

ATTACHMENT 1

DRAFT FINDINGS

MARCH 3, 2016

2910-12 Telegraph Avenue

City of Berkeley Landmark Application LMIN#2016-0001

PROJECT DESCRIPTION

City Landmark Designation of property located at 2910-12 Telegraph Avenue

CEQA FINDINGS

The project is exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARKS PRESERVATION ORDINANCE FINDINGS

Pursuant to Berkeley Municipal Code Section 3.24.110.A the Landmarks Preservation Commission of the City of Berkeley finds the Yazdi Building has Architectural merit:

- 1) As an outstanding example of the renaissance revival style with overlays of Arts and Craft and Spanish Eclectic design elements specifically unique to Berkeley; and
- 2) As an early and notable residential design of important Berkeley architect Walter H. Ratcliff, Jr. Constructed in 1913, the apartment building opened in October of that year, just as Ratcliff was appointed Berkeley's City Architect.

The property at 2910-12 Telegraph Avenue is hereby designated a City of Berkeley Landmark; and

The distinguishing exterior features of the Yazdi Building include:

- **Complex massing** comprising a showroom wing and a residential wing
- **Open plaza** at southeast corner with magnolia tree planted by Bernice Ellis
- **Steep gable roofs** with open eaves, bargeboards & bullnosed brackets
- **Two cross-gables** with corner windows on north & south of the showroom wing

- **Garage/playroom/gallery** north of the showroom wing
- **Dogleg roofline** with open eaves, bargeboards & bullnosed brackets on residential wing
- **Two unpainted brick chimneys** with Venturi caps
- **Two steep-roofed dormers** on east side of residential wing
- **Roofing materials selected to recall slate or tile**
- **Textured stucco walls** with decorative scoring
- **Multi-paned steel-sash windows** of various types and dimensions, with brick or wooden sills
- **Embedded wooden beams** above showroom corner windows
- **Clay pipe and clay tile vents** in gable walls
- **Two curlicued wrought-iron sign mounts** flanking main showroom window
- **Original metal downspouts** (now disconnected from drainpipes) on south & east façades
- **Horizontal brick row** under vents in showroom's south cross-gable
- **Arched door openings** in entrances to showroom and ground-floor unit
- **Door to ground-floor unit**, with vertical wavy grooves and a rectangular peephole with a curlicued wrought-iron screen
- **Presence of exterior staircase** along south wall of showroom and **balcony** on east wall of residential wing
- **Cement pathways and planter beds** along the street façades

Features previously removed that could be replicated

- Original exterior doors to showroom & upstairs apartment
- Eight pairs of rustic wooden shutters on Howe Street façade
- Columnar evergreen plantings flanking showroom front window
- Roof-eave brackets missing from south gable of residential wing
- Embedded horizontal beam missing from south gable of residential wing
- Original character of exterior stair and balcony, including wroughtiron railing and arched trim below stairs and balcony