

APPENDIX C

HISTORICAL RESOURCES EVALUATION/PROJECT IMPACT ANALYSIS

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June 5, 2024 rev. September 11, 2025 & January 27, 2026

2300 Shattuck Ave. - 2036 Bancroft Way, Berkeley
Historical Project Evaluation/Project Impact Analysis

The purpose of this Historical Project Evaluation/Project Impact Analysis (PIA) is to determine whether a currently proposed project meets applicable historical standards with respect to identified historic resources. For this evaluation, the current historic status of the subject resources is first provided followed by a project summary and evaluation. This report has been updated based on a requested City of Berkeley peer review (LSA, *Peer Review of the Historical Resource Evaluation and Project Impacts Analysis of the 2036 Bancroft Way Project, Berkeley, Alameda County, California*; June 17, 2025). It has been further updated based on Supplemental Peer Review comments dated January 12, 2026.

Historical Summary

The currently proposed project encompasses an existing 2-part site, one part of which houses a building at the address 2036 Bancroft Way and which actually stands at and is adjoined via an elevated bridge to the rear (west) of the existing building at 2300 Shattuck Ave. The other part of the proposed project site lies to the west of 2036 Bancroft and is presently a separate parcel that houses two residential buildings at the addresses 2030 and 2032 Bancroft Way at front and back, respectively. Each of the subject structures are currently identified historic, the 2036 Bancroft annex and bridge as an addition that is a contributing feature to the landmarked 2300 Shattuck Ave.; the 2030 and 2032 Bancroft buildings designated Berkeley landmarks.

As the proposed project would span the 2 parcels, each of the subject buildings are summarized and addressed herein.

Based on their current and recent historical evaluations, the identified historical character and characteristics of these several buildings include:

2300-2350 Shattuck Ave./2036 Bancroft Way (from Preservation Architecture, *State of CA DPR forms: 2300-2350 Shattuck Ave.*, May 24, 2024):

2300-2350 Shattuck (Corder Building) was designated a City of Berkeley Landmark in 1980 on the basis of an inventory and nomination to the National Register of Historic Places, which application further succeeded with the listing of 2300 Shattuck Ave. on the National Register in 1982. Both listings were on the basis of the building's historical design and construction and with a recorded historical period of 1921-1925, when the building was designed and constructed in two phases, yet with an extended (though unexplained) period of significance of 1900-1949.

Per the attached NR record, 2300 Shattuck Ave. was "In its time, one of the most immediately noticeable major buildings of downtown Berkeley, its size and preserved elegance lending the area urban dignity. Its construction filled in a whole previously undeveloped block and was thus a major step in merging the train-stop business districts of Shattuck-Center & Dwight-Shattuck into one continuous downtown. The building was itself meant to grow and did – originally 1-story, expanded to 4-stories 4 years later – so 2300 Shattuck may be the only one in Berkeley expanded as planned by the original architect, James W. Plachek, who was associated more than any other architect with downtown Berkeley's growth in the late 1910s and 20s. When a final addition was made to the

building in 1946, a warehouse and shop for Stone-Pierce, the architect was again James Plachek, nearing the end of his career after a notable series of WPA public buildings in Berkeley.”
Identified character-defining forms, features and materials include:

2300-2350 Shattuck Ave.

- *Four-story Classical Revival styled concrete and stucco-clad building*
- *Whole block downtown street frontage, Shattuck Ave. facade with thirteen 20' bays*
- *Façade ornamentation at street fronts (east, north and south) includes balustraded parapet & deeply overhanging cornice with dentils and egg-&-dart moldings; narrow band of molding under the fourth floor windows; relief panels below each window of the third & fourth stories*
- *Five sets of vertically stacked concrete balconies, three balconies per stack, located at central and two flanking outer bays plus one centered on each side, each supported by four large brackets with metal fire escape ladders and guardrails*
- *Double-hung, wood sash windows in upper floors at front, side and rear*
- *Thirteen storefront bays at front plus two at north side and one at south side framed by octagonal embedded columns with slender leaf capitals*
- *3-story concrete annex and bridge (see below)*

Annex and Bridge (2036 Bancroft Way)

The 2300 Shattuck annex and bridge (2036 Bancroft) are, per the NR record, a 1946 design by architect Plachek for property owner Corder and furniture store tenant Stone-Pierce, who used the annex for warehousing. The 1950 Sanborn map confirms the 1946 date and its warehouse use. No original or early drawings or photos have at this juncture been seen and no images of the annex or bridge were included in the NR record.

