pleasant rooftop “garden” with a fountain and several areas for seating does not exist anymore.

Post War Expansion
With the end of War II finally apparent, Hink’s again contemplated expansion in May 1945. However, a decision was made to wait until “building conditions become more normal.” The year 1956 brought construction of a two-story parking garage across Kittredge Street (where the Library Gardens Apartments are now located). This convenience likely helped Hink’s challenge the suburban mall competition. It was not until 1958, that the plan to expand the store footprint further was executed. The new project included demolishing the 1921 Whitecotton Building at the corner of Allston and Harold Way. The new wing received a grand opening on April 30, 1959.
San Francisco architects, Schubart and Friedman, designed a stripped down, modern building to house a new men's department, replacing the earlier Classically-inspired building. The newest addition to Hink's strayed from earlier practices of daylighting stores and was designed as an enclosed box, with a somewhat streamlined modern entry along Allston.\(^\text{35}\)

By the 1970s, Hink's was struggling to remain a viable downtown Berkeley business. Lester Hink was active in the Berkeley business until he was 90, finally stepping down in 1975. His son Robert Hink, who had been working with his father, took over the business, but only for a short time. In 1977, Hink's was sold to Dunlap Company of Modesto. The Dunlap's had a very similar family history in the dry goods and then department store business.\(^\text{36}\) While this sale resulted in a reprise for Hink's it only lasted a few years, the store finally closed in 1985 after 81 years in Berkeley.\(^\text{37}\)

Architects Involved

**Benjamin Geer McDougall**

Benjamin Geer McDougall designed the Shattuck Hotel in two major phases. McDougall was born in San Francisco on January 10, 1865 to an architect-builder father. He began his architectural studies in 1883, studying at the California School of Design, and then commenced working in his father's office. His two brothers, Charles and George, also apprenticed under their father and the three practiced together for a time with active offices in San Francisco and Fresno, California.\(^\text{38}\) His brother, George, went on to be California State Architect, designing many state buildings in Sacramento.

After the 1906 earthquake, Benjamin McDougall focused his efforts on the San Francisco Bay Area. Some of his important commissions (chronologically) include: the Carnegie Library (Hanford, 1905); the Security Savings Bank (Merced, 1905); the Sheldon Building (San Francisco, 1907); the YMCA Building (Berkeley, 1910); St. Luke's Episcopal Church (San Francisco, 1910); Federal Realty Building (the Cathedral Building, Oakland, 1913); St. Paul's Church (Oakland, 1917); and the Standard Oil Building (San Francisco, 1922).\(^\text{39}\)

McDougall died in 1937 of a heart attack. His obituary in the Architect and Engineer of California noted that:

> Mr. McDougall was one of the first San Francisco architects to use reinforced concrete for high office buildings. With John B. Leonard his structural engineer he designed the eight story Sheldon Building, at Market and First Streets, which was erected following the fire and earthquake. He was architect of the Shattuck Hotel, since named Whitecotton, in Berkeley, and the YMCA Building in Berkeley....For quite a few years he made his home in Berkeley.\(^\text{40}\)

**Walter H. Ratcliff, Jr.**

When Hink's decided to expand their well-established department store they turned to Walter H. Ratcliff, Jr., likely Berkeley's most prolific architect. Ratcliff's work spanned almost fifty years during the first half of the twentieth century. Ratcliff was born outside London, England but his parents moved the family first to San Diego, then Pasadena and finally Berkeley. After attending Berkeley High, Ratcliff entered the University of California, Berkeley, graduating in 1903 with a degree in Chemistry. He began his architectural career as an apprentice to John Galen Howard, University Architect. Becoming deeply interested in the field, he embarked on an educational tour of Europe, returning to Berkeley in 1908, wiser and with a firm grasp of the historical styles of the Continent.\(^\text{41}\)

