



W) and to modify a previously-approved Use Permit (#ZP2016-0170) for a project on a nearby parcel (2621 Tenth Street and 1050 Parker Street).

More information about the project can be found here:

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Zoning\\_Adjustment\\_Board/1200\\_San\\_Pablo.aspx](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/1200_San_Pablo.aspx)

Pursuant to Berkeley Municipal Code (BMC) 23C.08.050.C, any application for a Use Permit to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review prior to consideration of the Use Permit for demolition. Given the lack of a current, City-wide comprehensive historic resource survey, the referral requirement is understood to address the potential for the loss of unidentified significant resources.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for City of Berkeley (COB) Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align with the criteria for the California Register. The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may initiate a designation or take no action based on the significance criteria, but still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

## **II. Historical Resource Status**

The subject buildings located at 1000-1010, 1014-1016, and 1020 Carleton Street, and 2710 Tenth Street do not appear on the National Register of Historic Places, the California Register of Historical Resources, or the State Historic Resources Inventory.

## **III. Historical Resources in Project Vicinity**

The subject buildings are located just east, across Ninth Street, from Standard Die and Specialty Company, two blocks southeast of Kawneer Manufacturing Company, and three blocks north of H.S. Heinz Company Plant, which are recognized by the City as landmarks/structures of merit.

