I.C. Applicant Statement

This Applicant Statement (April 18, 2013) and accompanying materials update and amend the previously submitted Use Permit Application: UP 07-1000023 (February 16, 2007)

Project Description

The proposed project at 2506 Dwight Way and 2513 Regent Street would preserve and relocate two historic residences to the site. The two houses are the Blood House, 2526 Durant Avenue (architect R. Gray Frise, 1891) and the John Woolley House, 2509 Haste Street (architect unknown, 1876). The Blood House is listed as a City of Berkeley Structure of Merit and the Woolley House is listed as a City of Berkeley Landmark. Each property is currently threatened by development proposed for their respective sites in Berkeley’s Southside Area. As an alternative to their demolition, the project proponents intend to move the houses to the project site, rehabilitate them in accordance with the Secretary of the Interior’s Standards for Rehabilitation and return them to use as residences. The Blood House will contain two units (one two-bedroom apartment and one three-bedroom apartment). The Woolley House will contain three units (one three-bedroom apartment and two two-bedroom apartments)

Currently located on the property at 2506 Dwight Way is a small commercial building (approx. 172 gross square feet) of uncertain origin. An early Sanborn map from 1903 shows this structure in its current location at the corner of Dwight Way and Regent Street. Its exact date of construction and the name of its builder are unknown. This building is not listed on any city, state or national registers of historic structures. The adjacent King Building at 2501 Telegraph Avenue and 2502 Dwight Way dates to 1901. The presumption is that this small commercial building was built between 1901 and 1903. Similarly diminutive commercial buildings appear on the 1903 Sanborn map at the northwest corner of Telegraph and Dwight. The proposed project incorporates the small commercial building into the project as an extension of the ground floor unit at the Blood House.

The property owners and project proponents, John Gordon and Janis Mitchell, have owned the receiving site at Dwight Way and Regent Street for approximately nine years. During this time they have shown a serious commitment to the neighborhood as evidenced by their thoughtful renovations of the Soda Works Building at 2509-2513 Telegraph Ave and the King Building at 2501 Telegraph / 2502 Dwight Way that included the establishment of a Peet’s Coffee at the corner of Telegraph and Dwight. The owners look forward to completing this project that will include the rehabilitation of the Blood House, Woolley House and the small commercial structure. The careful placement of these structures will, in conjunction with the existing wood framed homes across Regent, serve to re-knit the fabric of the neighborhood.
I.C. Applicant Statement (continued)

Project Purpose

The proposed project relocates two historic structures to the site and rehabilitates a third. It also rehabilitates three existing housing units and creates two new units. In the process it converts a surface parking lot into housing.

There are currently eight properties on the City of Berkeley’s list of historic structures within the immediate vicinity of the receiving site at the corner of Dwight Way and Regent Street. The relocation of these two historic properties, the Blood and Woolley Houses, along with the rehabilitation of the small commercial building will compliment the historical synergy of the neighborhood and increase the properties’ collective significance.

The rehabilitation of these two historically significant properties, in conjunction with the historic properties at 2501 Telegraph / 2502 Dwight and 2509-2513 Telegraph, would bring four contiguous historic properties to the corner of Dwight and Telegraph and serve as a distinctive marker for the entrance of Telegraph Avenue’s Southside district. Additionally, with eight historic properties bordering People’s Park to the south along Dwight Way, the case for a historic district might be considered.

These actions are all consistent with the major goals and policies of the Southside Plan.

- Housing: Create additional housing at appropriate locations to help meet the housing demand for students and people employed nearby, thus taking advantage of proximity to the University and Downtown to reduce automobile dependence and to increase travel to work or school by non-automobile transportation. (Southside Plan: p. 7)

- Community Character: Recognize, preserve, and enhance the unique physical character of the Southside. (Southside Plan, p. 8)

- Encourage the construction of infill buildings particularly new housing and mixed-use developments, on currently underutilized sites such as surface parking lots and vacant lots. (Southside Plan, p. 30)

- Protect and enhance historic and architecturally significant buildings, and ensure that new development complements the existing architectural character of the area through design review. (Southside Plan, p. 30)

- Encourage reinvestment in deteriorating housing stock to improve the overall physical quality of the neighborhood. (Southside Plan, p. 30)
I.C. Applicant Statement (continued)

Project and Zoning Ordinance

See also Item II.F. Tabulation Form for quantified description of project.

The Project is believed to be generally in conformance with current zoning regulations, pending verification by City of Berkeley staff, but will be seeking exceptions for:

- Reduction of required parking
- Setback requirements at:
  - Front yard of Woolley House on Dwight Way to allow for the alignment of the front facade of the Woolley with the north (side) elevation of 2503 Regent Street
  - Front yard of Blood House on Regent Street (side yard of lot) to allow for the alignment of the east facades of the Blood and Woolley houses.
  - Side yard of Blood House on south side of building that is actually Rear yard of lot.