Ratcliff established a practice that grew quickly and by 1914 he was well known within the profession. Fueled by the intense building that occurred after the 1906 earthquake, Berkeley grew as well. By 1915, the year of the San Francisco Panama-Pacific International Exposition, Ratcliff had become Berkeley’s City Architect, designed a series of firehouses and was beginning a group of school buildings funded by a $500,000 bond.\(^\text{42}\)
By far, the bulk of Ratcliff’s practice included the design of civic buildings (primarily schools and firehouses), ecclesiastical buildings, campus and higher education commissions, and extensive residential work. However, Ratcliff did produce a number of commercial commissions for private clients including banks and smaller scale commercial structures. Further, Ratcliff designed what is arguably downtown Berkeley’s most visible commercial architectural landmark, the 12-story, 149-foot Chamber of Commerce Building (1925) on Shattuck Avenue at Center Street. He also designed several auto showroom buildings and several industrial shops, including the City of Berkeley’s Corporation Yard (1916). Ratcliff’s Berkeley Elks Club, while completed for use as a social club, has a somewhat commercial character as a result of its downtown location.

While Ratcliff’s work outside of Berkeley is not extensive, he did complete a Master Plan and a number of buildings on Oakland’s Mills College campus as well as a few buildings in other east bay cities. Ratcliff Architects, his successor firm, remains a prominent fixture in Bay Area architectural circles today.

Schubart and Friedman, Architects
The architectural collaboration of Henry (Hank) Schubart (1917-1998) and Howard Friedman (1919-1988) “won numerous awards and national recognition for their campus planning and for their residential buildings of quiet strength and charm.”

Born in New York City, Henry Schubart moved to France as a young man, studied art in Paris and then at the age of 17 began an intensive one-year apprenticeship with Frank Lloyd Wright at his Taliesin, Wisconsin studio. He left Taliesin to serve as the artist for an Iraqi archaeological expedition. During the Depression, Schubart taught art to children for the WPA, then designed exhibitions at the New York World’s Fair in 1939. During World War II, he served as an engineer in the U.S. Maritime Service and settled in the Bay Area in 1948. Schubart quickly found employment with the architectural firm of Wurster, Bernardi and Emmons.

Schubart’s obituary noted:

Wright’s influence was evident in the style that became Mr. Schubart’s own -- in which natural light and the building’s siting in its environment were of prime importance. Based on his earlier relationship with Wright, Mr. Schubart was instrumental in bringing the famed architect to Marin County to design its Civic Center.

In 1969, at the height of an extremely successful career in the Bay Area, Schubart packed his family and moved to Salt Spring Island British Columbia, Canada. Schubart and his wife were “opposed to the (Vietnam) war and wanted to ensure that their five sons would not be subject to the
He managed to find work on the Island and at his death Schubart had designed many buildings in his second home. A recent monograph detailing his work on Salt Island is titled Houses Made of Wood and Light: the Life and Architecture of Hank Schubert.

Schubart’s partner, Howard Friedman was born in New York City in 1919. At 17, following graduation from Saunders Technical High School in Yonkers, he became a junior drafter in a Manhattan architecture office. In 1942, he joined the United States Navy Seabees and served in the Pacific during World War II. Friedman came to San Francisco in 1946 and in 1949 completed his architecture degree at the University of California, Berkeley. After several years with San Francisco architecture firms, Friedman formed his practice with Henry Schubart in 1953.

In 1967, the firm became Howard A. Friedman and Associates. In 1980, he was appointed Professor at the College of Environmental Design at Berkeley. He retired from private practice in 1984, in part to devote more time to teaching and academic affairs. His New York Times obituary noted that he was elected chairman of the architecture department in 1986. “He also collaborated with colleagues at Berkeley and Stanford University on a research project to reduce earthquake hazards of masonry buildings in China.”

The partnership of Schubart and Friedman extended from 1953 to about 1967. Their major commissions included:

- the Master Plan and Buildings for San Dominico School, San Anselmo c. 1965;
- several commissions at San Rafael’s Dominican College including the Library which won numerous architectural awards (late 1950s early 1960s);
- Mt Zion Medical Center Outpatient Building c. 1965;
- Jewish home for the Aged San Francisco c. 1962;
- Many residences in Marin, San Francisco and Tahoe;
- Friedman’s own house in Hillsborough; and
- I MAGNIN Store San Rafael (need to find an image of this building).