Aside from their general forms and original windows, given their utility, the annex and bridge are architecturally featureless. Yet the annex is a third, supportive part of an early 20th century building with identified historic design and construction significance. In the 1980 NR record, the two original parts of the 2300 Shattuck building were identified as significant while the annex and bridge were not. Though without explanation, it can be presumed that their secondary character and, at that juncture, relatively recent age precluded identifiable significance. At this juncture, the annex and bridge were erected 78 years ago so have greater historic resource potential. Still, given their secondary and utilitarian design and construction, their potential importance remains limited to their having been a third component of 2300 Shattuck, which were built for the original and longtime property owners and designed by the original architect at the very (albeit unanticipated) end of his career and who has since been recognized as a definitively important historic architect.

Background research and a field survey undertaken for this evaluation indicate that the Corder Building retains the qualities for which it was originally determined eligible for the National Register and Berkeley City Landmark and therefore remains a historical resource for the purposes of CEQA. The annex and bridge are contributing elements to the historically significant 2300 Shattuck property and building, though on the basis of their physical relationship to 2300 Shattuck whereas no exterior design materials or features of the otherwise utilitarian annex or bridge have potential individual significance.

2030-2032 Bancroft

The buildings at 2030 and 2032 Bancroft Way were designated Berkeley Landmarks in 2017, which designations are summarized below (from City of Berkeley Landmarks Preservation Commission,

Notice of Decision: 2030-32 Bancroft Way, April 6, 2017), which landmark decision concluded:

- *That the subject buildings possess architectural merit as two examples of notable work of the master builder Alphonso Herman Broad (1851-1930).*
- *That the property's association with Broad is significant and important because of his fine work and his participation in Berkeley's early history, growth and development – between 1878 and approximately 1929. Through this association and the integrity of the two extent buildings, the property embodies and expresses the history of Berkeley and the East Bay.*

The decision additionally identified the following character-defining forms, features and materials:

2030 Bancroft

A. Exterior siding:

- *Painted wood board, still present on north, east, and west elevations. Shiplap siding on the south elevation*

B. Original decorative elements:

- *Two wooden cornices on the front (north) facade, with ornamental brackets*
- *Entrance portico on the east elevation, including two Ionic columns, decorative entablature with ornamental brackets*
- *Rain downspout / scupper centered on the north facade (materials may not be original, but placement is part of the building symmetry)*
- *Original doorbells (unless further research demonstrates that they are from a later period, 1940s or later, after the Broad family sold the building)*
- *Horizontal exterior wood trim above foundation, providing a “water table” line below windows*
- *Wood trim framing “false” windows on north facade, to maintain symmetry*

C. Roof: No features identified for preservation, however no future roof replacement or new projections shall be visible above the parapet line, as seen from the north sidewalk of Bancroft Way. Any addition to the roof shall be set back from the north parapet to maintain the original appearance of the north facade / parapet / cornice.

D. Windows and doors:

- *Main / front entrance door with single glass panel in center*
- *Exterior window trim / casing*
- *No windows are identified for preservation except the inset “closet” windows on north and south elevations if determined to be original*
- *Existing vinyl windows shall receive restorative treatment and be replaced with double hung, wood, single lite windows which present the appearance of circa*
- *1915 windows for a building of this type.*

2032 Bancroft

A. Exterior siding:

- *Wooden shiplap, still present on north, east, and west elevations. Originally present on portions of south elevation, recently removed*
- *Fish scale wooden shingles in triangular north and west eaves*

B. Original or early decorative elements:

- *Five-sided wooden “ears” applied to upper facade on the north, east, and west elevations mitered wood boxing under eaves on north, east, and west elevations*
- *Two wooden “awnings” over single windows, west and east elevations, possibly with original shingles*
- *Carved columns on front porch, with fluted columns and Corinthian capitals*