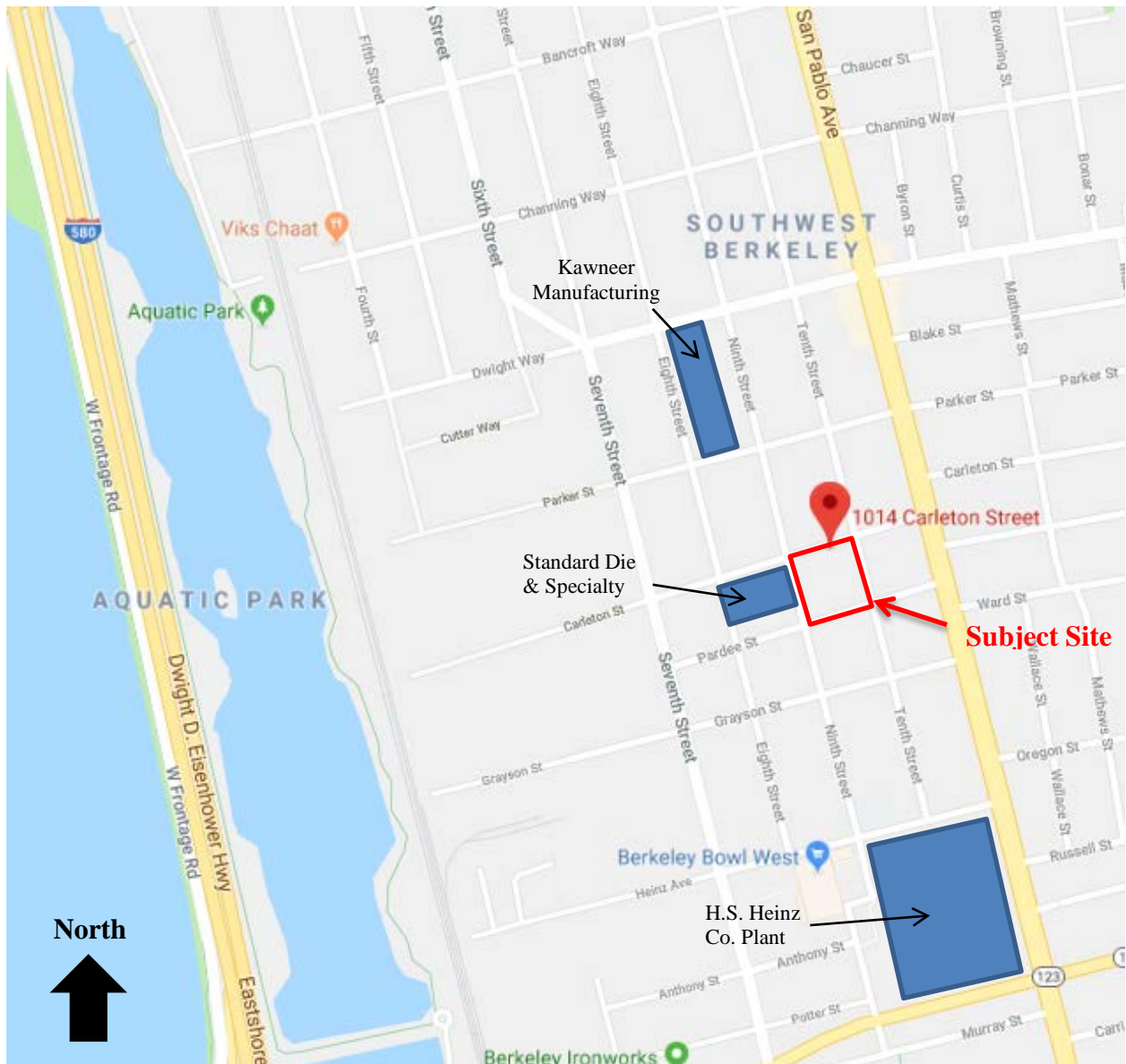
LANDMARKS PRESERVATION COMMISSION

1000-1010, 1014-1016, 1020 CARLETON STREET  
and 2710 TENTH STREET

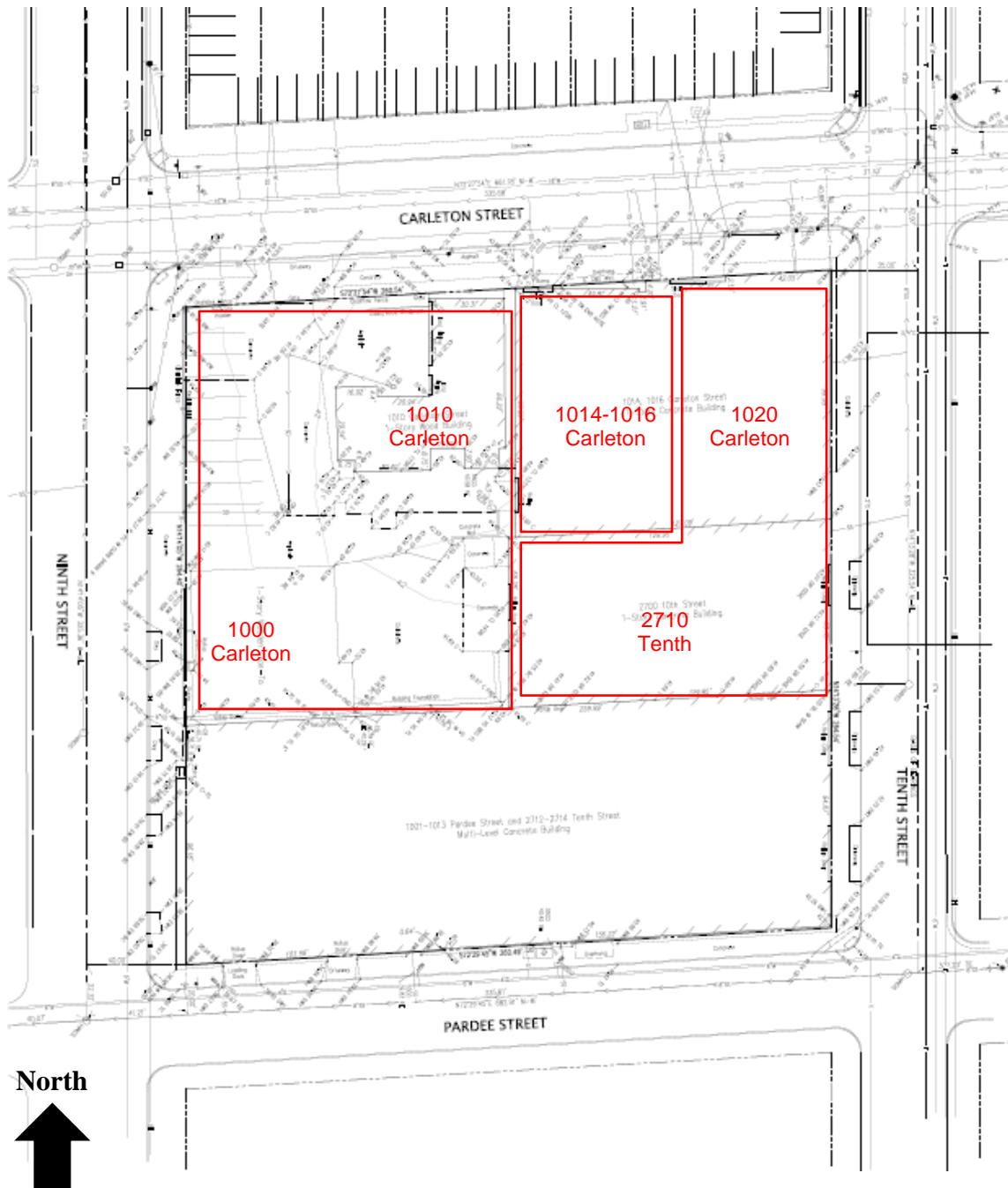
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**Figure 1: Vicinity Map with nearby City Landmark sites (highlighted in blue)**