From a review of the digital images available through the College of Environmental Design Library, the Mt Zion Medical Center Outpatient Building c. 1965 is the closest building to the Hink’s extension in its architectural expression (however need to find images of I Magnin in San Rafael).
The Shattuck Hotel building is a five-story (four stories of hotel rooms over a retail level), reinforced concrete, stucco-clad Mission Revival style hotel with retail stores facing Shattuck Avenue and a lobby facing Allston Way. A one-story component historically housing the restaurant is also located along Allston Way. Hink’s Department store was the long-term tenant of the retail space along Shattuck Avenue, including an interior arcade at the south end. Hink’s expanded in two major building campaigns (1926 and 1958). These additions filled the remaining portions of the block including along Kittredge Street and then at the corner of Allston and Harold Way.

Hotel Shattuck Avenue (East Elevation)
The 1909 and 1913 portions of the Shattuck Hotel create a symmetrical, 5-story element along Shattuck Avenue extending from Allston Way to Kittredge Street. This façade is approximately 60’ in height and about 260’ long. The Shattuck Avenue façade is punctuated by four, square towers capped with pyramidal hipped roofs covered in red tiles. The towers rise an extra half story about the sloping parapet, also covered in red roof tiles. The towers have a relief frieze below the eaves which are supported by heavy exposed rafters.

The top floor windows are arched and extend to the underside of the overhanging eave. The 4th and 5th floor windows are connected vertically by molded frames and recessed spandrel panels creating a two-story arcade. The 5th floor windows in the towers are not arched, but instead have decorative scroll-work above. The original wood windows were replaced likely in the 1960s with aluminum windows which were recently changed out again and fitted with vinyl assemblies. Additionally, balconies that once graced the Shattuck Avenue façade (at the four, 5th floor tower windows and then the intervening 4th floor, non-tower windows) were removed sometime in the 1960s.

The two inner towers are equally spaced from the north and south end towers with six windows separating them. There are thirteen windows between the two inner towers.

The towers each have downspouts that form a visual vertical element.

The original 1909 building included five, small, ground floor retail stores facing Shattuck Avenue. When the Hotel was expanded in 1912-13, the retail spaces were reconfigured to include two small stores at the north end (corner of Shattuck and Allston Way) while the entire south end of the first story was to accommodate Hink’s Department Store. All the storefronts along Shattuck Avenue have been repeatedly altered, including the entries, windows, materials and signage. Originally the retail fronts included a series of bays with tall plate glass showcase windows, recessed entries, and prism glass transoms above.
In 1988 a project, which included the insertion of a movie theater at the storefront level (where Hink’s had been located), unified the visual elements of the storefronts with common base materials. There is a frieze above the transom windows and the letter “S” is inset above each pilaster (these appear to be later alterations). Over twenty years later, in 2009, the theaters were upgraded with new lighting, carpet, seating and the concession and lobby received a makeover.

Hotel Allston Way (North Elevation)
A tower occupies the corner of the building at Shattuck Avenue and Allston Way. This Hotel element dates to the first building campaign of 1909. The Allston Way (or north façade) is composed of three towers with the central tower rising higher than the other two, indicating the current hotel entry at the ground floor. This entry historically provided access to another portion of the lobby. Just past the end of the storefront bay (the tower bay), a deeply rusticated based dominates the Allston Way elevation, extending to the four bays of the one-story restaurant addition from 1912. When the restaurant was added in 1912 the architecture including the rustication and the arched opening was matched to form a seamless addition.

Both the corner tower and the end tower facing Allston Way have two window openings, while the center tower at this elevation has four windows. Similar to the Shattuck elevation the 5th floor windows are arched except at the two end towers where they are joined by swags and a modillion. The frieze wraps around the tower and the overhanging eaves occur at this elevation as well. Balconies with the same essential pattern once graced this elevation and there was an additional balcony above the central tower entry. The entry awning and 2nd floor windows above were reintroduced in 1997 based on their historic appearance, replacing the alteration by Raymond Loewy from the late 1940s.

Kittredge Avenue (South Elevation)
The Kittredge Avenue or south elevation is predominantly composed of the Walter H. Ratcliff, Jr. 1926 addition to Hink’s (described below). However, the first several bays at this elevation were part of the 1913 addition to the Hotel, and rise the full five stories of the Hotel. There is a similar configuration as at the Allston Way corner where the tower wraps the corner as does the retail at the first floor. Then there are three bays of hotel rooms before the one-story addition begins below.