- *Carved pilasters between front bay windows, with Corinthian capitals*
- *Decorative pierced wood screen in peak of gable on north elevation, and simplified similar decoration in peak of south elevation*
- *Vertical or horizontal boards applied in some locations on north, east, and west facades*
- *Original window trim.*

C. Roof elements:

- *Decorative wooden shingles on small “awning” roof(s) over single windows*
- *Shingling on mansards over porch, front window bay, west window bay removed or deteriorated*

D. Windows and doors:

- *Vertical double hung wood windows, original or before 1926, all with wooden sash with “ears” in the lower corners of the upper sash, no divided lites*
- *Numerous windows survive: eight original vertical windows on main (north) facade; eight vertical on west elevation (one missing lower sash), and one horizontal; south (rear) elevation, second floor gable had two small double hung windows, both recently removed; east elevation, window count uncertain, but probably six original vertical, and one horizontal, in addition to one window-like opening that appears to contain a louvered wooden vent.*

While designated landmarks, it must nonetheless be acknowledged that these 2 existing residential buildings lacked their historic residential context at the time of their landmarking yet ever more so since 2017, as the 2 other surviving residential buildings that previously stood directly adjacent were since removed and replaced with a multi-unit, multi-story residential building that reinforces the historic downtown context while further isolating the 2030 and 2032 buildings. Thus, the historic setting and integrity of these 2 residential buildings is presently clearly diminished.

Project Summary

The currently proposed project (“2036 Bancroft Way, Berkeley, CA,” studioKDA, dated 6/14//2024) would create a new, 8-story multi-unit residential building on an existing 2-part site, one portion of which houses a building at the address 2036 Bancroft Way and which actually stands at and is adjoined via an elevated bridge to the rear (west) of the existing building at 2300 Shattuck Ave. The other portion of the proposed project site lies to the west of 2036 Bancroft and is presently a separate parcel that houses two residential buildings at the addresses 2030 and 2032 Bancroft Way at front and back, respectively. The proposed project site would remove each of these Bancroft Way buildings, would subdivide the 2036 Bancroft site from the existing 2300 Shattuck parcel and merge that subdivided parcel with the 2030-32 Bancroft parcel.

As noted, the commercial annex and bridge at 2036 Bancroft and both residential buildings at 2030-2032 Bancroft are proposed to be removed. Each of those structures are identified historic, the 2036 Bancroft annex and bridge as an addition that is a contributing feature to the landmarked 2300 Shattuck Ave.; the 2030 and 2032 Bancroft buildings having been designated Berkeley landmarks.

Surrounding Historical Resources

The proposed project would not result in significant indirect impacts to nearby historical resources. While the proposed building would be taller than the four-story Corder Building, and other mid-rise structures along Bancroft Way, comparable high-rise developments have been proposed and/or

approved within the immediate project site area, including 2276 Shattuck Avenue (18 stories, see Figure 1) and the UA Theater (17 stories). These projects, similar to the proposed, have incorporated design measures such as step-backs articulation, and compatible materials to respect the character-defining features of adjacent historical resources. Other nearby historical resources, such as the Persian Center along Durant Avenue, are not anticipated to be affected due to their location and separation from the project site. Accordingly, the proposed project is consistent with the ongoing pattern of downtown development and would not result in any adverse indirect impacts to the surrounding historical resources.



Project Evaluation

As this historic resource evaluation is for planning purposes specific to the California Environmental Quality Act (CEQA) and additionally addresses requirements under the City of Berkeley's *Structural Alteration Permit* application, the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)* are prescribed while the typical treatment and evaluation *Standard* is that of *Rehabilitation*:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."

The 10 *Standards for Rehabilitation* are each hereafter listed and addressed.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The historic uses of the subject properties are mixed commercial/residential (2300 Shattuck), commercial (2036 Bancroft) and residential (2030-32 Bancroft).

Of these resources, the project would retain the 2300 Shattuck building along with its extant and historic uses, which substantial landmarked downtown building would largely be unchanged. While the annex and bridge addition at the rear of 2300 Shattuck are proposed to be removed, doing so will not directly impact the character of the primary 2300 Shattuck building as the annex is a separate building but for the minor attachment of the bridge. Despite that physical connection, the annex and bridge do not otherwise visibly relate to 2300 Shattuck.