**Figure 2: Site Plan – Existing Conditions**



**1: Photograph – Current Site Conditions**



*1010 Carleton Street, looking south (Shayne Watson, 2018)*



*1014-1016 Carleton Street, looking south (Shayne Watson, 2018)*



*2710 Tenth Street, looking southwest. (Shayne Watson, 2018)*

### III. Property Description and Evaluation

The following information is included in the historic resource evaluations (HRE) for the associated properties prepared by historian Shayne Watson of Watson Heritage Consulting, in May 2018; please see Attachments 1, 2 and 3 of this report.

**Description:** The subject site is bounded by Carleton Street, Tenth Street Pardee Street and Ninth Street. It currently has seven structures totaling approximately 27,000 square feet that are used for warehousing and automobile repair and services. The proposed project would demolish the seven structures, along with one unoccupied wooden lean-to storage shed. The project demolition application is being submitted in conjunction with the modification request of the previously approved use permit for the 2621 Tenth Street/1050 Parker Street project (Use Permit #ZP2016-0170).

#### 1000 & 1010 Carleton Street

The buildings at these addresses consist of a 1943 contractor's repair shop and wooden lean-to storage shed, both with later additions and alterations. The repair shop has a backward "L" floor plan. The exterior walls are wood clapboard and the building is covered by a shed roof, and flat and hipped roofs. Windows are both multi-light steel sash and aluminum-frame fixed. The original portion of the building has vehicular roll-up doors, and the addition has a glass and aluminum entrance door.

### 1014-1016 Carleton Street

The building at 1014 Carleton Street has a rectangular floor plan. The exterior walls and roof are corrugated metal panels. The roof is gabled. The façade is lined with metal-framed windows. The building at 1016 Carleton Street, with its rear addition, has an “L” shaped floor plan. The exterior walls and roof are corrugated steel panels. The roofs over both portions are gabled. Two rolling doors provide vehicular access to the building.

### 1020 Carleton Street and 2710 Tenth Street

The buildings have a backward “L” shaped floor plan. The exterior walls are masonry, stuccoed, and utilitarian in nature. The roofs are gabled and surrounded by parapets. Metal pedestrian doors and metal vehicular roll-up doors are spread across the Tenth Street façade. The Carleton Street façade has no openings.

The HREs provide a brief description of the project setting as well as the building’s history and architectural context, which is briefly summarized below.

**History:** In the three associated HREs, Shayne Watson provides a summary of the building permit history. The HRE states that the block bounded by Carleton, Tenth, Pardee, and Ninth Streets was delineated on early Berkeley tract maps as the Carleton and Pardee Tracts (Patterson, Smith & Co.). The land that became the Carleton and Pardee Tracts was originally part of Don Luis Peralta’s Rancho San Antonio (Wollenberg). In 1842, Don Peralta divided the land into four parts and gifted one to each of his four sons.