The 1913 extension of the hotel included a small one story portion along Kittredge that was likely a service area of some kind for Hink’s. This was either demolished when the 1926 Ratcliff addition was made or it was incorporated into Ratcliff’s design.
Courtyard & Midblock Elements
While not visible from the street, there is a small courtyard behind the restaurant and lobby area. Additionally, portions of these features are only one-story, creating a light well of sorts with hotel room windows facing this area mid-block. At these interior court elevations there are a few original wood windows remaining. What was historically the boiler room, is now a small conference facility used by hotel guests.

In plan the back side of the hotel forms the shape of an “E” with the 1926 Hink’s addition filling out portions of the back.

Hink’s Department Store 1926 Addition
In 1926, Ratcliff designed a one-story plus mezzanine and basement addition to accommodate Hink’s growth. The 1926 addition is also reinforced concrete with a stucco finish. Red tile parapets adorn portions of the undulating roofline. At several locations along the parapet the feature rises slightly and once accommodated signage for the building. These “raised” parapets are distinguished with decorative volutes. The 1926 addition has large double or tripartite industrial sash windows placed above the street level that lighted the interior. There had been a one-story component to the original 1913 Hink’s and the change from the double to triple industrial sash windows (four windows in from Shattuck) may be an indication that this is the break between the 1913 and 1926 building elements. The hardware and mechanisms for exterior sun shades are visible on the windows along both Kittredge and Harold Way.

In 1988, these windows were painted over when the building was remodeled to accommodate the theater project. A secondary entry to the store was included about mid block along the Kittredge elevation, a fixed overhanging awning held signage for Hink’s. Another entry is located at the corner of Harold Way, facing Kittredge. This is a later opening to the building.

Wrapping around Harold Way, the building continues to mid block where it meets the later 1958 addition. At this elevation, there are also large industrial sash windows, a pedestrian entry this is only an emergency exit and a service vehicle entry mid block. Where the 1926 addition meets the 1958 addition a small rooftop addition creates a third story. The parapets have decorative volutes at this elevation as well.

A view of the beginning of the one-story 1926 addition.
Hink’s Department Store 1958 Addition
At the northwest corner of the block and rounding out the development of Hink’s is a two-story, concrete building built in 1957-58. The building is a plain, concrete, two-story box that has two street frontages, one at Allston Way and the other along Harold Way. This building is an independent structure from the other buildings on the block. It is separated from the one-story restaurant wing of the Hotel by a ten foot alley. While this building abuts the 1926 Ratcliff addition along Harold, the seam is visible where the 1958 building ends and the 1926 element begins.

The entry to the 1958 addition is located along Allston Way. Originally, there were two “storefront” windows at this elevation with an overhanging awning structure with stylized letters “Hink’s of Berkeley.” Three small window openings were present at the second story. The building has been modified from its original store use to house offices and a children’s play center. Alterations to accommodate office use include inserting additional second floor windows and reconfiguring the entrance on Allston.
Local Landmark Status
In 1988, the Shattuck Hotel/Hink’s (2220 Shattuck Avenue) was designated a City of Berkeley Landmark. While the entire block is landmarked, there is specific language in two places in the designation report with respect to the 1958 Hink’s addition:

In style and structure the 1957 wing is virtually a separate building, as its predecessor on the site was, and is not contributory to the early 20th century character of the Shattuck Hotel; owners contemplate closing off the interior wall and selling it as a separate property.

Owners contemplate closing of the interior connection of the 1957-58 building from the rest of the store and selling it as a separate parcel sometime in the future: they would like it understood that in that case it would not become an independent landmark or remain included within the landmark designation.