The historic warehouse-related use of the annex and bridge were previously lost when that building was converted to offices, so the proposed change to the use of that property would not have an historical impact.

Both historically and at present, the 2030-32 Bancroft buildings are residential, which is the proposed use of the property, so the new use is historically appropriate.

Nonetheless, though the project would retain and protect the primary historic building at 2300 Shattuck, the project would otherwise remove each of the buildings at 2030-32-36 Bancroft, each of which are presently identified historic. **As the new uses result in a change to identified historic buildings, the proposed project in part does not meet Standard 1.**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

As stated, the proposed project would retain and protect the 2300 Shattuck building yet proposes removal of the other extant buildings. While a substantial part of the proposed project would retain and protect a historic resource, the overall project would nonetheless result in the removal of identified distinctive features, materials and spatial relationships associated with the Bancroft Way buildings. **Consequently, the project in part does not meet Standard 2.**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

As described, a new free-standing building would be added to the subject parcels (see Figure 2). The proposed use, type, architectural form, design and materiality of the proposed building are clearly contemporary thus without historic architectural pretensions (see Figure 3 below). Thus, while adding substantial new construction, the proposed project will not have any potential to confound history, nor are any conjectural or salvaged elements proposed, so **the project meets Standard 3.**



Figure 2. North Elevation & Materials (Bancroft Way)



Figure 3. Street Strip Elevation (Bancroft Way)

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The existing annex and bridge located at the rear of 2300 Shattuck Ave. was added to that property in 1946 and, as summarized, has acquired significance as contributing structures to the 2300 Shattuck property. Since those structures are not proposed to be retained, **the project does not meet Standard 4.**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will retain the 2300 Shattuck building, along with its construction techniques and craftsmanship, yet in part substantively change, via removal, the identified characteristic forms, features and materials of the Bancroft Way buildings along with the construction techniques and craftsmanship embodied therein. Thus, again, **the project only partly meets Standard 5.**

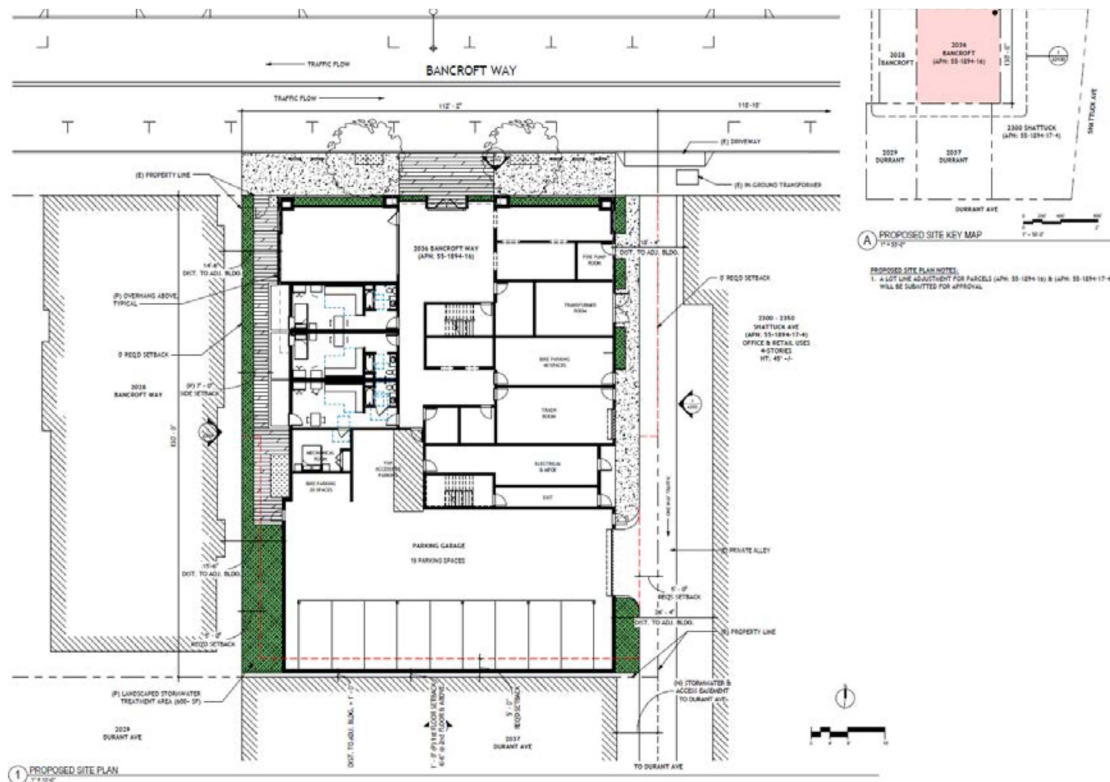
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