Property Line Adjustments

The Project proposes to merge the two parcels at Dwight and Regent

2506 Dwight Way (APN: 055 1839 000200)
2513 Regent Street (APN: 055 1839 000300)

Furthermore, the Project may require either an easement or lot line adjustment in order to accommodate exiting from the rear of the Soda Works (2509-2513 Telegraph) across the rear of the King Building (2501 Telegraph / 2502 Dwight Way)

Historic Resource Evaluation

Blood House, 2526 Durant Avenue (architect: R. Gray Frise, 1891)

See documentation for the Blood House as submitted for the project:
“The 2526 Durant Ave. Apartments Project”
Approved at ZAB: October 11, 2007
Reaffirmed by City Council: February 26, 2008

Woolley House, 2509 Haste Street (architect unknown, 1879)

See documentation for the Woolley House as contained in documentation for pending project at Telegraph Avenue and Haste Streets:

Commercial Building, 2506 Dwight Way (architect/builder unknown, circa 1901 - 1903)
I.C. Applicant Statement (continued)

The small commercial building at the southwest corner of Dwight Way and Regent Street is thought to have been constructed between 1901 and 1903. 1901 is the known date of construction of the adjacent King Building (2501 Telegraph / 2502 Dwight). The subject building first appears on the 1903 Sanborn map where it is identified with an “S” signifying a retail store. Another Sanborn map of the same era shows three similar small commercial buildings located at the northwest corner of Telegraph and Dwight. Nothing further is currently known about those structures. They may represent a type of small commercial / retail establishment that existed in the late 19th and early 20th centuries.

Anecdotal evidence, verbal communication from a prior tenant of the building to BAHA offices, indicates that newspapers dating from September 4, 1889 were found in the building where they were used as insulation. (Landmark Application for: Mary J. Berg House, 2517 Regent Street submitted by Daniella Thompson, October 2012 and discussion with Anthony Bruce at BAHA offices, April 2013)

The one-story wood framed building is approximately 16.5’ by 10.5’ with a total gross area of approximately 172 square feet. The actual doors and windows of the building have most likely been altered although some of the openings may be original – particularly those for the door and window at the front (north) elevation. The wood siding appears to be original and is in reasonably good condition except for the west facade. The absence of a conventional foundation places the building at some risk of deterioration.

The building is thought to be in its original location although that cannot be confirmed. The established historic significance of the Blood House (Structure of Merit) and Woolley House (Landmark) supports their primacy as historic resources and supports their placement along the street frontages at Dwight and Regent. Current Zoning requirements for building setbacks, usable open space, building separation and exiting requirements do not allow for alternate orientations on the site. Thus historic and practical considerations in the site planning do not allow the smaller building, which is considered of tertiary significance, to remain in its current location at the northeast corner of the property.

The Project proposes to re-use the small building as an extension to the Blood House. It will be moved intact to the rear of the Blood House where it will be connected by a link to the ground floor unit. It will function as the third bedroom for that unit. The door and window on the front (north) façade will still be visible from Dwight Way. The exterior siding of the building will be retained. The existing front door will be retained. The current front “display” window will be removed and the previous window, as documented in a circa 1940’s advertisement for the “Bonnet Box”, will be reconstructed. Other openings on the secondary facades, possibly non-original, will be altered as shown on the attached plans and elevations.

All work will be done in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
III.A.1 Boundary Topographic Survey

EXISTING BUILDING
2501-2505 TELEGRAPH AVENUE
2509-2513 TELEGRAPH AVENUE
EXISTING BUILDING

Woolley/Blood Houses 2506 Dwight Way

Topographic Survey

Woolley/Blood Houses
2506 Dwight Way
Berkeley, CA

Siegel & Strain Architects
1295 59th Street
Emeryville, CA  94608
510.547.8092

Drawn By
Checked By
Reviewed By
Submitted By
Project Manager

Date
Revision
Project ID
Drawing Code
CAD File Name
Plot Date

2/15/07
Revision
Drawing Code
00/00/00

1"=20'-0"

February 2007

Siegel & Strain Architects
II.B. Site Plan

III.A.2. Conceptual Grading Calculation

| Area                  | Depth of Grading | Gross Area | Grade Type | Gross Area
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Slope</td>
<td>0'</td>
<td>120'</td>
<td>20'</td>
<td>400'</td>
</tr>
<tr>
<td>Back Yard Slope</td>
<td>0'</td>
<td>120'</td>
<td>20'</td>
<td>400'</td>
</tr>
<tr>
<td>Side Yard Slope</td>
<td>0'</td>
<td>120'</td>
<td>20'</td>
<td>400'</td>
</tr>
</tbody>
</table>

TOTAL CUT: 307.9 cubic yards

Building Code Information

Applicable Building Code: California Building Code 2013
Building Occupancy Type: Woolley House: R-2 Occupancy, Blood House: R-3 Occupancy
Construction Type: VB, non-rated
(E) PORCH ROOF & COLUMNS

(N) PORCH STAIR, LANDING AND RAIL

NEW BLOOD HOUSE

(E) WOOD SIDING

REMOVE EXISTING STUCCO COVERING WOOD SIDING

TYPICAL (E) WOOD SIDING

+241' FG

BEDROOM 3

+242.5' FF

ROOF RIDGE 1'-6"

REW-CONSTRUCT ORIGINAL WINDOW

NEW WOOD SIDING

+244.5' FF

+239' FG

2'-0"

+245' FF

ATTACHMENT 2

ZAB 08-22-13

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April 2013

Siegel & Strain Architects
II.D. Existing Elevations - Blood

- Demolish rear additions
- Retain Blood House
- Retain wood porch roof & columns
- Demo brick porch landing & stairs

Scale: 1/4" = 1'-0"
DINING/KITCHEN
15'-0" x 12'-5"
185 SF

BEDROOM 3
18'-5" x 11'-8"
213 SF

BEDROOM 2
12'-2" x 12'-7"
153 SF

BEDROOM 1
11'-11" x 12'-7"
149 SF

SCALE:
1/4" = 1'-0"

1ST FLOOR PLAN - WOOLLEY, PROPOSED

SCALE: 1/2" = 1'-0"

2ND FLOOR PLAN - WOOLLEY, PROPOSED

SCALE: 1/2" = 1'-0"

April 2013
Siegert & Strain Architects