Other Historic Resources in the Project Vicinity
Downtown Berkeley has a wealth of historic resources, including several adjacent to the project site and many beyond the immediate subject block. A list, brief description and map of these resources follows:

Adjacent Historic Resources

Armstrong College (now Dharma Institute)
2222 Harold Way between Kitttridge Avenue and Allston Way
Walter H. Ratcliff, Jr. 1924
Designated COB Landmark, 1994

This Spanish Revival building was constructed in 1923 as Armstrong School of Business (later Armstrong College). Ratcliff designed the structure in a style common for school or educational facilities. It is reminiscent of his work for Mills College, but he responded to the more urban surroundings. When Ratcliff later designed the Hink’s Department Store 1926 addition across the street, he again used the stucco finish, red tile roofs and Spanish or Mediterranean detailing.

Berkeley Public Library
2090 Kittredge Street between Shattuck Avenue and Harold Way
James Plachek, 1930 (2002 addition by Ripley Architects / BOORA Architects)
Designated COB Landmark, 1982

Berkeley’s best example of the Art Deco, this Landmark features incredibly detailed, Egyptian themed sgraffito panels and pylons topped with Mayan-inspired capitals. The structure sits directly across the street from the south end of the Shattuck Hotel and the Hink’s Department Store 1926 addition.

Elks Club Lodge (now Mangalam Centers)
2016/2018 Allston Way
Walter H. Ratcliff, Jr., 1913
Designated COB Landmark, 1991

Located across Harold Way from the rear of the hotel and the 1958 addition to Hink’s Department Store, this is a Classically-inspired, imposing structure. Constructed eleven years before Armstrong College and thirteen years before the 1926 addition to Hink’s, this is one of Walter H. Ratcliff’s earliest non-residential buildings in Berkeley.

Shattuck Avenue Commercial Corridor Cluster of Historic Resources
Shattuck Avenue is one of downtown Berkeley’s busiest commercial corridors. The 2007 Downtown Survey by Architectural Resources Group identified a potential cluster of historic resources along Shattuck Avenue, including those referenced below, located outside of the immediate project area. The study noted:
The Shattuck Avenue Commercial Corridor runs along Shattuck Avenue from about Durant to University Avenue (maybe as far as Hearst Avenue) and includes a cluster of historic commercial buildings that share historic contexts, themes, physical attributes, and characteristics. This cluster of historic buildings includes some commercial buildings that face intersecting streets just off Shattuck Avenue including Bancroft Way, Kittredge Street, Allston Way, Center Street, and Addison Street. With further study, the potential historic district may also include several blocks along University Avenue depending on the potential district boundary.51

Since 2007, no further documentation of this cluster of historic resources has occurred. It is not a designated historic district at the local, state or federal level. These resources are not mapped.

**Brooks Apartment Building**
2231 Shattuck Avenue
Meyers & Ward, 1906
Designated COB Landmark, 2003

This is a three-story, yellow brick Classical building located to the east of the site across Shattuck Avenue at the corner of Kittredge. The first floor storefronts have been altered over time, but the upper stories are intact. One of several Classical revival buildings constructed immediately after the 1906 earthquake in downtown Berkeley.
Tupper & Reed Building
2271-75 Shattuck
W. R. Yelland, 1925
Designated COB Landmark, 1984
In classic W. R. Yelland style, this fanciful Revival style commercial building (built as a music store) has storefront windows at the first floor topped by a more residential second story, including a small scale dormer and a steeply pitched roof. The variegated brick, sculpted brackets, and wrought iron detailing come together to express a whimsical storybook building, capped with a tall chimney, adorned with a dancing piper.

Hezlett’s Silk Store
2277 Shattuck Avenue
Matsen & Hurd, 1925
Designated COB Landmark, 2008
A Mediterranean Revival style building that served as a dry goods store, Hezlett’s Silk Store. The distinctive shop windows have a central walk-around case. The storefront is deeply recessed with very prominent display windows. A colorful terrazzo tile floor further accents the walk-around case. There are few examples of this type of storefront configuration in Berkeley.

Morse Block (Pasand Hotel, Donogh Arms)
2276 Shattuck
Dickey & Reed, 1906
Designated COB Landmark, 1979
This building, designed by Dickey and Reed in 1906, has with two residential floors above commercial storefronts. Starting in the 1920s, the ground floor was occupied by Donogh Drygoods, one of Berkeley’s leading downtown retailers and a competitor of Hink’s. The store interior was well-light by windows, skylights, and French doors opening to a rear garden. The ground floor has been altered, but the buff brick and classically detailed upper facade are intact.