At 2300 Shattuck Ave., all identified characteristic materials and assemblies are to be retained and no specific repairs of historic materials or elements are indicated. So with respect to 2300 Shattuck, **the proposed rehabilitation work meets Standard 6.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

As the only proposed alteration of the 2300 Shattuck building is the removal of the bridge and consequent infill of the opening at the existing rear (east) wall, along with the removal of glazed walls below, which were added to previously altered ground floor exterior wall, no specific treatments to identified historic materials or features of 2300 Shattuck Ave. are proposed. Consequently, **the project meets Standard 7.**

Indirect impacts from new construction adjacent to the Corder Building will be mitigated. Per the City's condition of approval re: damage due to construction vibration, measures include monitoring ground-borne vibration during demolition and designing the new massing to minimize shadow and visual intrusion. There will be no piling during construction, so ground-borne vibration will be minimized. The distance from the proposed building to the adjacent building (2300-2350 Shattuck Avenue) is 18 feet and 4 inches and opens up to a distance of 26 feet and 4 inches, which is sufficient distance to minimize shadow and visual intrusion (see Figure 4).



8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Archeological resources are not addressed under this historical evaluation, so *Standard 8* is not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project would retain 2300 Shattuck yet remove the 2036 and 2030-32 Bancroft buildings in order to create multi-family housing development in Berkeley's downtown core. While the work will retain and protect the primary historic character and characteristics of the

2300 Shattuck building, the contributing characteristics of the annex and bridge will be removed. Additionally, the 2030-2032 Bancroft buildings would also be removed.

Proposed exterior alterations to the 2300 Shattuck building are limited to the repair of the rear (east) wall where the extant second story bridge and the glazed ground floor addition below the bridge will be removed. In so doing, excepting the bridge itself, no character defining features at the 2300 Shattuck building will be affected. The infill of the bridge opening will be patched to generally match the existing exterior wall finish, including a new window similar to the existing, yet which alterations are proposed to be subtly differentiated to identify the alteration.

Proposed new construction will be completely detached and separate from the 2300 Shattuck building, so neither design differentiation nor compatibility are directly applicable relative to that retained historic building.

The proposed project is consistent with the objectives of the Downtown Area Plan, as reflected in the Downtown Berkeley Design Guidelines. In particular, the proposed project aligns with Goal HD-1, which seeks to conserve Downtown Berkeley's historic resources, unique character, and sense of place, by retaining the 2300 Shattuck Building and preserving its character-defining materials, features, and craftsmanship. The proposed project also aligns with Goal HD-3, which promotes continuity and harmony between the old and new in the built environment, through the design of a new construction that is clearly differentiated yet compatible with the scale and form of adjacent historic resources. These measures ensure that the proposed project respects the historic context while accommodating contemporary needs to Downtown Berkeley.

Nonetheless, the proposed project will **in part** destroy identified materials, features and spatial relationships of the subject properties, in which respect **the project does not meet Standard 9.**

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new construction is clearly separate from and will be built independent of the retained 2300 Shattuck building yet would remove several identified historic resources, which would irreversibly impair the Bancroft Way resources, so the proposed project **does not meet Standard 10.**

In conclusion, as demonstrated above, the proposed project at 2300 Shattuck Ave. - 2036 Bancroft Way **does not comply with the Standards for Rehabilitation.**

Signed:



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