The 1911 Sanborn fire insurance map shows the subject block as sparsely developed. There were four single-story, single-family dwellings located at the southeast quadrant of the block. The two warehouses were constructed in 1962 and 1967 (permit 6636) by Up-Right Scaffolds, Inc. The repair shop and storage shed were constructed in 1943 along with an office building (permits 54474 and 54475). The office building was demolished around 1979 and an addition to the repair shop occurred sometime after 1980. The machine and welding shops were constructed in 1951 and 1959, respectively. The buildings were originally used by March Welders.

While these subject buildings are associated with commercial development in West Berkeley, they are neither architecturally distinctive, nor associated with significant people or events.

**Significance Criteria:** The subject buildings were evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources and the Landmarks Preservation Ordinance (LPO/BMC 3.24), and found to be ineligible for listing on the Registers as well as for consideration as a City Landmark or Structure of Merit.

For the purpose of conducting this historic evaluation, staff has broadly and permissively defined the period of historic significance for this property as dates of construction of the subject buildings (1943 through 1967) to as late as 1978 to be consistent with the regulatory criteria for demolition control prescribed in BMC Section 23C.08.050. Due to the associated block's and buildings' commercial use and period of significance, this property is linked to a historic context that is best defined as Berkeley's commercial development. This evaluation of the property's historic significance, therefore, analyzes the significance criteria within the theme of commercial development.

**Analysis of National and State Register Criteria:** With respect to the National and State Register (CRHR) criteria, Ms. Watson found that neither the architects nor the builders of the buildings on the block were identified as historically important, no past property owners or commercial tenants have played a decisive role in Berkeley's commercial development or history, and no one of national or state-wide prominence are known to have been associated with the buildings (CRHR Criterion 1 and 2). Furthermore, none of the existing buildings represent unique or distinctive architectural design and, thereby, the property lacks the qualities of historic integrity. The buildings are not outstanding examples of mid-to-late century warehouse structures, 1940s commercial/light industrial buildings, or 1950/1960s light industrial buildings (CRHR Criterion 3). The potential of the site to yield information about pre-history or pre-colonial civilization was not evaluated as part of the evaluation and therefore, it is an unknown (CRHR Criterion 4). For all of these reasons, Ms. Watson concludes that the buildings are not eligible for Register listing.

**Analysis of LPO Criteria:** Similarly, Ms. Watson and staff conclude that the building does not meet the LPO criteria for consideration as a City Landmark or Structure of Merit (BMC Section 3.24.110). The LPO criteria closely aligns with the National and State Register criteria, giving value to architectural merit as well as historical, educational and cultural significance. As described in the HRE and summarized briefly above, the buildings on the subject block do not have a significant architectural style or design and are not outstanding examples of their time period or building typology (BMC Section 3.24.110 A, Paragraph 1). None of the buildings on the block are associated with persons of City-wide or national importance, significant businesses, or social or cultural movements as described in BMC 3.24.110 A, Paragraph 2 and 4. No available information from the California Historical Resources Information System indicates that the property is expected to provide information about this area's pre-history (BMC 3.24.110 A, Paragraph 3). And, due to its lack of significant associations with design, events, businesses, or people important to Berkeley during the period of significance, the subject buildings are not an exemplary visual representation of Berkeley's commercial development during that time.

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the buildings on the block do not meet the LPO criteria related to exemplifying good architectural design; similarly with the age, style and size of nearby City Landmarks; and associations with events that are historically significant to the City or to West Berkeley.



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#### **IV. Recommendation**

Consider the extent to which the building appears to meet historical resource criteria and **Take No Action** pursuant to Section 23C.08.050.C

**Reference:**

1. Historic Resource Evaluation for 2710 Tenth Street, prepared by Shayne Watson of Watson Heritage Consulting, May 2018
2. Historic Resource Evaluation for 1000 & 1010 Carleton Street, prepared by Shayne Watson of Watson Heritage Consulting, May 2018
3. Historic Resource Evaluation for 1014-1016 Carleton Street, prepared by Shayne Watson of Watson Heritage Consulting, May 2018

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