Masonic Temple (now Kinko’s at first floor)
2105 Bancroft (at Shattuck)
William Wharff, 1905
Designated COB Landmark, 1982
This is four story, three-part Classical Revival style commercial building with retail at the first floor and offices above.

Wright Block
2151-65 Shattuck (at Center)
William Knowles, 1906
Designated COB Landmark, 2003
This three-story Classical Revival commercial building was constructed immediately after the 1906 earthquake and it marks the transition from mostly wood commercial building to fireproof buildings in downtown.

Civic Center Historic District
This locally-designated historic district is significant as the city’s center of government and for its demonstration of city planning principals. The Civic Center Historic District includes portions of a roughly five block area surrounding Martin Luther King, Jr. Civic Plaza, located farther outside of the immediate project area to the west. Some contributing buildings include Old City Hall (1909), the Veteran's Memorial Building (1928), the Berkeley High School Campus (1939 -50), the Old Post Office (1914), the Federal Land Bank Building (1938) and the YMCA Building (1910). The district contributors immediately adjacent to the project site are described below:
Downtown Berkeley YMCA
2001 Allston Way
Benjamin Geer McDougall, 1910

Rosa Shattuck donated the land and McDougall designed the building. This is a three-part vertical block building with a rusticated base, Georgian details of red brick and cream-colored trim, including quoining at the corners and keystones above windows.

United States Post Office
2000 Allston Way
Oscar Wenderoth, 1914

This Italian Renaissance-revival style, two story building is a classic version of a WPA-era Post Office. Modeled after Filippo Brunelleschi’s famous Florence Foundling Hospital (Ospedale degli Innocenti) (1419), an arcade dominates the first floor and a detailed carved wood roof overhang caps the second story. The terra cotta, string course above the arcade features dentils, modallions, swags, wreaths, and waves. WPA period murals and bas-relief art work add to the significance of this structure.
**Project Description**
The Residences at Berkeley Plaza will be a mixed-use building with approximately 355 residential units. The project will redevelop the western portion of the subject block, including reconfiguration of the rear (west elevation) of the Shattuck Hotel, removal of the 1926 Walter H. Ratcliff, Jr., designed extension of Hink’s along Kittredge and removal of the 1958 Hink’s wing at the corner of Allston and Harold Way. The 1912 one-story restaurant and ballroom wing of the Shattuck Hotel along Allston Way will remain. Some improvements to the Shattuck Hotel retail elements along Shattuck Avenue will be included in the project.

**Entitlement Process & Environmental Review**
This Historic Context Report will inform the Entitlement and Environmental Review process for the project described above. This report does not assess impacts or conformity with City Plans and Policies, this will be taken up during the Environmental, Planning and Public Review processes in the coming months.
Bibliography

Published Works


The Residences at Berkeley Plaza
Draft Historic Context Report for the Shattuck Hotel
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“The Shattuck Hotel, Berkeley, California.” The Architect and Engineer of California. Frontispiece May 1911. vol 25 no 1 page 35


**Newspaper Articles**
Various newspaper accounts for the Shattuck Hotel and Hink’s Department Store were located in the clippings files and collections of Berkeley Architectural Heritage Association (BAHA) and the Berkeley Public Library’s History Room at the Main Branch. Additionally, PROQUEST database of newspapers was searched and many of the items located through this database had been found in the above clippings files. Only those articles referenced directly in this report have been cited below. There are many others that were reviewed.

For final version need to LIST articles that appear in endnotes.

**Unpublished Works**


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Maps and Aerial Photographs

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Endnotes


3 “Summer Resort for this City...” The Berkeley Gazette. January 19, 1898.


6 “Million Dollar Hotel Now Assured.” The Berkeley Independent. NO DATE. From clipping file at BAHA. Must be 1907.

7 “Mrs. Rosa Shattuck Dies at Old Home.” The Berkeley Reporter. September 13, 1908.

8 “Fine Hotel for Berkeley.” Architect and Engineer of California. February 1908 page 76. Plans were submitted by Meyers and Ward, Benjamin G. McDougall, and H.S. Mackey.


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